



CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Aquilla Hurd-Ravich, Community Development Director
Kevin McConnell, City Attorney

DATE: December 8, 2025

SUBJECT:

Consideration of **Resolution No. 5937-25** affirming the September 10, 2025 Architectural Review Board Decision approving Lam Research campus expansion (AR24-0002) located at 11155-11361 SW Leveton Drive (Tax Lots: 2S122AA500 & 800, 2S122A00100, 2S122BA00100).

ISSUE BEFORE THE COUNCIL:

A public hearing was held on November 10, 2025 to conduct an Appeal or Request for Review of an Architectural Review Board decision that approved with conditions Lam Research Corporation's application for development, AR24-0002. After conducting the public hearing and receiving testimony from staff, the applicant, the appellant, and other interested parties, the City Council deliberated and ultimately affirmed the Architectural Review Board's decision and directed staff to bring back a resolution reflecting their decision.

RECOMMENDATION:

Staff recommend that City Council consider the staff report, attachments, and materials submitted into the record and approve Resolution No. 5937-25.

EXECUTIVE SUMMARY:

Lam Research submitted an application for an Architectural Review (AR) on July 7, 2024. The Architectural Review Board (ARB) held a public hearing to review the application on September 10, 2025 and, after hearing from city staff, the applicant, and interested parties both in favor of and opposed to the application, the ARB found the application met all criteria, with conditions in some cases, and approved the application. Subsequently, an Appeal or Request for Review was filed by a party with standing who had submitted both written and verbal testimony in opposition of the application. The decision was appealed to the City Council who held a de novo quasi-judicial public hearing on November 10, 2025. The council heard testimony from staff, the applicant, the appellant, and interested parties. After deliberating and reviewing the testimony and evidence in the record and submitted that night, the Council voted to affirm the ARB approval and deny the appeal and directed staff to bring back a resolution reflecting their decision.

OUTCOMES OF DECISION:

Approving Resolution No. 5937-25 will adopt the Council's decision affirming the ARB approval of AR24-0002. Approval of the resolution will cause staff to send Notice of Adoption to the appropriate parties, and it will conclude the City's local land use review process.

ALTERNATIVES TO RECOMMENDATION:

The City Council could choose to deny Resolution No. 5937-25 and state the specific reasons why denial is appropriate. The Council would then need to provide direction to staff. If the City Council identifies approval criteria that are not satisfied and is inclined to uphold the appeal, it must continue the proceedings to allow the applicant an opportunity to modify the proposal or recommend conditions of approval that would allow the application to be approved.

ATTACHMENTS:

- **Resolution 5937-25**
- Attachment B- November 10, 2025 Supplemental Staff Memo, Supplemental Staff Memo – Architectural Review (AR) for Lam Research Corporation located at located at 11155-11361 SW Leveton Drive (Tax Lots: 2S122AA500 & 800, 2S122A00100, 2S122BA00100) in the Light Manufacturing Park Zone (MP), attached and incorporated by reference as Exhibit 1;
- Exhibit A- September 10, 2025 ARB Decision AR24-0002, Analysis and Findings- Lam Research Campus; Updated September 11, 2025 with Findings and Conditions of Approval which were presented at the Public hearing and adopted by the Architectural Review Board, attached and incorporated by reference as Exhibit 2;
- Lam Research Corporation Supplemental Findings, attached and incorporated by reference as Exhibit 3.