



*** NOTICE OF RESCHEDULED HEARINGS AND EXTENDED OPPORTUNITY TO COMMENT ***

NOTICE IS HEREBY GIVEN that below listed public hearings have been rescheduled and will held 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: Rescheduled from May 21, 2025
to August 20, 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: Rescheduled from
June 11, 2025 to September 10, 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:

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

Email: kleonard@tualatin.gov
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 the deadline for materials to be received to be included in the hearing packets for the respective applications has been extended to August 6, 2025 for IMP24-0001 and August 27, 2025 for AR24-0002.
- **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 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.

For additional information contact:

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