



Emailed: 12/16/24

NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that public hearings will be in-person at:

Location: Tualatin Service Center
10699 SW Herman Road, Tualatin, OR 97062

The hearings can also be attended virtually via:

Zoom Teleconference: log-in available at www.tualatinoregon.gov/meetings 7 days before each hearing

Property location for both applications: 11155-11361 SW Leveton Drive (Tax Lots: 2S122AA500 & 800, 2S122AB 100, 2S122BA00100)

INDUSTRIAL MASTER PLAN (IMP) 24-0001

March 19, 2025 at 6:30 pm

Mackenzie, on behalf of LAM Research Corporation, is requesting an Industrial Master Plan (IMP) amendment to setback and building height standards for a 75.96 acre site zoned Manufacturing Park (MP).

You may view the application materials for IMP 24-0001 on our Projects webpage:

<https://www.tualatinoregon.gov/planning/lam-research-industrial-master-plan-imp24-0001>

Comments due: January 6, 2025

Industrial Master Plan Criteria: TDC Chapters: 32, 33, 62

ARCHITECTURAL REVIEW (AR) 24-0002

April 2, 2025 at 6:30 pm

Mackenzie, on behalf of LAM Research Corporation, is requesting approval to construct a two phase project consisting of three buildings for office, research laboratory, and utilities, totaling 423,470 square feet, expansion of an existing bulk gas storage yard, and associated landscaping, parking, and public/site improvements on a 75.96 acre site zoned Manufacturing Park (MP).

You may view the application materials for AR 24-0002 on our Projects webpage:

<https://www.tualatinoregon.gov/planning/lam-research-tux-development-ar24-0002>

Comments due: January 13, 2025

Architectural Review Criteria: TDC Chapters: 32, 33, 62, 63, 73A-D, 74, 75

TO PROVIDE COMMENTS FOR EITHER APPLICATION:

Email: kleonard@tualatin.gov

First Class Mail:

Planning Division

Attn: Keith Leonard

10699 SW Herman Road

Tualatin, OR 97062

Phone: 503-691-3029

Staff report will be available at least seven days before the hearings at www.tualatinoregon.gov/meetings for inspection at no cost, and printed copies will be provided at a reasonable cost.

Individuals wishing to comment on the application must do so in writing to the Planning Division prior to the hearing, or in writing and/or orally at the hearing. Materials must be received by January 6, 2025 for the IMP24-0001 and January 13, 2024 for AR24-0002 to be included in the hearing packet.

The public hearing will begin with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing.

All citizens are invited to attend and be heard: Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to the proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.

Notice of the Decision will only be provided to those who submit written comments regarding that application or testify at the hearing.

For additional information contact:

Keith Leonard, Associate Planner, kleonard@tualatin.gov and 503-691-3029