



**Emailed:** July 24, 2024

Mackenzie  
Attn: Suzannah Stanley, Senior Associate  
1515 SE Water Ave., Suite 100  
Portland, OR 97214  
[SStanley@mcknze.com](mailto: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 for the Lam Research TUX expansion at 11155-11361 SW Leveton Drive (Tax Map/Lots: 2S122AA00500, 2122SSAA00800, 2S122AB00100 and 2S122BA00100) on July 8, 2024. Please be advised both IMP24-0001 and AR24-0002 have been **deemed incomplete** in accordance with the Tualatin Development Code (TDC) Subsection 32.160 and Oregon Revised Statutes (ORS) 227.178. All references below are to the TDC unless otherwise noted. The time period in which the City must take final action is suspended pending resolution of the items listed below.

Completeness Items: The following items can be submitted by email or other electronic means. For IMP24-0001 and AR24-0002 the following items are needed to demonstrate the application is complete:

- 32.140(1)(c): an updated Transportation Impact Analysis including the following information:
  - Trip distribution with the ODOT-identified intersections on Hwy 99 and Nyberg/I-5 interchange, if development would add more than 50 trips per hour. Identify number of trips if under the 50 trip threshold.
  - Meet all standards from Tualatin Traffic Study Requirements document (Example: executive summary is missing. Add anything else that is missing).
  - Hazelbrook Rd & OR 99W needs to be modeled with the actual traffic control device (stop sign, not yield).
  - For any road or intersection that is not meeting LOS standards or has queues that exceeds available turn storage, recommended improvements in the Recommendations section.
    - Queue length exceeding available storage must be addressed.
    - Movements for which demand exceeds capacity must be addressed.
  - Discussion/analysis of post-development conditions or upgrades to ped/bike/transit facilities. Refer to statements in the Traffic Study Requirements document.
  - Addressing queue lengths; ex: queues are shown to decrease from 2027 pre-development to 2027 post-development (SBL at 124th & Tualatin Rd).
  - SimTraffic video files.

- 32.140(1)(h): A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;

For IMP24-0001: The following items are needed to demonstrate the application is complete:

- 33.050(4)(b) A written statement describing all alternate development standards that may include the following: Building Height, Parking lot Landscaping standards and any other section of code that is proposed to be modified through the IMP process must be described in the narrative.

For AR24-0002 the following items are needed to demonstrate the application is complete:

- 32.140(1)(i): Hydraulic Modeling
  - Apply in TRAKiT for a HWM
  - Attach: A plan clearly highlighting the existing and proposed public water system matching your needs and the water master plan.
  - If staff indicate a need, you will need to submit revised plans matching the results of modeling.
- 32.140(1)(i): TVF&R SPL
  - Including hydrant test reports; and the application indicating use.
  - Pay the \$2,000 deposit requested by TRAKiT matching the fee schedule. (Staff will provide your submittals to our consultant. One a resulting memo is available actual consultant costs will be provided. Any additional expenses will be requested prior to providing your team the memo.)
- 32.140(1)(i) Republic Services SPL

Additional Items: The following items can be submitted by email or other electronic means.

For IMP24-0001 and AR24-0002 the following items are needed to support a recommendation of approval to the applicable hearing bodies and are recommended to be submitted before a hearing is scheduled. Note that the applications have not been fully reviewed for conformance against the applicable approvals standards. While our best effort has been made to identify any potential approvability items, further review of the applications will be required before a recommendation to the applicable hearing bodies can be made.

- 32.140(1)(b): address or update the responses to the following:
  - 32.120 – Neighborhood Meeting.
  - 32.130 – Initiation of Applications.
  - 32.150 – Sign Posting.
  - 32.230 – Type III Procedure (Quasi-Judicial Review – Public Hearing).

For AR24-0002 the following items are needed to support a recommendation of approval to the applicable hearing bodies and are recommended to be submitted before a hearing is scheduled.

- 33.020 – Architectural Review
  - (4)(b) Existing conditions plan, site plan, grading plan, utility plan, landscape plan, and lighting plan all drawn to scale. Please provide the existing conditions and lighting plans with a scale on all plan sheets.

- 33.110 – Clarify whether tree removal is occurring with application as show on Sheet SCI-06EO. If trees are being removed then an arborist report and other requirements of this section are needed to be submitted.
- 33.020(6)(b)(i) Propose a “reasonable time schedule placed on construction activities associated with the proposed development, or portion of the development.” No time schedule is identified. Please include details regarding phasing of both private improvements and public improvements as required by 74.110. In lieu of a plan to phase the development, Section (iii) allows for the entirety of the development to be approved as a single phase and developed on a phased schedule subject to “security from the property owners in such an amount that will assure compliance with approval granted.”

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.

- 73A.300: A plan sheet showing screening details for all outdoor storage areas including the bulk gas yard facility.
- 73B.020, 73B.040, 73B.080 and 73B.090: additional details, including a planting schedule that are mentioned in the narrative with the reference to plan sheet SLA-1600 including:
  - Clarifies the planting plan in hatched area of plan set
  - Provides landscaping calculations
  - Includes plan details showing perimeter landscaping per 73B.040
  - Provides plan details showing that landscape buffer is being “extended” as identified in narrative
  - Details addressing 73B.080 including irrigation plan.
  - Planting schedule per 73B.090. Please provide the planting schedule that is referred to in the narrative findings.
- A detail showing screening for loading facilities per 73C.120(3). It appears that some of this loading facility will be located within Building “T” but it’s unclear if that will sufficiently screen the loading facility.

Next Steps:

Per ORS 227.178, please be advised that until you—as the applicant—take one of the three below listed steps, no further action will be taken on the application and your application will be void if one of the three actions listed is not taken within 180 days of the date you submitted your application (by Monday, January 5, 2025).

1. Submit all completeness items; or
2. Submit some completeness items and request that the City deem your application complete; or
3. Submit no completeness items and request that the City deem your application complete.

Once your application is deemed complete, staff will review your application for approvability. Staff makes every effort to identify all completeness issues with the first submittal. However, other completeness issues may arise as a result of each review. If you feel that we have made an error in our assessment, please notify us immediately so that we may resolve the issue.

Please contact me with any questions at (503) 691-3029 or [kleoanrd@tualatin.gov](mailto:kleoanrd@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  
Ed Jones, Senior Plans Examiner  
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  
Jennifer Otterness, Lam Research  
Liat Braun, Architect, Jacobs  
Benjamin Sommer, Engineer, Jacobs  
David Mustonen, Jacobs  
Todd Chittenden, Jacobs

Cc file: IMP24-0001/AR24-0002