



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., **Monday, November 10, 2025**, at the Tualatin City Services Building (10699 SW Herman Road). All are invited to attend the hearing in-person and testify verbally. The meeting can also be attended and comments can be issued virtually over Zoom. A Zoom meeting link will be published with the meeting agenda and packet materials at least one week prior to the hearing date at: www.tualatinoregon.gov/meetings

An Appeal or Request for Review of the September 10, 2025, Architectural Review Board decision approving, with conditions, Lam Research Corporation's TUX Development, AR24-0002, for the construction of four buildings on 4 lots totaling 75.96 acres in the Manufacturing Park Zone (MP). The Appeal was submitted by Brett Hamilton who provided both written and verbal testimony in opposition to traffic and noise issues impacting his property value and quality of life. AR24-0002 was submitted by Mackenzie, on behalf of LAM Research Corporation. The site is located at 11155-11361 SW Leveton Drive (Tax Lots: 2S122AA500 & 800, 2S122A00100, 2S122BA00100) in the Light Manufacturing Park Zone (MP).

You may view the application materials on our Projects web page:
<https://www.tualatinoregon.gov/planning/lam-research-tux-development-ar24-0002>

Comments due for staff report: **Monday, October 27, 2025**. Comments made after that date but prior to the close of the written record will be included in the written record but may not be included in the staff report to the City Council.

Criteria: Tualatin Development Code (TDC) Chapters 32, 33, 62, 63, 73A-D, 74 and 75.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing.

The public hearing 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 City Council will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.

Everyone is invited to attend the hearing and comment on the application's approval criteria. 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 proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.

A copy of the staff report and findings will be available one week before the hearing at:
<https://www.tualatinoregon.gov/citycouncil>.

Application materials are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division (503-691-3026 or planning@tualatin.gov)