

## Public Comments: Against







**From:** Kathy Sander <kosanderrn@gmail.com>  
**Sent:** Monday, August 18, 2025 3:00 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam Noise Impacts

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Tualatin Planning Commission and Architectural Review Board,

Thank you for your dedication and service to the community, and for your work to protect our quality of life. While development and corporate activities are essential to the vitality of our city, residential land uses must also be protected, both from an economic standpoint (property values) and from a quality of life standpoint (mental and physical health). In keeping with this mission, we are asking for your help in resolving Lam's noise pollution problem.

Multiple noise signatures have been identified emanating from Lam's campus, including clear tones that pulse, two-toned harmonics, and a low rumble that sounds like an old bomber airplane. The most distinctive sound is the high-frequency hiss from Lam's gas plant, clearly audible across Tualatin Road most nights.

We have brought this issue to the attention of the City Council, Police Department, Code Enforcement, Riverpark CIO, and Lam. Despite repeated requests for a solution, no meaningful changes have been made. When Tualatin's police officers have driven onto the Lam campus to investigate noise complaints, they have been chased down by Lam's security guards and asked to leave.

The Tualatin Noise Ordinance (1361-13) sets a city-wide limit of 50dB at night for residential areas, and the Tualatin Development Code (62.100) places even stricter limits on Manufacturing Park (MP) zoning, stating that "Such permitted uses must not cause objectionable noise". A noise study performed earlier this year at night by a licensed acoustical engineer measured noise levels of 52dB at a private residence across the street from Lam's gas plant. Therefore, Lam's offsite noise impacts are in violation of both the Tualatin Development Code and the Tualatin Municipal Code.

Lam's noise pollution problem is not caused by daytime construction, backup beepers, or truck horns, but rather, by permanently-installed equipment that is part of Lam's physical plant. This equipment runs 24/7 and generates sound continuously. The sounds are most noticeable at night when background noise is low, and the location of sound impacts can vary depending on atmospheric conditions, especially temperature and wind direction. During southerly winds, Lam's noise signature can be heard more than a mile away.

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other industrial uses or surrounding residential areas.” (TDC 62.100) Please consider this letter as evidence that Lam's operations are, in fact, currently conflicting with surrounding residential areas.

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I don't currently have a decibel reader on my iPhone, however, we do walk our dog over on Leviton during the weekends (because the noise of ALL the traffic on Tualatin Road) and there is always a loud continuous hum that is emitted from Lam. To add to the noise was a consistent beeping during the weekend of August 16-17.

I would also like to add that when there is a lower cloud cover and wind from the west and/or south, we get to hear Lam AND the gun club! Weekends and evenings should be a time for us to enjoy our peace and quiet, family gatherings, or to just hang out in the yard and all of these noises and traffic noise interrupt this time.

Thank you for your consideration.

Thanks,

Kathy Sander  
10240 SW Sedlak Ct  
503-998-1751



**From:** Sally Hildebran <sallyhildebran@gmail.com>  
**Sent:** Wednesday, August 13, 2025 4:29 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam Noise Impacts

Dear Tualatin Planning Commission and Architectural Review Board,

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Thank you for your consideration.

Sally and Reed Hildebran

Sent from my iPhone



**From:** kminato4sin@gmail.com  
**Sent:** Wednesday, August 13, 2025 10:30 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; 'STR Outreach'  
**Subject:** Lam Noise Impacts

Hello Tualatin Planning Department and Mr. Leonard,  
Dear Tualatin Planning Commission and Architectural Review Board,

My name is Kazuki Minato and I resided at 11445 SW Roberts Ct. in Tualatin of 155<sup>th</sup> Ave.

Thank you for your dedication and service to the community, and for your work to protect our quality of life. While development and corporate activities are essential to the vitality of our city, residential land uses must also be protected, both from an economic standpoint (property values) and from a quality of life standpoint (mental and physical health). In keeping with this mission, we are asking for your help in resolving Lam's noise pollution problem.

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Thank you for your consideration.

Kazuki Minato  
11445 SW Roberts Ct.  
Tualatin, OR 97062  
[Kminato4sin@gmail.com](mailto:Kminato4sin@gmail.com)



**From:** Fran Avery <franavery7@gmail.com>  
**Sent:** Wednesday, August 13, 2025 4:54 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam Noise Impacts



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Thank you for your consideration.

God Bless,  
Fran Avery



**From:** Brett Hamilton <brett@simple.be>  
**Sent:** Monday, August 18, 2025 3:34 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; Outreach  
**Subject:** Lam 108th Ave Proposed Entrance

Dear Tualatin Planning Commission and Architectural Review Board,

Thank you for the opportunity to comment on Lam's updated TUX proposal. While I appreciate the work that has been done to eliminate the employee entrance on Tualatin Road at SW 115th Ave and maintain the Leveton driveway, I am opposed to the addition of a new employee entrance on SW 108th Avenue, as it would increase peak traffic volumes on Tualatin Road.

Lam's proposed entrance on 108th fails three of the new driveway approach criteria in TDC 75.020.5: "(g) The proposed driveway approach does not result in significant adverse impacts to the vicinity; (h) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and (i) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets."

Lam's traffic study shows that the Hazelbrook Road onramp to Hwy 99W will fail to meet performance standards after adding the additional traffic volumes from this proposed 108th entrance.

Lam's traffic study also shows that the 108th / Tualatin Road intersection has 5X the crash rate of 115th / Tualatin Road despite carrying much less traffic. Adding more traffic at 108th will increase this crash rate even further.

NO new employee access on 108th  
NO added traffic on Tualatin Road  
Use Leveton Drive and Herman Road

Thank you for your consideration.







**From:** Camille Herr <camilleherr3@gmail.com>  
**Sent:** Friday, August 15, 2025 7:33 AM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam Noise Impacts

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Thank you for your consideration.

Camille



**From:** Cathy Baedor <cjbaedor@hotmail.com>  
**Sent:** Sunday, August 17, 2025 6:25 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam Noise Impacts



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Thank you for your consideration.



**From:** daniel\_affonso <daniel\_affonso@comcast.net>  
**Sent:** Saturday, August 16, 2025 4:22 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam 108th Ave Proposed Entrance



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NO new employee access on 108th  
NO added traffic on Tualatin Road  
Use Leveton Drive and Herman Road

Thank you for your consideration.







**From:** Jasmine Walling <jasminewalling26@gmail.com>  
**Sent:** Sunday, August 17, 2025 2:20 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam 108th Ave Proposed Entrance



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**Sent:** Sunday, August 17, 2025 2:20 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam Noise Impacts



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**From:** Jim Milne <Jim.Milne@jedunn.com>  
**Sent:** Sunday, August 17, 2025 8:33 AM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam 108th Ave Proposed Entrance

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**Sent:** Sunday, August 17, 2025 12:34 PM  
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**Subject:** Lam Noise Impacts



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Thank you for the opportunity to comment on Lam's updated TUX proposal. While I appreciate the work that has been done to eliminate the employee entrance on Tualatin Road at SW 115th Ave and maintain the Leveton driveway, I am opposed to the addition of a new employee entrance on SW 108th Avenue, as it would increase peak traffic volumes on Tualatin Road.

Lam's proposed entrance on 108th fails three of the new driveway approach criteria in TDC 75.020.5: "(g) The proposed driveway approach does not result in significant adverse impacts to the vicinity; (h) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and (i) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets."

Lam's traffic study shows that the Hazelbrook Road onramp to Hwy 99W will fail to meet performance standards after adding the additional traffic volumes from this proposed 108th entrance.

Lam's traffic study also shows that the 108th / Tualatin Road intersection has 5X the crash rate of 115th / Tualatin Road despite carrying much less traffic. Adding more traffic at 108th will increase this crash rate even further.

NO new employee access on 108th  
NO added traffic on Tualatin Road  
Use Leveton Drive and Herman Road

Thank you for your consideration.







**From:** Kathy Sander <kosanderrn@gmail.com>  
**Sent:** Monday, August 18, 2025 3:00 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam Noise Impacts

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Thank you for your dedication and service to the community, and for your work to protect our quality of life. While development and corporate activities are essential to the vitality of our city, residential land uses must also be protected, both from an economic standpoint (property values) and from a quality of life standpoint (mental and physical health). In keeping with this mission, we are asking for your help in resolving Lam's noise pollution problem.

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We have brought this issue to the attention of the City Council, Police Department, Code Enforcement, Riverpark CIO, and Lam. Despite repeated requests for a solution, no meaningful changes have been made. When Tualatin's police officers have driven onto the Lam campus to investigate noise complaints, they have been chased down by Lam's security guards and asked to leave.

The Tualatin Noise Ordinance (1361-13) sets a city-wide limit of 50dB at night for residential areas, and the Tualatin Development Code (62.100) places even stricter limits on Manufacturing Park (MP) zoning, stating that "Such permitted uses must not cause objectionable noise". A noise study performed earlier this year at night by a licensed acoustical engineer measured noise levels of 52dB at a private residence across the street from Lam's gas plant. Therefore, Lam's offsite noise impacts are in violation of both the Tualatin Development Code and the Tualatin Municipal Code.

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I don't currently have a decibel reader on my iPhone, however, we do walk our dog over on Leviton during the weekends (because the noise of ALL the traffic on Tualatin Road) and there is always a loud continuous hum that is emitted from Lam. To add to the noise was a consistent beeping during the weekend of August 16-17.

I would also like to add that when there is a lower cloud cover and wind from the west and/or south, we get to hear Lam AND the gun club! Weekends and evenings should be a time for us to enjoy our peace and quiet, family gatherings, or to just hang out in the yard and all of these noises and traffic noise interrupt this time.

Thank you for your consideration.

Thanks,

Kathy Sander  
10240 SW Sedlak Ct  
503-998-1751



**From:** Kay Cusick <kcastrid50@gmail.com>  
**Sent:** Sunday, August 17, 2025 12:34 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam Noise Impacts



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Thank you for your consideration.

Kay C.



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**Sent:** Sunday, August 17, 2025 12:34 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam 108th Ave Proposed Entrance



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Use Leveton Drive and Herman Road

Thank you for your consideration.

Kay C.







**From:** Megan Davidson <meganldavidson@gmail.com>  
**Sent:** Thursday, August 14, 2025 4:16 PM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam 108th Ave Proposed Entrance

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Thank you for your consideration,  
Megan and Tyler Scroggins







**From:** Michelle Affonso <affonsom@msn.com>  
**Sent:** Saturday, August 16, 2025 4:29 PM  
**To:** Ext - Planning; Keith Leonard  
**Cc:** outreach@tualatinroad.org; Council  
**Subject:** Lam 108th Ave Proposed Entrance



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**From:** Sandra Shadron <sshadron@mac.com>  
**Sent:** Friday, August 15, 2025 7:49 AM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam Noise Impacts

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Sandra



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**From:** Trace Helms <tracehelms@gmail.com>  
**Sent:** Friday, August 15, 2025 10:13 AM  
**To:** Keith Leonard; Ext - Planning  
**Cc:** Council; outreach@tualatinroad.org  
**Subject:** Lam Noise Impacts



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