

## Public Comments: In Favor



August 18, 2025

To the Tualatin Planning Commission:

The Westside Economic Alliance (WEA) would like to express strong support for Lam Research and its proposed expansion in Tualatin. Lam Research is not only a global leader in wafer fabrication equipment and semiconductor manufacturing, but also one of the most significant employers and community partners in Washington County.

WEA represents a coalition of public sector jurisdictions, private sector employers and community benefit organizations, working collaboratively to advance balanced economic development and a thriving business community throughout the Tualatin Valley and the broader Westside of the Portland Metro Region.

Lam's story is well known with over four decades at the forefront of semiconductor innovation. Today, nearly every computer chip in the world is made with the use of Lam equipment. Here in Oregon, Lam has been an anchor employer in Tualatin since 2002, growing into the city's largest employer with more than 3,800 full-time employees and contractors. Beyond jobs, Lam has invested deeply in the community, supporting STEM education, advancing opportunities for underserved youth, and helping families access affordable housing.

The proposed Tualatin Expansion Project represents nearly **a \$1 billion investment in our region**. The benefits of this project will be felt across Tualatin, Washington County, and the state of Oregon. It will create hundreds of millions of dollars in new economic activity, generate high-paying jobs for an estimated 600 additional workers, and strengthen Oregon's economy in an uncertain time. This investment will directly support local schools, parks, public safety services, and libraries through significant property tax contributions. It will also provide resources for road maintenance and traffic improvements, helping the community keep pace with growth.

The multiplier effects cannot be overstated. These new employees will purchase homes, pay income and property taxes, shop in local stores, and volunteer in their neighborhoods. Local suppliers and vendors will benefit from Lam's presence, amplifying the positive economic impact throughout the region.

Lam has worked closely with staff and agencies to submit a thorough and compliant application that meets all relevant approval criteria. With the support of Governor Kotek and the state legislature, this project reflects Oregon's commitment to strengthening its leadership in the semiconductor industry.

#### EXECUTIVE COMMITTEE

President Nina Carlson  
NW Natural

Vice President Gina Cole  
Legacy Health

Secretary Carly Riter  
Intel

Treasurer Brantley Dettmer  
Kaiser Permanente

Jason Green  
CBRE

Damien Hall  
Dunn Carney

Samantha Ridderbusch  
Comcast

Ed Trompke  
Jordan Ramis, PC

#### DIRECTORS

Evan Bernstein  
Pacific NW Properties

Beth Cooke  
New Narrative

Mimi Doukas  
AKS Engineering

Todd Duwe  
Perlo Construction

Michael Ecker  
Melvin Mark Companies

Maria Halstead  
Washington Square

John Howorth  
3J Consulting

Jesse Levin  
StanCorp Mortgage

Emily Matza  
Schnitzer Properties

Andrew McGough  
Worksystems, Inc

Marshall McGrady  
IBEW Local 48

Josh Shearer  
KG Investment Properties

Nathan Teske  
Bienestar

Councilor Juan Carlos Gonzalez  
Metro

Mayor Beach Pace  
City of Hillsboro

Mayor Frank Bubenik  
City of Tualatin

Councilor John Dugger  
City of Beaverton

Council President Maureen Wolf  
City of Tigard

The Westside Economic Alliance respectfully urges your support and approval of 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

*Elizabeth Mazzara Myers*

Elizabeth Mazzara Myers  
Executive Director

## **Written Testimony - Girls Inc. of the Pacific Northwest**

On behalf of Girls Inc. of the Pacific Northwest, I'd like to share how Lam Research has made a meaningful difference in the lives of the youth we serve.

For several years, Lam has welcomed high school students from our programs into their Tualatin facility through summer externships. These experiences give our youth—many of whom are girls of color and first-generation college students—direct exposure to science and engineering careers. Lam staff consistently go above and beyond to design hands-on learning opportunities, introduce students to professionals across the company, and help them understand what a future in STEM could look like.

The impact is real. Our youth leave Lam with new skills, a sense of belonging in the tech world, and the confidence to pursue pathways they may never have considered before.

From our perspective, Lam is a community partner that invests in the next generation of talent right here in Oregon. We believe that continued growth in Tualatin will only deepen that impact.

---

### **Additional quotes from Program Participants:**

Grace Wilde (she/her): "Interning at LAM has hands down been one of the most valuable experiences I've had during high school so far. Everyone was super nice and I had a great time learning what LAM does. My favorite memory was when we learned how to operate one of the many complex tools that LAM creates."

Pootnavi Sok: "My favorite part has definitely been going to lunch and connecting with so many amazing people at Lam. Being able to hear people's life journey and advice is truly a blessing. I'm so happy I was able to network and connect with people who have inspired me to keep going. My gratitude is immeasurable towards the opportunities Girls Inc. has given me to continue my path in life and I am so grateful."

Rosie

"I enjoyed my externship experience at LAM research and everything that I was able to learn and do with the employees. I especially enjoyed the clean room visit, as we were able to get completely suited up and see how semiconductors were made. I also got to do tools hands-on training exercise, and work with the products and communications team to see how LAM sells and markets their products. I'm interested in learning about automation, how software and hardware are used together, and how potential problems are solved in industries when or before they occur, and LAM research tied in a lot of my interest into the summer externship."





Tualatin Planning Commission  
10699 SW Herman Road  
Tualatin, OR 97062

Keith Mays  
23237 SW Pine Steet  
Sherwood, Oregon 97140

August 12, 2025

Re: Letter of Support for Lam Research Industrial Master Plan  
Application (IMP24-0001 & AR24-0002)

Dear Members of the Tualatin Planning Commission,

This letter expresses strong support for Lam Research's Industrial Master Plan (IMP24-0001) and Architectural Review (AR24-0002) applications.

The application process reflects collaboration and compliance. The plan shows close coordination with city staff, meeting all approval criteria. Lam Research is a long-standing part of Tualatin, with 23 years in the city. The company is Tualatin's largest employer and a major contributor to the local economy. In the context of workforce reductions in Washington County, Lam Research's growth plans are encouraging. Any city would be proud of their commitment to Tualatin.

The Planning Commission should support this application without any changes. It represents growth, job creation, and investment in Tualatin's future.

Sincerely,

Keith Mays, Washington County trade sector business owner  
Mayor of Sherwood for 13 years

---





# Clackamas Workforce Partnership

WORKFORCE DEVELOPMENT BOARD

Thursday, August 13<sup>th</sup> , 2025

To Chair Beers and Fellow Commissioners:

My name is Brent Balog and I am the Interim Executive Director of Clackamas Workforce Partnership (CWP), which has served as Clackamas County's certified workforce development board for over 20 years. Per federal mandate under the Workforce Innovation and Opportunity Act, CWP, along with our counterparts throughout Oregon, is responsible for securing and investing funds into education, training, and employment-related support services. These services are available at no-cost to eligible Oregonians, and equip them with the skills and credentials needed to obtain competitive, living-wage employment within the region's most in-demand industries, including the technology sector.

On behalf of CWP and the service providers who comprise Clackamas County's local workforce ecosystem, I would like to express my support for Lam Research's proposed expansion and urge you to approve their application. Considering many employers in the area are laying-off workers or closing shop, Lam's intention to expand and create new job opportunities is a welcomed sign. If approved, this proposed expansion will contribute to long-term family stability, economic vitality, and improved quality of life for Oregonians.

Lam frequently works with several of CWP's core partners in Clackamas County, including Clackamas Community College, the Oregon Institute of Technology, local high schools, and many other social/human service providers. Through these partnerships, Lam helps equip individuals with the skills they need to enter a stable, promising career in technology – one that does not require relocation, and allows people to remain in their community and contribute to the local economy. They work across county boundaries and within two of Oregon's workforce regions to support training programs that not only benefit them, but other tech companies, as well.

I would like to reiterate my support for Lam's Industrial Master Plan application. It is good for the City of Tualatin and other communities within Clackamas and Washington Counties, as well as a benefit to individuals interested in employment in the tech sector.

I appreciate your consideration,

**Brent Balog**

**Interim Executive Director**

**Clackamas Workforce Partnership**

**Email:** [brent.balog@clackamasworkforce.org](mailto:brent.balog@clackamasworkforce.org)

**Phone:** 503-953-4288

**Online:** [www.clackamasworkforce.org](http://www.clackamasworkforce.org)







*Our Mission is to coordinate a regional workforce system that supports individual prosperity and business competitiveness.*

## **Executive Board**

### **Elected Officials**

#### **Commissioner**

**Vince Jones-Dixon**

Multnomah County

#### **Councilor Loretta Smith**

City of Portland

#### **Commissioner**

**Pam Treece**

Washington County

#### **Chair James Paulson**

Owner, JMPDX LLC

#### **Vice-Chair Travis Stovall**

Executive Director, eRep

#### **Paul Brown**

President, Cinder

#### **David Fortney**

Workforce Development  
Planner/Manager, PGE

#### **Josh Hall**

State Labor Liaison,  
Oregon AFL-CIO

#### **Caryn Lilley**

Controller/HR Director,  
KGW Media Group

[www.worksystems.org](http://www.worksystems.org)

1800 SW First Ave.  
Ste. 110  
Portland, OR 97201

503.478.7300

August 15, 2025

Dear Members of the Planning Commission,

On behalf of the Workforce Development Board for Washington and Multnomah Counties, I am writing to express our strong support for Lam Research's application to expand in the City of Tualatin. Lam Research has been a cornerstone of our regional economy for more than 30 years, consistently providing family-wage jobs and creating opportunities for residents to build rewarding, long-term careers.

This expansion represents far more than new construction—it represents hundreds of high-quality jobs in advanced manufacturing and technology, sectors that are vital to the future competitiveness of our workforce and community. These are career-pathway jobs that provide stability, benefits, and advancement opportunities, ensuring that workers from diverse backgrounds have access to meaningful employment.

Lam Research has demonstrated a deep commitment to workforce development. The company partners with schools, training providers, and community organizations to prepare residents for careers in high-tech industries. Their investment in internships, apprenticeships, and skill-building programs has helped grow the local talent pipeline and inspired young people to pursue STEM-related careers. This new expansion will further strengthen these partnerships and expand opportunities for the next generation of workers.

In addition to the tax revenues and community benefits that will support schools, parks, and public safety, the workforce benefits of this project are profound. The expansion will help retain and attract talent, support upward mobility, and ensure that our region continues to compete on a global stage in advanced manufacturing.

For these reasons, I strongly urge you to approve Lam Research's application. It is an investment not only in our community's economy, but also in our workers, our students, and our shared future.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Andrew McGough", with a long, sweeping horizontal line extending to the right.

Andrew McGough, Executive Director

[amcgough@worksystems.org](mailto:amcgough@worksystems.org)

503.478.7371





**Testimony Submitted to the Tualatin Planning Commission  
Re: Lam Research Industrial Master Plan**

August 20, 2025

Chair and Members of the Planning Commission,

On behalf of the Washington County Chamber of Commerce, which represents more than 800 businesses and over 75,000 jobs across the region, we appreciate the opportunity to submit written testimony in support of LAM Research's Industrial Master Plan.

Lam's proposed expansion is about more than adding space; it reflects a commitment to global competitiveness, local prosperity, and long-term resilience for our regional economy. Washington County is a key part of Oregon's semiconductor corridor, and LAM serves as one of its anchors. Their work powers not only advanced technologies, but also careers, partnerships, and innovation that ripple across our community.

As Tualatin's largest employer, LAM has demonstrated what it means to be a deeply invested corporate citizen. This expansion aligns with the values we consistently hear from businesses: stability, opportunity, and shared growth. The project will create workforce opportunities across a wide range of skill levels—from engineers and technicians to logistics providers and local small business suppliers. These ripple effects are precisely the kind of economic impact that strengthens a region.

We are particularly impressed with LAM's collaborative approach. Their partnerships with local agencies, community organizations, and educational institutions demonstrate a commitment to investing in people as much as facilities. This approach ensures that the benefits of the expansion are broad-based and enduring.

For these reasons, the Washington County Chamber of Commerce strongly supports LAM Research's Industrial Master Plan and respectfully urges its approval. This project represents the kind of forward-looking investment that will strengthen both Tualatin and our regional economy for years to come.

Thank you for your consideration.

Sincerely,  
Titonian Wallace, Sr.  
Chair of the Board of Directors  
Washington County Chamber of Commerce





August 19, 2025

Tualatin Planning Commission  
City of Tualatin  
18880 SW Martinazzi Ave.  
Tualatin OR 97062

Re: Support for Lam Research Industrial Master Plan Application

Dear Chair Beers and Commissioners,

On behalf of Intel Corporation, I am pleased to voice our strong support for Lam Research's proposed expansion in Tualatin.

Lam is a global leader in semiconductor manufacturing equipment and Oregon's largest semiconductor equipment company. For more than 20 years, they have been a vital part of our state's technology ecosystem—employing over 3,800 people, investing millions in the community, and partnering to advance STEM education and workforce development. The TUX Expansion Project will bring hundreds of millions in investment, create high-paying jobs, and strengthen the U.S. semiconductor supply chain. Lam's expanded R&D operations will accelerate innovation in chipmaking technologies at a time of unprecedented manufacturing complexity.

We urge the Planning Commission to approve Lam's application and help ensure Oregon remains a global hub for semiconductor innovation.

Sincerely,

A handwritten signature in dark ink, appearing to be "A. M. Young", written over a horizontal line.

Intel Corporation

**Intel Corporation**  
5200 Elam Young  
Pkwy  
Hillsboro, OR 97124

