



Emailed: December 16, 2024

Mackenzie
Attn: Suzannah Stanley, Senior Associate
1515 SE Water Ave., Suite 100
Portland, OR 97214
SStanley@mcknze.com (emailed and sent first class mail)

RE: Completeness Determination for: Lam Research TUX Expansion, IMP24-0001 and AR24-0002, 11155-11361 SW Leveton Dr., Tax Lots 2S122AA00500, 2122SSAA00800, 2S122AB00100 and 2S122BA00100.

Ms. Stanley,

Thank you for submitting an Industrial Master Plan (IMP) and Architectural Review (AR) applications on July 8, 2024 for the Lam Research TUX expansion at 11155-11361 SW Leveton Drive (Tax Map/Lots: 2S122AA00500, 2122SSAA00800, 2S122AB00100 and 2S122BA00100). The application was deemed incomplete on July 24, 2024. We have received additional items on 10/2/24, 10/11/24 and 11/1/24 and these land use applications have now been deemed complete on December 16, 2024. You are receiving this letter in compliance with Oregon Revised Statutes (ORS) 227.178(2).

The Planning Commission Public Hearing for IMP24-0001 is scheduled on **Wednesday, March 19, 2025**. The Architectural Review Board Public Hearing to consider AR24-0002 is tentatively scheduled for **Wednesday, April 2, 2025**. Both public hearings will be held at 6:30 pm at 10699 SW Herman Road, Tualatin. I will provide a link to the packet materials, one week before the scheduled public hearing dates.

Advisory Items: The following items are not incomplete items but will need to be addressed in order for your project to meet requirements of the TDC either through resubmitted supporting information or added conditions of approval. We advise careful consideration of the items noted below and suggest applying them to your project and resubmitted applications supporting information and plans.

For IMP24-0001 the following items are needed to satisfy conformance with the below listed standards. Without additional information, conditions of approval requiring completion these items following approval of the land use application will be recommended.

- Proposed Modified Landscaping Standards – The proposed landscaping modification (4)(d) states “landscape separation required for every eight continuous spaces in a row”. The Current site plan has 9 and 10 consecutive parking spaces in two different areas without a landscape island in the northern portion of the site. Only the southern portion of the site has been approved for up to 12 consecutive parking spaces without a landscaping island due to issues with topography.

For AR24-0002 the following items are needed to satisfy conformance with the below listed standards. Without additional information, conditions of approval requiring completion these items following approval of the land use application will be recommended.



Planning Items:

- The table on Plan Sheet ZC0-1100 lists two Phase 1 columns instead of a Phase 1 and Phase 2 column. The second column should likely be titled Phase 2 as it shows increased floor area square footage for Building X (Lab).
- Pages 34 and 35 of the narrative findings states the total floor area for the entire campus is 1,186,906 which doesn't match the total building floor area of 989,970 square feet listed on Plan Sheet ZC0-1100.
- Page 40 of the narrative under TDC 73C.220 refers to Landscape Plan Sheet "SLA-1600 through SLA-16F0," these sheets do not appear to be included in the most recent plan sheets submitted on 10/2/24. These sheets are referred to in other findings located in the narrative but do not seem to be included in the plan set.
- Bulk Gas Yard Screening – The narrative description of screening for the Bulk Gas Yard would be more appropriately located in TDC 73A.300(5)(b) and not in TDC 73A.300(5)(a) which is appropriate for "above and on-grade electrical and mechanical equipment" screening and not "outdoor storage."

Engineering Items:

- Updated TIA

As the application has been deemed complete, please use the attached sign templates to post notice to the project site and public hearings. The signs will need to be in compliance with TDC 32.150. The attached certification of sign posting must be returned to the Planning Division prior to the issuance of a final decision.

Please contact me with any questions at (503) 691-3029 or kleonard@tualatin.gov.

Sincerely,



Keith Leonard, AICP
Associate Planner

Cc: Ajay Changaran, Lam Research Senior Director of Real Estate & Construction

Cc via email: Kim McMillan, PE, Community Development Director
Steve Koper, AICP, Assistant Community Development Director
Mike McCarthy, PE, City Engineer
Hayden Ausland, PE, Principal Engineer
Tony Doran, Engineering Associate
Abby McFetridge, EI, Engineering Associate
Samantha Vandagriff, Building Official
Bill Belzio, Architect, Associate Principal, Mackenzie
Ian Sisson, Mackenzie
Brett Ahrend, Mackenzie
Clara Layton, Mackenzie
Aisha Bouziane, Mackenzie
Andrew Jepson-Sullivan, Mackenzie
Megan Diaz, Mackenzie
Steven Tuttle, Landscape Architect, Mackenzie
Franklyn Santos, Mackenzie
Alan Lurie, Lam Research
Paul Roessler, Lam Research

December 16, 2024

Page 3 of 3

Jennifer Otterness, Lam Research
Liat Braun, Architect, Jacobs
Benjamin Sommer, Engineer, Jacobs
David Mustonen, Jacobs
Todd Chittenden, Jacobs

Cc file: IMP24-0001/AR24-0002

Encl: Sign templates



Notice of application

Proposal submitted as:

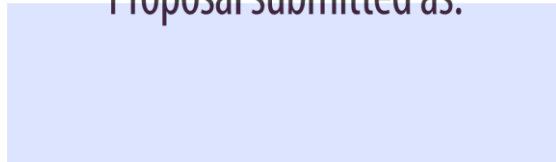
FOR MORE INFORMATION:

TUALATIN.GOV/PROJECTS

CERTIFICATION OF SIGN POSTING



Proposal submitted as:



FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

Signs must adhere to the requirements of TDC 32.150.

As the applicant for the _____ project, I hereby certify that on this day, _____ sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: _____

(Please Print)

Applicant's Signature: _____

Date: _____



Notice of Hearing

Hearing Date:

FOR MORE INFORMATION:

TUALATIN.GOV/PROJECTS

CERTIFICATION OF SIGN POSTING



Hearing Date:

[Redacted area for hearing date]

FOR MORE INFORMATION:
TUALATIN.GOV/PROJECTS

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number.

As the applicant for the _____ project, I hereby certify that on this day, _____ sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: _____

(Please Print)

Applicant's Signature: _____

Date: _____