



NOTICE OF HEARINGS AND OPPORTUNITY TO COMMENT

CASE FILES: IMP 24-0001 and AR 24-0002— LAM Research — TUX Development

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

INDUSTRIAL MASTER PLAN (IMP) 24-0001

Planning Commission Hearing: 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).

ARCHITECTURAL REVIEW (AR) 24-0002

Architectural Review Board Hearing: 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).

To view the applications, visit: www.tualatinoregon.gov/projects

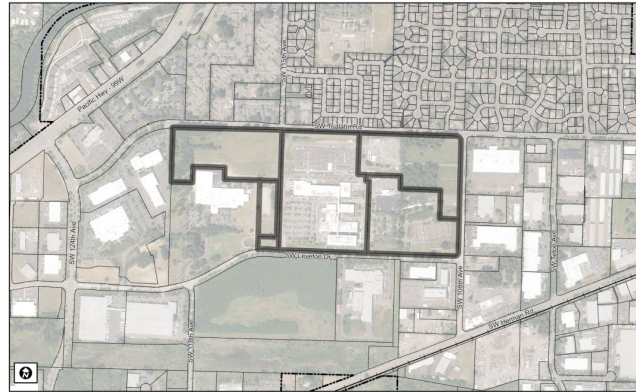
TO PROVIDE COMMENTS:

Email: kleonard@tualatin.gov

First Class Mail:

Planning Division
Attn: Keith Leonard
10699 SW Herman Road
Tualatin, OR 97062

Phone: 503-691-3029



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

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



- **Individuals wishing to comment on the application(s)** must do so in writing to the Planning Division prior to each hearing, or in writing and/or orally at the hearing. The minimum statutory comment period is 21 days for these applications, and as such materials must be received by March 11, 2025 for the IMP24-0001 and March 24, 2024 for AR24-0002 to be included in the hearing packets for the respective applications.
- **The public hearings process** begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the respective hearing body will deliberate and make a decision based on the facts and arguments in the public record. Before each hearing is closed, a participant may request that the record remain open for at least seven days after that hearing.
- **Staff reports and the application packet** will be available at least seven days before each hearing date for inspection at no cost, and copies will be provided at a reasonable cost. An online accessible version will be published seven days before each hearing at www.tualatinoregon.gov/meetings
- **Everyone is invited to attend the hearing(s) and comment** on that application's approval criteria. Failure of an issue to be raised in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford each decision maker an opportunity to respond to the issue raised precludes appeal of that application 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 proposed conditions of approval for either application with sufficient specificity to each decision maker to respond to the issue precludes an action for damages in circuit court.

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For additional information contact:

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