



ARCHITECTURAL REVIEW DECISION
LAM RESEARCH TUB – BUILDING B ADDITION (AR 25-0002)
June 17, 2026

Case #:	AR 26-0002
Project:	Lam Research TUB – Building B Addition
Location:	11259 (formerly 11155) SW Leveton Drive, Tax Lot: 2S122AA00500
Applicant:	Mackenzie
Owner:	Lam Research Corporation

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I. INTRODUCTION

A. Applicable Criteria

The following Chapters of the Tualatin Development Code (TDC) are applicable to the subject proposal:

- TDC 32: Procedures
- TDC 33.020: Architectural Review
- TDC 62: Manufacturing Park (MP) Planning District
- TDC 63: Industrial Uses and Utilities and Manufacturing Zones – Environmental Regulations
- TDC 73A: Site Design Standards
- TDC 73B: Landscaping Standards
- TDC 73C: Parking Standards
- TDC 73D: Waste and Recyclables Management Standards
- TDC 74: Public Improvement Requirements

B. Site Description



Figure 1 Aerial view of site with zoning (TualGIS)

At the time the application was submitted, the site address was 11555 SW Leveton Drive, which was changed during the application review due to several buildings being on the same tax lot but only one numbered address. The updated site address is 11259 SW Leveton Drive (Tax Lot: 2S122AA00500), is approximately 15.75-acres of the 75.96-acre Lam Research campus and is zoned Manufacturing Park (MP). The site contains several existing buildings and site improvements including parking areas, drive aisles, stormwater facilities, walkways, landscaping, and hardscaping that were developed through previous Architectural Reviews (AR) and Industrial Master Plans (IMP). The current IMP24-0001 was approved by the Tualatin Planning Commission in the summer of 2025 (Exhibit E). The campus is accessed by three existing driveways from SW

108th Avenue and three existing driveways from SW Leveton Drive. The existing driveway on SW Tualatin Road is an emergency access for Lam and JAE uses this driveway as one of their access points. The campus generally slopes gradually from high elevations of 180 to 190 feet along SW Tualatin Road to low elevations of 140 to 160 feet along SW Leveton Drive, approximately a 40 feet elevation change from north to south.

C. Proposed Project

The applicant, Mackenzie, on behalf of Lam Research, is proposing construction on the north side of existing Building “B” of an approximate 3,900 square foot addition. There will be an enclosed scrubber pad on the north side of the existing lab building. Seven existing parking spaces will be removed as a result of construction, which will not affect compliance with the parking requirements under IMP24-0001. Existing utilities will be rerouted outside of the new building footprint. The building will not generate additional vehicle trips due to no additional jobs being generated by the expansion of the existing lab building. The applicant’s narrative, Exhibit A1, states that the addition will not generate any additional waste or recycling materials that require modification to the existing collection facilities.

D. Previous Land Use Actions

- AR24-0002 – Lam TUX Expansion
- IMP24-0001- modification to building setbacks, parking and circulation, building height and parking lot landscaping.
- PLA23-0004- Property Line Adjustment between Tax Map/Lots 2S122BA00200 and 2S122AB00100
- AR22-0006 – Lam Building G
- IMP22-0001 – Lam Building G
- AR20-0001 – Lam Building D Addition
- AR16-0010 – Lam Campus Parking Master Plan
- PLA16-006 – Property Line Adjustment
- AR15-0029 – Building D Expansion
- PAR00-04 – Partition
- AR00-03 – Novellus Phase 1
- IMP00-01 – Novellus
- AR89-24 – Oki Semiconductor

E. Surrounding Zones and Uses

Surrounding land uses include:

North: Manufacturing Park (MP) Low-Density Residential (RL) and Medium-Low Residential (RML)

- Lam Research Campus
- SW Tualatin Road
- Fox Run Subdivision
- Tualatin Woods Apartment

South: Manufacturing Park (MP)

- SW Leveton Drive
- Fujimi Corporation

West: Manufacturing Park (MP)

- Lam Research Campus (not part of this application)
- JAE (does not abut development site)

East: Light Manufacturing (ML)

- SW 108th Avenue
- Ascentec Engineering LLC
- Lam Research

F. Public Comments

Sixty-one written comments were submitted within the 14-day public comment period. The comments opposed the proposal and expressed concerns regarding noise impacts associated with existing and proposed operations at the Lam Research campus. Many of the comments were identical or substantially similar in content, reflecting a coordinated form-letter campaign. Staff reviewed all submitted comments and considered the issues raised regardless of whether the comments were unique or duplicated. Several comments were submitted after the comment period deadline of May 4, 2026, by 5 pm. While these late comments are not part of the record, the comments were substantially consistent with the other public comments that were considered as part of this decision.

Noise and Environmental Regulations

Most comments focused on existing operational noise at the Lam Research campus and the potential for additional noise associated with the proposed development. Several comments asserted that the proposal was inconsistent with the Manufacturing Park (MP) zone and cited 62.100 regarding objectionable noise and other nuisances.

Architectural Review applications are evaluated against the applicable approval criteria contained in TDC Section 33.020 (5)(d) General Development. Applications for General Development must comply with the applicable standards and objectives in TDC Chapter 73A through 73G. Existing operational noise conditions and speculative future noise impacts are not approval criteria for an Architectural Review application unless specifically tied to an applicable code standard.

TDC 62.100 Purpose statement states that uses shall not create objectionable noise or other nuisances. The implementation and enforcement of these standards occur through Environmental Regulations contained in Chapter 63. Chapter 63 regulates noise, vibration, air quality, odors, heat and glare, storage and stored materials, liquid and solid waste materials and dangerous substances, and Condition of Approval A14 implements Chapter 63 regulations. Tualatin Valley Fire and Rescue (TVF&R) reviewed the application and did not raise any concerns about hazardous materials/chemicals or the land use (Exhibit A3). Previous Architectural Review (AR) AR24-0002 (Commonly referred to as the TUX development), generated numerous comments regarding existing operational noise and potential future noise associated with the Lam Research campus. In response to complaints, City Code Enforcement staff investigated noise concerns and conducted sound measurements at property lines of complainants. Staff determined that the measured noise levels did not exceed the applicable standards contained in Tualatin Municipal Code Chapter 6-14. Future complaints regarding operational noise from the campus will be addressed through the City's code enforcement process and applicable municipal code provisions.

Other Concerns

One comment referenced both noise and traffic concerns citing AR24-0002, which was approved by the Architectural Review Board in September 2025. Subsequently, the ARBs decision was upheld by the City Council on appeal. This comment refers to AR26-0002 as the TUX development (AR24-0002), which are two separate land use applications. AR24-0002 (TUX Development) evaluated traffic impacts due to additional employees resulting from the campus expansion. The current proposal, AR26-0002, does not increase employment capacity beyond that previously analyzed. Therefore, the proposal is not expected to generate additional transportation impacts beyond those already reviewed through prior transportation analyses for the Lam Research campus.

G. Exhibit List

A: Application Materials

A1. Land Use Application & Narrative

A2. Preliminary Plan Set

A3. Supporting Materials

B: Public Notice

C: Public Comments

D: Clean Water Services Memorandum

E: IMP24-0001 Planning Commission Written Order

F: Comprehensive Plan Map 8-5 Tualatin Transit Plan

II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented herein, AR 26-0002 is **approved** subject to the following conditions:

GENERAL:

- A1. This Architectural Review approval expires after two years from the date of issuance unless a building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division, or an extension is granted under the terms of Section 33.020(10) or most current revision of the Tualatin Development Code (TDC).

PRIOR TO EROSION CONTROL PERMIT ISSUANCE:

Submit to the Engineering Division via [eTrakit](#) for review and approval:

- A2. The applicant must apply for Engineering Division Erosion Control and Water Quality permits:
- a. Apply using [eTrakit](#). With the initial Engineering Division permit(s) application(s) include:
 - i. One combined set of 22"x34" plans:
 1. Using NAVD 1988.
 2. Attaching one plan set that includes all applicable Engineering Division permits to one Engineering Division permit.
 3. Adding notes on other Engineering Division permits stating which application includes the attached plan set.
 - ii. Payment per the fee schedule:
 1. For an Erosion Control permit.
 2. A deposit for a Water Quality Permit.
 - b. Deliver one 22"x34" hard copy of the combined Engineering Division permit plan set to:

City of Tualatin
Attn: Engineering Division c/o Principal Engineer
10699 SW Herman Road
Tualatin, OR 97062.
- A3. The applicant must obtain City approval of:
- a. Final Stormwater plans and approved Surface Water Management Report in accordance with Tualatin Development Code (TDC) 74, Tualatin Municipal Code (TMC) 3-5-200 through 3-5-430, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design & Construction Standards (D&CS) Chapter 4:
 - i. Stamped by an Oregon registered professional engineer in accordance with TMC 3-5-390(1).
 - ii. Addressing runoff from all new and modified impervious areas:

1. Showing gravity flow to and within the public stormwater system in accordance with CWS D&CS 1.03.39 and 5.09.3(a) (1) and (4).
2. Confirming the capacities for quality, quantity, and hydromodification to include impervious areas.
3. Providing a downstream analysis including solutions within final plans:
 - a. Downstream from the release from the development through the public stormwater system in accordance with CWS D&CS 2.04.2(m.3).
 - b. Including but not limited to observable downstream impacts to structures.
4. In accordance with TDC 74 and CWS D&CS 3.01.2(d), complying with:
 - a. The submitted Clean Water Services' Service Provider Letter No. 26-000535, dated February 27, 2026, conditions to obtain a Stormwater Connection Permit Authorization Letter.
 - b. Requirements stated within the Clean Water Services' Memorandum dated May 4, 2026.

- A4. The applicant must:
- a. Obtain City approval of Final Erosion Control Plans in accordance with Tualatin Development Code (TDC) 74, Tualatin Municipal Code (TMC) 3-5-050 and 3-5-060, Public Works Construction Code (PWCC), and Clean Water Services' (CWS) Design & Construction Standards (D&CS) Chapters 2 and 6 that minimize the impact of stormwater from the development to adjacent properties.

PRIOR TO BUILDING PERMIT ISSUANCE:

Submit to the Engineering Division via [eTrakit](#) for review and approval):

- A5. The applicant must obtain, from the City of Tualatin, Erosion Control and Water Quality Permits.
- A6. If a Public Utility with a current Franchise agreement or Rights-of-Way License (PWCC 100 definitions) from Tualatin requires an applicant to participate in the process of obtaining a Franchise (PWCC 102.1.3 and 207 Public Utility) Permit, the applicant must perform in accordance with TDC 74.660 and 670, PWCC 207, TMC 03-06.
- A7. Written verification from Republic Services that existing waste and recycling facilities will meet their collection requirements for this 3,900 square foot expansion of an existing building.
- A8. The applicant must submit a Final Site Plan Set, in .pdf format, that is in substantial conformance to the AR submitted Site Plan Set and shows:

- a. Mechanical equipment and electrical equipment must be screened in compliance with TDC 73A.110 (5).

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF COMPLETION:

Submit to the Engineering Division via [eTrakit](#) for review and approval:

- A9. The applicant must complete all the private and public improvements as shown on the approved permit plans. All improvements must be constructed and guaranteed as to workmanship and material and also be accepted by the City in accordance with Tualatin Development Code (TDC) 74.
- A10. The applicant must submit an approved final erosion control inspection report.
- A11. The applicant must construct all proposed site improvements as illustrated on the approved Final Site Plan Set.

THE FOLLOWING ITEMS APPLY TO THE SITE IN AN ON-GOING MANNER:

- A12. In accordance with TDC 62.210(5)(a), all uses must be conducted within a completely enclosed building, except off-street parking and loading, utility facilities, wireless communication facilities, and outdoor storage occupying less than ten (10) percent of the total site area, are permitted outright as outdoor uses.
- A13. All site and building exterior improvements approved through the AR process must be continually maintained, so as to remain substantially similar to original approval through the AR process, except as permitted under TDC 33.020(7) *Modifications to Previously Approved Final Architectural Review Decisions*.
- A14. The proposed development must comply with the Environmental Regulations of TDC 63.
- A15. The applicant must screen with sight-obscuring fences or walls and landscaping, in accordance with TDC 73A.110(5), all above-grade water reservoirs and pumping stations, as shown on the submitted landscape plans and to be confirmed during development review.
- A16. The applicant must construct all proposed site improvements as illustrated on the approved Final Site Plan Set.
- A17. All sign permits require separate sign permit approval per TDC Chapter 38. This approval does not constitute sign permit approval.

III. FINDINGS

Findings reference the Tualatin Development Code, unless otherwise noted.

Chapter 32: Procedures.

[...]

Section 32.010 – Purpose and Applicability.

[...]

(2) *Applicability of Review Procedures.* All land use and development permit applications and decisions, will be made by using the procedures contained in this Chapter. The procedure "type" assigned to each application governs the decision-making process for that permit or application. There are five types of permit/application procedures as described in subsections (a) through (e) below. Table 32-1 lists the City's land use and development applications and corresponding review procedure(s).

[...]

(b) *Type II Procedure (Administrative/Staff Review with Notice).* A Type II procedure is used when the standards and criteria require limited discretion, interpretation, or policy or legal judgment. Type II decisions are made by the City Manager and require public notice and an opportunity for appeal to the Planning Commission, Architectural Review Board, or City Council as shown in Table 32-1. Those Type II decisions which are "limited land use decisions" as defined in ORS 197.015 are so noted in Table 32-1.

[...]

(3) *Determination of Review Type.* Unless specified in Table 32-1, the City Manager will determine whether a permit or application is processed as Type I, II, III, IV-A or IV-B based on the descriptions above. Questions regarding the appropriate procedure will be resolved in favor of the review type providing the widest notice and opportunity to participate. An applicant may choose to elevate a Type I or II application to a higher numbered review type, provided the applicant pays the appropriate fee for the selected review type.

Table 32-1 – Applications Types and Review Procedures

Application / Action	Procedure Type	Decision Body*	Appeal Body*	Pre-Application Conference Required	Neighborhood Developer Mtg Required	Applicable Code Chapter
Architectural Review						
Architectural Review (except as specified below) (limited land use)	II	CM	CC	Yes	Yes	TDC 33.020
[...]						

* City Council (CC); Planning Commission (PC); Architectural Review Board (ARB); City Manager or designee (CM); Land Use Board of Appeals (LUBA).

Finding:

The submitted Architectural Review application proposes site improvements (addition) on a property in the Manufacturing Park (MP) Planning District and would be classified as “General Development” under TDC 33.020(3)(f). The application is subject to Type II procedures according to Table 32-1. The application has been processed according to the applicable Type II procedure. This standard is met.

[...]

Section 32.030 – Time to Process Applications.

(1) Time Limit - 120-day Rule. The City must take final action on all Type II, Type III, and Type IV-A land use applications, as provided by ORS 227.178, including resolution of all local appeals, within 120 days after the application has been deemed complete under TDC 32.160, unless the applicant provides written request or consent to an extension in compliance with ORS 227.178. (Note: The 120-day rule does not apply to Type IV-B (Legislative Land Use) decisions.)

[...]

(3) Time Periods. "Days" means calendar days unless otherwise specified. In computing time periods prescribed or allowed by this Chapter, the day of the act or event from which the designated period of time begins is not included. The last day of the period is included, unless it is a Saturday, Sunday, or a legal holiday, in which case the period runs until the end of the next day that is not on a weekend or City recognized legal holiday.

Finding:

The Architectural Review application was deemed complete on April 17, 2026. The final action must take place within 120 days unless the applicant requests an additional extension in compliance with ORS 227.178. The 120-day decision deadline is Saturday August 15, 2026. Per TDC 32.030 (3) Time Periods, the period runs until the end of the next day that is not on a weekend, or in this case Monday August 17, 2026. This standard is met.

Section 32.110 – Pre-Application Conference.

(1) Purpose of Pre-Application Conferences. Pre-application conferences are intended to familiarize applicants with the requirements of the TDC; to provide applicants with an opportunity discuss proposed projects in detail with City staff; and to identify approval criteria, standards, and procedures prior to filing a land use application. The pre-application conference is intended to be a tool to assist applicants in navigating the land use process, but is not intended to be an exhaustive review that identifies or resolves all potential issues, and does not bind or preclude the City from enforcing any applicable regulations or from applying regulations in a manner differently than may have been indicated at the time of the pre-application conference.

(2) When Mandatory. Pre-application conferences are mandatory for all land use actions identified as requiring a pre-application conference in Table 32-1. An applicant may voluntarily request a pre-application conference for any land use action even if it is not required.

(3) Timing of Pre-Application Conference. A pre-application conference must be held with City staff before an applicant submits an application and before an applicant conducts a Neighborhood/Developer meeting.

(4) Application Requirements for Pre-Application Conference.

(a) Application Form. Pre-application conference requests must be made on forms provided by the City Manager.

- (b) Submittal Requirements.** Pre-application conference requests must include:
- (i) A completed application form;
 - (ii) Payment of the application fee;
 - (iii) The information required, if any, for the specific pre-application conference sought; and
 - (iv) Any additional information the applicant deems necessary to demonstrate the nature and scope of the proposal in sufficient detail to allow City staff to review and comment.

(5) Scheduling of Pre-Application Conference. Upon receipt of a complete application, the City Manager will schedule the pre-application conference. The City Manager will coordinate the involvement of city departments, as appropriate, in the pre-application conference. Pre-application conferences are not open to the general public.

(6) Validity Period for Mandatory Pre-Application Conferences; Follow-Up Conferences. A follow-up conference is required for those mandatory pre-application conferences that have previously been held when:

- (a) An application relating to the proposed development that was the subject of the pre-application conference has not been submitted within six (6) months of the pre-application conference;
- (b) The proposed use, layout, and/or design of the proposal have significantly changed; or
- (c) The owner and/or developer of a project changes after the pre-application conference and prior to application submittal.

Finding:

A Pre-Application Meeting is mandatory. The applicant participated in a Pre-Application Meeting on March 5, 2026. The application was submitted a little over one month later on April 17, 2026. These standards are met.

Section 32.120 – Neighborhood/Developer Meetings.

[...]

(2) When Mandatory. Neighborhood/developer meetings are mandatory for all land use actions identified in Table 32-1 as requiring a neighborhood/developer meeting. An applicant may voluntarily conduct a neighborhood/developer meeting even if it is not required and may conduct more than one neighborhood/developer meeting at their election.

(3) Timing. A neighborhood/developer meeting must be held after a pre-application meeting with City staff, but before submittal of an application.

(4) Time and Location. Required neighborhood/developer meetings must be held within the city limits of the City of Tualatin at the following times:

- (a) If scheduled on a weekday, the meeting must begin no earlier than 6:00 p.m.
- (b) If scheduled on a weekend, the meeting must begin between 10:00 a.m. and 6:00 p.m.

(5) Notice Requirements.

(a) The applicant must provide notice of the meeting at least 14 calendar days and no more than 28 calendar days before the meeting. The notice must be by first class mail providing the date, time, and location of the meeting, as well as a brief description of the proposal and its location. The applicant must keep a copy of the notice to be submitted with their land use application.

(b) The applicant must mail notice of a neighborhood/developer meeting to the following persons:

- (i) All property owners within 1,000 feet measured from the boundaries of the subject property;
 - (ii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases; and
 - (iii) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9.
- (c) The City will provide the applicant with labels for mailing for a fee.
- (d) Failure of a property owner to receive notice does not invalidate the neighborhood/developer meeting proceedings.
- (6) *Neighborhood/Developer Sign Posting Requirements.* The applicant must provide and post on the subject property, at least 14 calendar days before the meeting. The sign must conform to the design and placement standards established by the City for signs notifying the public of land use actions in TDC 32.150.
- (7) *Neighborhood/Developer Meeting Requirements.* The applicant must have a sign-in sheet for all attendees to provide their name, address, telephone number, and email address and keep a copy of the sign-in sheet to provide with their land use application. The applicant must prepare meeting notes identifying the persons attending, those commenting and the substance of the comments expressed, and the major points that were discussed. The applicant must keep a copy of the meeting notes for submittal with their land use application.

Finding:

The applicant provided evidence that a Neighborhood/Developer Meeting was held on March 18, 2026, at the Community Room at Marquis in Tualatin. The applicant provided documentation of sign posting, mailing list, and other required items of Section 32.120 in Exhibit A3. These standards are met.

Section 32.130 – Initiation of Applications.

(1) Type I, Type II, Type III, and Type IV-A Applications. Type I, Type II, Type III, and Type IV-A applications may be submitted by one or more of the following persons:

- (a) The owner of the subject property;
- (b) The contract purchaser of the subject property, when the application is accompanied by proof of the purchaser's status as such and by the seller's written consent;
- (c) A lessee in possession of the property, when the application is accompanied by the owners' written consent; or
- (d) The agent of any of the foregoing, when the application is duly authorized in writing by a person authorized to submit an application by paragraphs (a), (b) or (c) of this subsection, and accompanied by proof of the agent's authority.

[...]

Finding:

The applicant provided a title report in Exhibit A3 showing Lam Research Corporation as the property owner and the land use application was signed by Lam's Director of Facilities Ms. Jennifer Otterness Jajid (Exhibit A3). This standard is met.

Section 32.140 – Application Submittal.

(1) Submittal Requirements. Land use applications must be submitted on forms provided by the City. A land use application may not be accepted in partial submittals. All information supplied on the application form and accompanying the application must be complete and correct as to the applicable facts. Unless otherwise specified, all of the following must be submitted to initiate completeness review under TDC 32.160:

- (a) A completed application form. The application form must contain, at a minimum, the following information:
 - (i) The names and addresses of the applicant(s), the owner(s) of the subject property, and any authorized representative(s) thereof;
 - (ii) The address or location of the subject property and its assessor's map and tax lot number;
 - (iii) The size of the subject property;
 - (iv) The comprehensive plan designation and zoning of the subject property;
 - (v) The type of application(s);
 - (vi) A brief description of the proposal; and
 - (vii) Signatures of the applicant(s), owner(s) of the subject property, and/or the duly authorized representative(s) thereof authorizing the filing of the application(s).
- (b) A written statement addressing each applicable approval criterion and standard;
- (c) Any additional information required under the TDC for the specific land use action sought;
- (d) Payment of the applicable application fee(s) pursuant to the most recently adopted fee schedule;
- (e) Recorded deed/land sales contract with legal description.
- (f) A preliminary title report or other proof of ownership.
- (g) For those applications requiring a neighborhood/developer meeting:
 - (i) The mailing list for the notice;
 - (ii) A copy of the notice;
 - (iii) An affidavit of the mailing and posting;
 - (iv) The original sign-in sheet of participants; and
 - (v) The meeting notes described in TDC 32.120(7).
- (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;
- (i) Any additional information, as determined by the City Manager, that may be required by another provision, or for any other permit elsewhere, in the TDC, and any other information that may be required to adequately review and analyze the proposed development plan as to its conformance to the applicable criteria;

(2) Application Intake. Each application, when received, must be date-stamped with the date the application was received by the City, and designated with a receipt number and a notation of the staff person who received the application.

(3) Administrative Standards for Applications. The City Manager is authorized to establish administrative standards for application forms and submittals, including but not limited to plan details, information detail and specificity, number of copies, scale, and the form of submittal.

Finding:

The Architectural Review application was submitted on March 25, 2026, and formally deemed complete on April 17, 2026. The submittal requirements of this section of the TDC are included in this application (Exhibit A1-3). These standards are met.

Section 32.150 - Sign Posting.

- (1) When Signs Posted.** Signs in conformance with these standards must be posted as follows:
 - (a) Signs providing notice of an upcoming neighborhood/developer meeting must be posted prior to a required neighborhood/developer meeting in accordance with Section 32.120(6); and
 - (b) Signs providing notice of a pending land use application must be posted after land use application has been submitted for Type II, III and IV-A applications.
- (2) Sign Design Requirements.** The applicant must provide and post a sign(s) that conforms to the following standards:
 - (a) Waterproof sign materials;
 - (b) Sign face must be no less than eighteen (18) inches by twenty-four (24) inches (18" x 24"); and
 - (c) Sign text must be at least two (2) inch font.
- (3) On-site Placement.** The applicant must place one sign on their property along each public street frontage of the subject property. (Example: If a property adjoins four public streets, the applicant must place a sign at each of those public street frontages for a total of four signs). The applicant cannot place the sign within public right of way.
- (4) Removal.** If a sign providing notice of a pending land use application disappears prior to the final decision date of the subject land use application, the applicant must replace the sign within forty-eight (48) hours of discovery of the disappearance or of receipt of notice from the City of its disappearance, whichever occurs first. The applicant must remove the sign no later than fourteen (14) days after:
 - (a) The meeting date, in the case of signs providing notice of an upcoming neighborhood/developer meeting; or
 - (b) The City makes a final decision on the subject land use application, in the case of signs providing notice of a pending land use application.

Finding:

The applicant provided certification within Exhibit A3 that signs in conformance with sign posting requirements for this section of the Tualatin Development Code were posted onsite for both the neighborhood/developer meeting and the notice of application. These standards are met.

Section 32.160 – Completeness Review.

- (1) Duration.** Except as otherwise provided under ORS 227.178, the City Manager must review an application for completeness within 30 days of its receipt.
- (2) Considerations.** Determination of completeness will be based upon receipt of the information required under TDC 32.140 and will not be based on opinions as to quality or accuracy. Applications that do not respond to relevant code requirements or standards can be deemed incomplete. A determination that an application is complete indicates only that the application is ready for review on its merits, not that the City will make a favorable decision on the application.
- (3) Complete Applications.** If an application is determined to be complete, review of the application will commence.

(4) Incomplete Applications. If an application is determined to be incomplete, the City Manager must provide written notice to the applicant identifying the specific information that is missing and allowing the applicant the opportunity to submit the missing information. An application which has been determined to be incomplete must be deemed complete for purposes of this section upon receipt of:

- (a) All of the missing information;
- (b) Some of the missing information and written notice from the applicant that no other information will be provided; or
- (c) Written notice from the applicant that none of the missing information will be provided.

(5) Vesting. If an application was complete at the time it was first submitted, or if the applicant submits additional required information within 180 days of the date the application was first submitted, approval or denial of the application must be based upon the standards and criteria that were in effect at the time the application was first submitted.

(6) Void Applications. An application is void if the application has been on file with the City for more than 180 days and the applicant has not provided the missing information or otherwise responded, as provided in subsection (4) of this section.

Finding:

The Architectural Review application was submitted on March 25, 2026, and deemed complete on April 17, 2025. The completeness review occurred and the application was deemed complete within the 180-day deadline. These standards are met.

[...]

Section 32.220 – Type II Procedure (Administrative Review with Notice).

Type II decisions are made by the City Manager with public notice and an opportunity for review and comment. The local appeal body for each application type is specified in Table 32-1. Type II decisions include limited land use decisions under ORS 197.195.

(1) Submittal Requirements. Type II applications must include the submittal information required by TDC 32.140(1).

(2) Determination of Completeness. After receiving an application for filing, the City Manager will review the application for completeness in accordance with TDC 32.160.

(3) Written Notice of Application and Opportunity to Comment. Once the application has been deemed complete, the City must mail notice of a pending Type II decision to the following individuals and agencies no fewer than 14 days before making the Type II decision to allow interested people and agencies the opportunity to submit written comments on the application before the City issues the decision.

(a) Recipients:

- (i) The applicant and the owners of the subject property;
- (ii) All property owners within 1,000 feet measured from the boundaries of the subject property;
- (iii) All property owners within a platted residential subdivision that is located within 1,000 feet of the boundaries of the subject property. The notice area includes the entire subdivision and not just those lots within 1,000 feet. If the residential subdivision is one of two or more individually platted phases sharing a single subdivision name, the notice area need not include the additional phases;
- (iv) All designated representatives of recognized Citizen Involvement Organizations as established in TMC Chapter 11-9;
- (v) Any person who submits a written request to receive a notice;

(vi) Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City and any other affected agencies, including but not limited to: school districts; fire district; where the project either adjoins or directly affects a state highway, the Oregon Department of Transportation; where the project site would access a County road or otherwise be subject to review by the County, then the County; Clean Water Services; Tri Met; and, ODOT Rail Division and the railroad company if a railroad-highway grade crossing provides or will provide the only access to the subject property. The failure of another agency to respond with written comments on a pending application does not invalidate an action or permit approval made by the City under this Code; and

(vii) Utility companies (as applicable).

(b) The mailed notice of pending Type II Decision, at a minimum, must contain all of the following information:

(i) The names of the applicant(s), any representative(s) thereof, and the owner(s) of the subject property;

(ii) The street address if assigned, if no street address has been assigned then Township, Range, Section, Tax Lot or Tax Lot ID;

(iii) The proposed site plan;

(iv) Statement noting if a railroad-highway grade crossing provides or will provide the only access to the subject property;

(v) The type of application and a concise description of the nature of the land use action;

(vi) A list of the approval criteria by TDC section for the decision and other ordinances or regulations that apply to the application at issue;

(vii) Brief summary of the local decision making process for the land use decision being made;

(viii) The date, place and time where comments are due and that comments are due no later than 5:00 p.m. on the 14th calendar day after the notice was mailed;

(ix) A statement indicating that issues which may provide the basis for an appeal to the Oregon Land Use Board of Appeals must be raised in writing prior to the expiration of the comment period and with sufficient specificity to enable the applicant and local appeal body to respond to the issue;

(x) Statement that after the comment period closes, the City will issue its decision and the decision will be mailed to the applicant, property owner, anyone who submitted written comments on the application, and to anyone else is otherwise legally entitled to notice;

(xi) A statement that comments received after the close of the public comment period will not be considered;

(xii) The name of a City representative to contact and the telephone number where additional information may be obtained; and

(xiii) Statement that the application and all documents and evidence submitted by the applicant are available for review and that copies can be obtained at a reasonable cost from the City.

(c) Failure of a person or agency identified in TDC 32.220(3)(a) to receive the notice required in TDC 32.220(3)(b) does not invalidate any proceeding in connection with the application provided the City can demonstrate by affidavit that notice was given in accordance with this section.

(d) Written comments must be received by the City no later than 5:00 p.m. on the 14th calendar day after the notice was mailed in order for comments to be considered.

(4) Decision. At the conclusion of the comment period, the City Manager must review the comments received and approve, approve with conditions, or deny the application. The decision must be in writing and include a statement that:

- (a) Explains the criteria and standards considered relevant to the decision;
- (b) States the facts relied upon in issuing the decision; and
- (c) Explains the justification for the decision based on the criteria, standards and facts set forth.

Finding:

After application submittal and completeness review, as required by this section, notices of the Type II application for AR26-0002 were sent by city staff on April 20, 2026, in compliance with this section of the TDC. The notices contained the information required by this section (Exhibit B). Comments were received in response to the notice of application within the allotted 14-day comment period and are addressed in Section I of this document. These standards are met.

(5) Notice of Type II Decision. Notice of the decision must be provided to the property owner, applicant, and any person who submitted written comments in accordance with TDC 32.220(3)(d). If approval is granted to remove a Heritage Tree, a copy of the decision must be sent to the chairman of the Tualatin Park Advisory Committee. The Type II Notice of Decision must contain all of the following information:

- (a) A description of the applicant's proposal and the City's decision on the proposal, which may be a summary, provided it references the specifics of the proposal and conditions of approval in the public record;
- (b) The address or other geographic description of the property proposed for development, including a map of the property in relation to the surrounding area;
- (c) A statement a statement that the complete case file, including findings, conclusions, and conditions of approval, if any, is available for review and how copies can be obtained;
- (d) The date the decision becomes final, unless an appeal is submitted; and
- (e) A statement that all person entitled to notice of the decision may appeal the decision in accordance with TDC 32.310.

(6) Appeal of a Type II Decision. Appeals may be made in accordance with TDC 32.310.

(7) Effective Date of Type II Decision. A Type II Decision becomes effective 14 days after the City mails the Notice of Decision, unless an Appeal is submitted pursuant to TDC 32.310 or unless the conditions of approval specify otherwise.

Finding:

A final decision and any appeal will follow the requirements of this section. These standards will be met.

Chapter 33: Applications and Approval Criteria.

[...]

Section 33.020 - Architectural Review.

[...]

(2) Applicability.

- (a) The following types of development are subject to Architectural Review:
 - (i) Any exterior modifications to improved or unimproved real property;
 - (ii) Any remodeling that changes the exterior appearance of a building;
 - (iii) Any site alteration which alters the topography, appearance or function of the site;and

[...]

(3) Types of Architectural Review Applications—Procedure Type.

[...]

(f) General Development. All development applications, (except Single Family Dwelling, duplex, townhouse, triplex, quadplex, or cottage cluster, Clear and Objective and Large Commercial, Industrial, and Multifamily Development) are subject to Type II Review.

[...]

Finding:

The submitted Architectural Review application proposes real property on a lot in the Manufacturing Park (MP) zone. The application proposes an addition of approximately 3,900 square feet to an existing building that is classified as “General Development” under TDC 33.030(3)(f). The application is subject to Type II Architectural Review. The application has been processed according to the applicable Type II procedures. With Condition of Approval A13, this standard is met.

(4) Application Materials. The application must be on forms provided by the City. In addition to the application materials required by TDC 32.140 (Application Submittal), the following application materials are also required:

- (a) The project name and the names, addresses, and telephone numbers of the architect, landscape architect, and engineer on the project;
- (b) Existing conditions plan, site plan, grading plan, utility plan, landscape plan, and lighting plan all drawn to scale;
- (c) A building materials plan that includes a written description and image representation of facade, windows, trim, and roofing materials, colors, and textures;
- (d) Title report; and
- (e) A Service Provider Letter from Clean Water Services.

(5) Approval Criteria.

[...]

(c) General Development. Applications for General Development must comply with the applicable standards and objectives in TDC Chapters 73A through 73G.

[...]

Finding:

The submitted Architectural Review is for “General Development”. The applicant has provided materials meeting the requirements of this section of the Tualatin Development Code (TDC). Therefore, it must comply with the standards and objectives in TDC 73A through 73G. These standards are met by the submittal of the subject application required by this section of the TDC.

(8) Effective Date. The effective date of an Architectural Review decision or Minor Architectural Review decision is the date the notice of decision is mailed.

(9) Permit Expiration. Architectural Review decisions (including Minor Architectural Review decisions) expire two (2) years from the effective date unless the applicant has received a building, or grading permit submitted in conjunction with a building permit application, substantial construction has occurred pursuant to the building permit, and an inspection has been performed by a member of the Building Division.

(10) Extension of Permit Expiration.

- (a) An Architectural Review approval may be extended if the applicant, or successor interest, submits a written request for an extension of time within two (2) years of the effective date.
- (b) A Minor Architectural Review approval may not be extended. A new application is required if the permit expires.
- (c) Upon receipt of a request for an extension of time, the City will process the extension request as follows:
 - (i) If the City Manager approved the Architectural Review, then the City Manager will decide the extension request under the Type II procedures in TDC 32.220.
[...]
- (d) The City must provide notice of the extension request to past recipients of the Architectural Review notice of decision and the applicant must post a sign pursuant to TDC 32.150.
- (e) The City Manager or Architectural Review Board, as applicable, may grant the extension of time upon finding the following:
 - (i) The applicant submitted a written extension request prior to the expiration date;
 - (ii) There have been no significant changes in any conditions, ordinances, regulations or standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for Architectural Review;
 - (iii) If the previously approved application included a special study, the applicant provided a status report includes a letter from a recognized professional that states that conditions have not changed after the original approval and that no new study is warranted; and
 - (iv) If the site has been neglected so as to allow the site to become blighted, the deciding party must factor this into its decision.
- (f) The City Manager or Architectural Review Board, as applicable, may grant or deny the extension request. The decision must be in writing and must be made within sixty (60) days of receipt of the request for extension. If the decision is to grant the extension, the extension can be no more than a single one-year extension.
- (g) Upon making the decision, the City must provide notice of the extension decision as provided in TDC 32.220 for Type II decisions made by the City Manager and TDC 32.230 for Type III decisions made by the Architectural Review Board.

Finding:

The proposed application is approved subject to compliance with the above standards and Conditions of Approval. With Condition of Approval A1, these standards are met.

TDC 33.050. - Industrial Master Plans.

(1) Purpose. The Industrial Master Plan sets particular standards for development within the Industrial Master Plan Area (defined by such plan), in accordance with the Tualatin Comprehensive Plan, the Southwest Tualatin Concept Plan (SWCP) and the Leveton Tax Increment Plan. Such approved plans are intended to achieve a campus-like setting within an Industrial Master Plan Area, while allowing development to occur independently on a number of smaller parcels within that area. It is the intent of this chapter to provide procedures and criteria for the submission and review of such Industrial Master Plan applications. Development standards approved through a Master Plan process establishes alternative development standards that supersede conflicting provisions in the Tualatin Development Code.

(2) Applicability.

[...]

(b) An Industrial Master Plan is optional for any development in the Manufacturing Park (MP) Zone or Manufacturing Business Park (MBP) Zone. An Industrial Master Plan is required to do any of the following:

(i) Modify the requirements for internal circulation, building location and orientation, street frontage, setbacks, building height, or lot size as provided in TDC Chapter 62 for the Manufacturing Park (MP) Zone and TDC Chapter 64 for the Manufacturing Business Park (MBP) Zone; and

(ii) Provide for individual parcels of less than 40 acres in the Manufacturing Park Zone. However, the parcels must not be less than 15 acres north of SW Leveton Drive and five acres south of SW Leveton Drive, unless otherwise provided under TDC 62.050(1).

(c) An Industrial Master Plan must be submitted for the entire Industrial Master Plan Area and include all owners of property within the area.

[...]

Finding:

The applicant has a current Industrial Master Plan, IMP24-0001, that is in effect for the Lam Research campus (Exhibit E). As proposed, the proposed addition will not require any further modification of the current IMP.

Section 33.110 - Tree Removal Permit/Review.

(2) Applicability. No person may remove a tree on private property within the City limits, unless the City grants a tree removal permit, consistent with the provisions of this Section.

[...]

(3) Exemptions. The following actions are exempt from the requirements of a tree removal permit.

(a) General Exemption. Four or fewer trees may be removed within a single calendar year from a single parcel of property or contiguous parcels of property under the same ownership without a permit, if the tree is:

(i) Not located in the Natural Resource Protection Overlay District (NRPO);

(ii) Not located in the Wetlands Protection Area (WPA) of the Wetlands Protection District (WPD);

(iii) Not a Heritage Tree; and

(iv) Not previously required to be retained or planted under an approved Architectural Review decision.

(b) Forest Harvesting Exemption. Forest Harvesting Uses, as provided by Agricultural Uses in TDC 39.300 are exempt.

(c) Orchard Exemption. Orchards Uses, as provided by Agricultural Uses in TDC 39.300, are exempt.

(d) Public Property Exemption. Tree removal on federal, state, county, or City property is exempt from the requirements of a tree removal permit. This exemption includes, but is not limited to road, improvements and maintenance to City parks, rights-of-way, water, sanitary sewer, and stormwater facilities. (Removal of trees from public right-of-way are governed by TDC Chapter 74.)

(5) Specific Submittal Requirements. In addition to the general submittal requirements in TDC 32.140 (Application Submittal), an applicant must submit the following:

- (a) **Tree Preservation Plan.** A tree preservation plan drawn to scale must include:
 - (i) The location, size, species, and tag identification number of all trees on-site eight inches or more in diameter;
 - (ii) All trees proposed for removal and all trees proposed to be preserved;
 - (iii) All existing and proposed structures;
 - (iv) All existing and proposed public and private improvements; and
 - (v) All existing public and private easements.
 - (b) **Tree Assessment Report.** A tree assessment prepared by a certified arborist must include:
 - (i) An analysis as to whether trees proposed for preservation may be preserved in light of the development proposed, are healthy specimens, and do not pose an imminent hazard to persons or property if preserved;
 - (ii) An analysis as to whether any trees proposed for removal could reasonably be preserved in light of the development proposed and health of the tree;
 - (iii) a statement addressing the approval criteria set forth in TDC 33.110(5);
 - (iv) the name, contact information, and signature of the arborist preparing the report; and
 - (v) The tree assessment report must have been prepared and dated no more than one calendar year preceding the date the development or Tree Removal Permit application is deemed complete by the City.
 - (c) **Tree Tags.** All trees on-site must be physically identified and numbered in the field with an arborist-approved tagging system that corresponds to the Tree Preservation Plan and Tree Assessment Report.
- (6) **Approval Criteria.**
- (a) An applicant must satisfactorily demonstrate that at least one of the following criteria are met:
 - (i) The tree is diseased and:
 - (A) The disease threatens the structural integrity of the tree; or
 - (B) The disease permanently and severely diminishes the esthetic value of the tree; or
 - (C) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or esthetic value.
 - (ii) The tree represents a hazard which may include but not be limited to:
 - (A) The tree is in danger of falling; or
 - (B) Substantial portions of the tree are in danger of falling.
 - (iii) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.

Finding:

These standards are not applicable to this application due to no existing trees being impacted for removal or proposed to be removed by this application.

Chapter 62: Manufacturing Park Zone (MP)

TDC 62.200. - Use Categories.

(1) **Use Categories.** Table 62-1 lists use categories Permitted Outright (P) or Conditionally Permitted (C) in the MP zone. Use categories may also be designated as Limited (L) and subject

to the limitations listed in Table 62-1 and restrictions identified in TDC 62.210. Limitations may restrict the specific type of use, location, size, or other characteristics of the use category. Use categories which are not listed are prohibited within the zone, except for uses which are found by the City Manager or appointee to be of a similar character and to meet the purpose of this zone, as provided in TDC 31.070.

(2) *Overlay Zones.* Additional uses may be allowed in a particular overlay zone. See the overlay zone Chapters for additional uses.

Table 62-1
 Use Categories in the MP Zone

USE CATEGORY	STATUS	LIMITATIONS AND CODE REFERENCES
Industrial Use Categories		
Light Manufacturing	P (L)	Permitted uses limited to: <ul style="list-style-type: none"> • Manufacture or assembly of electronic or optical instruments, equipment, devices; musical instruments; toys; and sporting goods. • Production of textiles or apparel; • Printing, publishing, and lithography shops; and • Research and development laboratories. <ul style="list-style-type: none"> - Primary processing of organic materials, such as tanning of leather, is prohibited.

Finding:

The project area is within the Manufacturing Park (MP) Zone. The proposed addition to existing Building B will expand this existing research and development laboratory, which is considered an industrial use. The applicant’s narrative states the use of this building will be accessory to the primary uses of the Lam Research campus for manufacturing and office related to light manufacturing use.

TDC 62.210. - Additional Limitations on Uses.

(1) *Sale of Goods Produced On-Site.* The retail sale of goods produced on-site is permitted, provided that the retail sale area, including the showroom area, is no greater than five percent of the gross floor area of the building and does not exceed 1,500 square feet.

(2) *Offices.* Office uses are a permitted as specified below.

(a) *Permitted Uses.* The following are permitted uses:

- (i) Offices for chemical and physical sciences, engineering, cartography, or other research functions;
- (ii) Shared service facilities (as defined by TDC 31.060); and
- (iii) Corporate, regional, or district headquarter offices if:
 - (A) The headquarters is for a permitted use in this Code;
 - (B) The offices occupy at least 20,000 square feet; and
 - (C) Manufacturing is not conducted, unless the manufacturing is a permitted use in the MP zone.

(b) *Accessory Uses to an Industrial Use.* Office uses accessory to a permitted industrial use are permitted.

(c) *Limited Uses*. Offices located on the same site as a permitted industrial use may be permitted, subject to TDC 62.210(4).

[...]

(5) *Outdoor Uses*. All uses must be conducted wholly within a completely enclosed building, except as provided by this section.

(a) *Permitted Uses*. Off-street parking and loading, utility facilities, wireless communication facilities, and outdoor storage occupying less than ten (10) percent of the total site area, are permitted outright as outdoor uses.

Finding:

The proposed addition is for expanding and existing research and development lab and related uses. There are office uses within other buildings in the Lam Research campus. However, the proposed use is an expansion of the existing research and development use. No outdoor uses are permitted. Any future use must be conducted wholly within a completely enclosed building. Outdoor use is not considered ground mounted or roof mounted electrical and mechanical equipment.

TDC 62.300. - Development Standards.

Development standards in the MP zone are listed in Table 62-2. Additional standards may apply to some uses and situations, see TDC 62.310.

**Table 62-2
 Development Standards in the MP Zone**

Note: Development Table is Modified by IMP24-0001				
	Standard	Limitations and Code Reference	IMP24-0001 Modifications	Proposed
Minimum Setback				
Minimum Building setback for Yards Adjacent to Streets or Alleys, North of SW Leveton Drive	100 feet		68 feet from SW Leveton Drive and 98 feet from SW 108 th Avenue	Over 600' from Leveton Drive, over 650' from 108th Avenue, and over 550' from SW Tualatin Road.
Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys, north of SW Leveton Drive	50 feet	No minimum setback if adjacent to railroad right-of-way or spur track	0 feet from side and rear yards under common ownership. From other lots: Subject to Table 62-2 Development Standards in the MP Zone	Over 1,400' from west side yard.
Parking and Circulation Areas Adjacent to Public Right-of-Way	50 feet	No minimum setback required adjacent to joint access approach in accordance with TDC 73C.	50' from Leveton Drive, 43' from 108th Avenue, 35' from SW Tualatin Road	No parking or circulation areas are proposed.

Parking and Circulation Areas Adjacent to Private Property Line	5 - 25 feet	Determined through Architectural Review Process. No minimum setback required adjacent to joint access approach in accordance with TDC 73C.	0 feet from property lines under common ownership. 10 feet from other lots.	No proposed parking or circulation areas.
Fences	50 feet	From public right-of-way.	50 feet	No fencing proposed.
Structure Height				
Maximum Height	70 feet	May be increased to 85 feet if yards adjacent to structure are not less than a distance equal to one and one-half times the height of the structure. Flagpoles may extend to 100 feet.	85 feet	The height of the proposed building addition will be 30'10".
Maximum Height Adjacent to Residential District	28 feet	Measured at the required 50-foot or 100-foot setback line, includes flagpoles. The building height may extend above 28 feet on a plane beginning at the 50-foot or 100-foot setback line at a slope of 45 degrees extending away from the setback line.	28 feet	No structures are proposed within 100' of a property line adjacent to a residential district.

Finding:

Lam Research has an Industrial Master Plan, IMP24-0001 (Exhibit E), that has modified Table 62-2 setbacks and structure height. As illustrated above in modified Table 62-2, the development standards as modified by IMP24-0001 are met.

TDC 62.310. - Additional Development Standards.

(1) Industrial Master Plan. Minimum lot size, setbacks, maximum height, and other development standards may be modified by submittal of an Industrial Master Plan application. See TDC 33.050.

[...]

Finding:

Lam Research current effective Industrial Master Plan has modified the development standards listed in Table 62-2 and these modifications have been incorporated into this table in the previous findings section.

Chapter 63: Industrial Uses and Utilities and Manufacturing Zones – Environmental Regulations

Section 63.020 – Applicability.

The regulations of this Chapter apply to:

(1) All industrial uses and utilities, regardless of the Planning District in which they are located, and

(2) All Manufacturing Planning Districts, regardless of the use category

[...]

Finding:

The site is located in the Manufacturing Park (MP) District and the proposal includes industrial use. Therefore, the noise, vibration, air quality, odor, heat and glare, materials storage, waste disposal, and dangerous substances regulations of this chapter apply. With Condition of Approval A14, these standards are met.

TDC 63.051. - Noise.

All uses and development must comply with the Oregon State Department of Environmental Quality standards relating to noise and the City of Tualatin noise ordinance in, TMC 6-14.

Finding:

The applicant has stated the following in their narrative (Exhibit A1):

“Noise will be localized to the equipment and will comply with all applicable Oregon Department of Environmental Quality (DEQ) and City of Tualatin noise standards. While the Lam campus has previously been the subject of noise complaints, no violations of the applicable noise limits have been identified through the code compliance process, which involved noise measurements being taken by code compliance staff at multiple locations in the residential area to the north of the Lam campus. Based on those measurements and finding no violations, the code compliance investigation was closed. New mechanical equipment associated with the proposed development is not expected to generate substantial noise and is being designed such that the total campus noise levels will continue to comply with DEQ and City of Tualatin noise standards. This noise regulation is not listed as an approval criterion for Architectural Review; however, based on this analysis, it will be feasible for the proposed development to comply with this regulation once it is constructed and operational.”

Staff concur with the applicant’s finding pertaining to noise. A number of public comments, Exhibit

C, were submitted within the 14-day comment period that noted noise concerns. These comments refer to current conditions and infer that the proposed addition will increase noise for surrounding residents. These complaints do not refer to any Architectural Review criteria. Noise complaints were investigated by the Code Compliance Officer during and after the approval of AR24-0001. No decibel levels greater than what is permitted were documented. New complaints must be filed with the City Code Compliance Officer. Once a noise or other complaint is filed with the City's Code Compliance Office, an investigation will result and if there are violations then additional actions by the city will take place. Noise is regulated through Tualatin Municipal Code (TMC) Chapter 6-14, which does not contain any Architectural Review criteria. With Condition of Approval A14, this standard is met.

TDC 63.052. - Vibration.

(1) Restrictions. All uses and development must not cause or permit ground vibration into the property of another person that exceeds the limits set forth below in this section.

(a) Ground vibration as measured at the boundary of a residential planning district and an industrial planning district must not exceed 0.01 inches per second (0.00025 meters per second) RMS velocity.

(b) Ground vibration as measured at a common property boundary of any two properties within any industrial planning district must not exceed 0.1 inches per second (0.0025 meters per second) RMS velocity.

(2) Method of Measurement. Vibration measurement procedures must conform to the methods described in this section and to procedures approved by the Oregon Department of Environmental Quality.

(a) Instrumentation must be capable of measuring RMS value of the vibration velocity over the frequency range of ten to 1,000 hertz.

(b) Measurement values must be recorded for a sufficient period of observation to provide a representative sample.

(c) Attachment of the vibration transducer to the ground must be by magnetic or screw attachment to a steel bar of a minimum of nine inches (22.9 cm.) in length, driven flush with the ground surface.

(3) Exemptions. The requirements of TDC 63.052(1) do not apply to:

(a) Vibration resulting from the operation of any equipment or facility of a surface carrier engaged in interstate commerce by railroad;

(b) Vibration resulting from the operation of any road vehicle;

(c) Vibration resulting from construction activities and use of construction equipment;
and

(d) Vibration resulting from roadway maintenance and repair equipment.

Finding:

The applicant has stated in their narrative (Exhibit A1), that no uses will cause or permit ground vibration. With Condition of Approval A14, these standards are met.

TDC 63.053 - Air Quality.

(1) Restrictions. All uses and development must comply with the most recent air quality standards adopted by the Oregon Department of Environmental Quality. Plans of construction and operations must comply with the recommendations and regulations of the State Department of Environmental Quality.

(2) Method of Measurement. All measurements of air pollution must be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and

acceptable methods or measurement approved by the City. Upon request of the City, persons responsible for a suspected source of air pollution must provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

Finding:

The applicant has stated in their narrative (Exhibit A1), that the proposed development will comply with the most recent air quality standards adopted by the DEQ. With Condition of Approval A14, these standards are met.

TDC 63.054. - Odors.

All uses and development must not emit odors in such quantities as to create a nuisance condition at any point beyond the subject property line of the emitting use.

Finding:

The applicant has stated in their narrative (Exhibit A1), that the proposed development will comply with odor restrictions as to not create a nuisance condition at any point beyond the Lam campus. With Condition of Approval A14, this standard will be met.

TDC 63.055. - Heat and Glare.

(1) All uses and development must conduct all operations producing heat or glare entirely within an enclosed building.

(2) All uses and development may utilize exterior lighting, but the exterior lighting must be screened, baffled or directed away from residential planning districts.

Finding:

The applicant has stated in their narrative (Exhibit A1) that all operations producing heat and glare will be conducted within a fully enclosed building, and all exterior lighting will be directed away from residential planning districts. With Condition of Approval A14, these standards are met.

TDC 63.056. - Storage and Stored Materials.

(1) All uses and development must store all materials, including wastes, in a manner that will not attract or aid the propagation of insects or rodents, or in any other way create a health or safety hazard.

(2) All uses and development that utilize open storage that would otherwise be visible at the property line must conceal it from view at the abutting property line by a sight obscuring fence not less than six feet high and not accessible to the general public to protect public safety.

Finding:

The applicant has stated in their narrative (Exhibit A1) that all materials, including wastes, will be stored appropriately and will be screened from public view. With Condition of Approval A14, these standards are met.

TDC 63.057. - Liquid or Solid Waste Materials.

All uses and development are prohibited from disposing waste onto the site or into adjacent drainage ditches, creeks or other natural waterways in violation of State of Oregon DEQ standards, Clean Water Services Standards, City Standards, or in a manner that causes harm to wildlife.

Finding:

The applicant has stated in their narrative (Exhibit A1) that no waste will be disposed of onto or within the site or in any way that violates local, state, or federal regulations. With Condition of Approval A14, these standards are met.

TDC 63.058. - Dangerous Substances.

All uses and development are prohibited from the storage, transfer, or processing of hazardous, toxic, or radioactive waste.

Finding:

The applicant has stated in their narrative (Exhibit A1) that no storage, transfer, or processing of hazardous, toxic, or radioactive waste is proposed as part of this development. With recommended Condition of Approval A14, these standards are met.

Chapter 73A: Site Design Standards.

Section 73A.110. - General Design Standards.

The following standards are the minimum requirements for nonresidential development in all zones, except the Mixed-Use Commercial (MUC) and Basalt Creek Employment (BCE) zones, which have separate standards:

(1) Walkways. Development must provide walkways as follows:

- (a) Walkways must have a minimum width of;**
 - (i) Six feet for commercial and institutional uses; and**
- (b) Walkways must be constructed of asphalt, concrete, pervious concrete, pavers, or grasscrete;**
- (c) Walkways must meet ADA standards applicable at time of construction or alteration;**
- (d) Walkways must be provided between the main building entrances and other on-site buildings, accessways, and sidewalks along the public right-of-way;**
- (e) Walkways through parking areas must be visibly raised and of a different appearance than the adjacent paved vehicular areas;**
- (f) Bikeways must be provided that link building entrances and bike facilities on the site with adjoining public right-of-way and accessways; and**
- (g) Outdoor Recreation Access Routes must be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.**

Finding:

Due to this being a relatively small addition to the back of an existing building, no existing walkways will be impacted and no new walkways will be required. These standards are not applicable to this Architectural Review application.

(2) Accessways.

- (a) When Required. Accessways are required to be constructed when a multi-family development is adjacent to any of the following:**
 - (i) Residential property;**
 - (ii) Commercial property;**
 - (iii) Areas intended for public use, such as schools and parks; and**
 - (iv) Collector or arterial streets where transit stops or bike lanes are provided or designated.**

[...]

Finding:

There are no multi-family developments immediately adjacent to the proposed development. These standards are not applicable.

(3) Drive-up Uses. When permitted, drive-up uses must comply with the following:

[...]

Finding:

The applicant is not proposing a drive-up use. These standards are not applicable.

(4) Safety and Security. Development must provide safety and security features as follows:

- (a) Locate windows and provide lighting in a manner that enables tenants, employees, and police to watch over pedestrian, parking, and loading areas;**
- (b) Locate windows and interior lighting to enable surveillance of interior activity from the public right-of-way;**
- (c) Locate, orient, and select exterior lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas;**
- (d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services; and**
- (e) Above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substations, and above ground natural gas pumping stations must provide a minimum six foot tall security fence or wall.**

Finding:

No new pedestrian or parking areas are proposed. The addition will be located on what is the back or north side of an existing building with no main access for employees or other individuals. There are existing exterior site and building lighting that will adequately illuminate the proposed development area for safety and security purposes. All buildings within the Lam campus have approved identification systems for emergency services. No new above ground sewer or water pumping stations, pressure reading stations, water reservoirs, electrical substation and above ground natural gas pumping stations are proposed. There is one door adjacent to the loading area that will have a window. Additionally, the applicant's narrative (Exhibit A1) states that "security will be further ensured via cameras located throughout the Lam campus". This standard is met.

(5) Service, Delivery, and Screening. Development must provide service, delivery, and screening features as follows:

- (a) Above grade and on-grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners must be screened with sight obscuring fences, walls or landscaping;**
- (b) Outdoor storage must be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping; and**
- (c) Above ground pumping stations, pressure reading stations, water reservoirs; electrical substations, and above ground natural gas pumping stations must be screened with sight-obscuring fences or walls and landscaping.**

Finding:

The applicant’s narrative, Exhibit A1, states and illustrates that new “above grade and roof-mounted mechanical and electrical equipment will be screened from public view by distance, topography, existing building walls, dense evergreen vegetation and mature landscaping, and the berm along SW Tualatin Road”. The ground elevation in the area of the addition is approximately 166 feet and along SW Tualatin Road the elevation is approximately 186 feet. There will be stacks and ducts associated with the addition, it is the current city policy that these items do not require screening. With Condition of Approval A8.a., these standards will be verified to have been met, or additional screening may be reviewed and required through the Minor Architectural Review process.

(6) Adjacent to Transit. Development adjacent to transit must comply with the following:

- (a) Development on a transit street illustrated on Comprehensive Plan Map 8-5 must provide either a transit stop pad on-site, or an on-site or public sidewalk connection to a transit stop along the subject property's frontage on the transit street.**
- (b) Development abutting major transit stops as illustrated on Comprehensive Plan Map 8-5 must:**
 - (i) Locate any portion of a building within 20 feet of the major transit stop or provide a pedestrian plaza at the transit stop;**
 - (ii) Provide a reasonably direct pedestrian connection between the major transit stop and a building entrance on the site;**
 - (iii) Provide a transit passenger landing pad accessible to disabled persons;**
 - (iv) Provide an easement or dedication for a passenger shelter as determined by the City; and**
 - (v) Provide lighting at the major transit stop.**

Finding:

As shown on Comprehensive Plan Map 8-5 (Exhibit F), the subject site is located along the Blue Line shuttle route with a stop located near Lam’s main driveway entrance on SW Leveton Drive. Public sidewalks along SW Leveton Drive and SW 108th Avenue connect the campus to this stop. There is no other plan in place for additional transit along either frontage. This standard is met.

Chapter 73B: Landscaping Standards.

[...]

Section 73B.020 – Landscape Area Standards Minimum Areas by Use and Zone.

The following are the minimum areas required to be landscaped for each use and zone:

Zone	Minimum Area Requirement*	Minimum Area Requirement with dedication for a fish and wildlife habitat*
[...]	[...]	[...]
(5) RL, RLM, RMH, RH and RH/HR – Conditional Uses, except Small Lot Subdivisions	25 percent of the total area to be developed	20 percent of the total area to be developed

Zone	Minimum Area Requirement*	Minimum Area Requirement with dedication for a fish and wildlife habitat*
[...]		
<p>* For properties within the Hedges Creek Wetland Protection District which have signed the "Wetlands Mitigation Agreement," the improved or unimproved wetland buffer area may reduce the required landscaping to 12.5 percent as long as all other landscape requirements are met.</p>		

Finding:

The addition will be located within an area that is paved, abuts and is connected to existing Building B. The existing landscaping complies with the 25% minimum landscaping requirement. No existing landscaping will be affected by the addition. The area of the addition is not visible to the general public. No additional landscaping is required. This standard is met by the existing landscaping and the lack of visibility of the addition does not warrant additional landscaping.

Section 73B.040. - Additional Minimum Landscaping Requirements for Nonresidential Uses.

(1) General. In addition to requirements in TDC 73B.020, nonresidential uses, except those located in the Mixed-Use Commercial (MUC) zone which has its own standards, must comply with the following:

- (a) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas must be landscaped.
 - (i) This standard does not apply to areas subject to the Hedges Creek Wetlands Mitigation Agreement.
- (b) Minimum 5-foot-wide landscaped area must be located along all building perimeters viewable by the general public from parking lots or the public right-of-way, but the following may be used instead of the 5-foot-wide landscaped area requirement:
 - (i) Pedestrian amenities such as landscaped plazas and arcades; and
 - (ii) Areas developed with pavers, bricks, or other surfaces, for exclusive pedestrian use and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies.
- (c) Five-foot wide landscaped area requirement does not apply to:
 - (i) Loading areas;
 - (ii) Bicycle parking areas;
 - (iii) Pedestrian egress/ingress locations; and
 - (iv) Where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than eight feet.
- (d) Development that abuts an RL or MP Zone must have landscaping approved through Architectural Review and must provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses and the adjacent RL and MP zones.
- (e) Landscape screening provisions are superseded by the vision clearance requirements of Figure 73B-4.

[...]

Finding:

All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas, or undisturbed natural areas are adequately landscaped. The addition will not be visible to the general public due to the location, topography, existing screening, mature deciduous and conifer trees or existing buildings. No additional landscaping is required. These standards are met.

Chapter 73C: Parking Standards.

Section 73C.010. - Off-Street Parking and Loading Purpose and Applicability.

(1) Purpose. The purpose of the off-street parking and loading area standards are to promote functional and safe parking areas that are:

- (a) Limited in scale;
- (b) Designed to minimize conflicts with active transportation modes;
- (c) Designed to mitigate heat island effects or generate sustainable power.

(2) Applicability. The off-street parking and loading provisions of this chapter apply to all new development and modifications to existing development, including changes of use, unless otherwise stated in this chapter.

Finding:

The applicant is proposing an addition to an existing building, therefore, this chapter is applicable.

Section 73C.020 – Calculating Parking Lot Area.

Parking lot area shall be based on the cumulative area measured around the perimeter of all parking spaces, vehicle maneuvering areas, interior walkways, and interior landscaping areas. This requirement applies to parking areas scattered throughout a property or that span multiple lots but serve a common use or uses.

Finding:

This application does not propose new parking areas. This standard is not applicable.

Section 73C.030. - Parking Lot Design Requirements.

All development where new parking is provided, must comply with the following:

[...]

Finding:

The application does not propose new parking areas. These standards are not applicable.

Section 73C.040 - Off-Street Vehicle and Bicycle Parking Quantity Requirements.

(1) Parking Table. Table 73C-1 lists the maximum permitted vehicle and minimum required bicycle parking requirements listed for land use types.

[...]

Section 73C.050. - Bicycle Parking Requirements.

(1) Requirements. Bicycle parking facilities must include:

- (a) Long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms in which the bicycle is stored;

- (i) Long-term bicycle parking facilities may be provided inside a building and/or parking garage in secure and accessible locations.
 - (b) Short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels.
- (2) **Standards.** Bicycle parking must comply with the following:
- (a) Each bicycle parking space must be at least six feet long and two feet wide, with overhead clearance in covered areas must be at least seven feet;
 - (b) A five-foot-wide bicycle maneuvering area must be provided beside or between each row of bicycle parking. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;
 - (c) Access to bicycle parking must be provided by an area at least three feet in width. It must be constructed of concrete, asphalt, or a pervious hard surface such as pavers or grasscrete, and be maintained;
 - (d) Bicycle parking areas and facilities must be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs must be located at the main entrance and at the location of the bicycle parking facilities;
 - (e) Bicycle parking must be located in convenient, secure, and well-lighted locations approved through the Architectural Review process. Lighting, which may be provided, must be deflected to not shine or create glare into street rights-of-way or fish and wildlife habitat areas;
 - (f) Required bicycle parking spaces must be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This does not preclude the operation of private for-profit bicycle parking businesses;
 - (g) Bicycle parking may be provided within the public right-of-way in the Core Area Parking District subject to approval of the City Engineer and provided it meets the other requirements for bicycle parking; and
 - (h) The City Manager or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking pursuant to Architectural Review.

Finding:

IMP24-0001 supersedes off-street vehicle parking requirements of this chapter. The IMP established a campus wide parking ratio of 1.6 spaces per 1,000 square feet. The total square footage for the existing campus with the addition is 811,630 square feet, which equates to 1,299 required off-street parking spaces. The table below illustrates current bicycle and vehicle parking requirements.

Excerpt from Table 73C-1: Off-Street Vehicle and Bicycle Parking Quantity Requirements				
Use	Minimum Motor Vehicle Parking	Maximum Motor Vehicle Parking	Bicycle Parking	Percentage of Bicycle Parking to be Covered
(f) Industrial				
(i) Manufacturing	1.6 spaces per 1,000 square feet of gross floor area	None	2 spaces, or 0.10 spaces per 1,000 gross square feet, whichever is greater	First five spaces or 30 percent, whichever is greater

The table below illustrates existing and proposed building square footages, vehicle and bicycle parking. The current Lam campus exceeds the required vehicle parking of 1,299 spaces, and bicycle parking of 82 spaces with at least 25 long-term spaces. A total of 2,291 vehicle spaces and 100 long-term and 82 short-term spaces are currently provided.

	Existing and Approved Lam Development	Proposed by this Application	Total
Gross Floor Area	807,730 sqft	3,900 sqft	811,630 sqft
Vehicle Parking Spaces	2,298	-7	2,291
Bicycle Parking Spaces	100 long-term/82 Short-term	0	100 long-term/82 Short-term

The parking standards of 73C.040 and 73C.050 as modified by IMP24-0001 are met.

Section 73C.080. - Off-Street Loading Facilities Requirements.

(1) The minimum number of off-street loading berths for commercial, industrial, and institutional uses is as follows:

Use	Square Feet of Floor Area	Number of Berths	Dimensions of Berth	Unobstructed Clearance of Berth
Institutional	Less than 5,000	0	0	0
	5,000–25,000	1	12 feet × 25 feet	14 feet
	25,000–60,000	2	12 feet × 35 feet	14 feet
	60,000 and over	3	12 feet × 35 feet	14 feet

(2) Loading berths must not use the public right-of-way as part of the required off-street loading area.

(3) Required loading areas must be screened from public view, public streets, and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.

(4) Required loading facilities must be installed prior to final building inspection and must be permanently maintained as a condition of use.

(5) The off-street loading facilities must be on the same lot or parcel as the structure they are intended to serve.

[...]

Finding:

The subject site has existing off-street loading facilities in excess of the 3 required facilities per TDC 73C.080 for square footages in excess of 60,000 square feet. The proposed addition will include one loading birth of at least 12 feet x 60 feet. No additional loading births are required, these standards are met.

Section 73C.210. - General Parking Lot Landscaping Requirements.

All development where new parking is provided, must comply with the following landscaping requirements:

Finding:

The existing onsite parking areas were approved by previous architectural reviews. The application does not propose new parking areas. These standards are not applicable.

Chapter 73D: Waste and Recyclables Management Standards.

Section 73D.010. - Applicability and Objectives.

(1) **Applicability.** The requirements of this Chapter apply to all new or expanded:

- (a) Common wall residential developments containing five or more units;
- (b) Commercial developments;
- (c) Industrial developments; and
- (d) Institutional developments.

Section 73D.020 - Design Methods.

An applicant required to provide mixed solid waste and source separated recyclables storage areas must comply with one of following methods:

- (1) The minimum standards method in TDC 73D.030;
- (2) The waste assessment method in TDC 73D.040;
- (3) The comprehensive recycling plan method in TDC 73D.050; or
- (4) The franchised hauler review method in TDC 73D.060.

Section 73D.030 – Minimum Standards Method.

This method specifies a minimum storage area requirement based on the size and general use category of the new or expanded development. This method is most appropriate when specific use of a new or expanded development is not known. It provides specific dimensional standards for the minimum size of storage areas by general use category.

(1) The size and location of the storage area(s) must be indicated on the site plan. Requirements are based on an assumed storage area height of four feet for mixed solid waste and source separated recyclables. Vertical storage higher than four feet, but no higher than 7 feet may be used to accommodate the same volume of storage in a reduced floor space (potential reduction of 43 percent of specific requirements). Where vertical or stacked storage is proposed, submitted plans must include drawings to illustrate the layout of the storage area and dimensions for containers.

(2) The storage area requirement is based on uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use must be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building must be the sum of the area of each use. Minimum storage area requirements by use is as follows:

[...]

- (c) Commercial, industrial, and institutional developments must provide a minimum storage area of ten square feet plus:

[...]

(v) All other uses – Four square feet/1,000 square feet GLA.

(3) Mixed solid waste and source separated recyclables storage areas for multiple tenants on a single site may be combined and shared.

Section 73D.070 – Location, Design and Access Standards.

The following location, design, and access standards are applicable to all storage areas:

(1) Location Standards.

(a) The storage area for source separated recyclables may be collocated with the storage area for mixed solid waste.

(b) Storage area space requirements can be satisfied with a single location or multiple locations, and can combine both interior and exterior locations.

(c) Exterior storage areas must:

(i) Be located in central and visible locations on the site to enhance security for users;

(ii) Be located in a parking area; and

(iii) Not be located within a required front yard setback or in a yard adjacent to a public or private street.

(2) Design Standards.

(a) The dimensions of the storage area must accommodate containers consistent with current methods of local collection at time of construction or alteration.

(b) Indoor and outdoor storage areas must comply with Oregon Building and Fire Code requirements.

(c) Exterior storage areas must be enclosed by a sight obscuring fence or wall at least 6 feet in height.

(d) Evergreen plants must be placed around the enclosure walls, excluding the gate or entrance openings for common wall, commercial, and institutional developments.

(e) Gate openings for haulers must be a minimum of 10 feet wide and must be capable of being secured in a closed and open position.

(f) Horizontal clearance must be a minimum of 10 feet and a vertical clearance of 8 feet is required if the storage area is covered.

[...]

(h) Exterior storage areas must have either a concrete or asphalt floor surface.

(i) Storage areas and containers must be clearly labeled to indicate the type of material accepted.

(3) Access Standards.

(a) Storage areas must be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.

(b) Storage areas must be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access.

(c) Storage areas must be accessible to hauler trucks without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius must be provided to allow hauler trucks to safely exit the site in a forward motion.

(d) Storage areas must be located so that pedestrian and vehicular traffic movement are not obstructed on site or on public streets adjacent to the site.

(e) The following is an exception to the access standard:

(i) Access may be limited for security reasons.

Finding:

The site is located in the Manufacturing Park (MP) Planning District. The proposed use is an expansion of an existing industrial lab building for more space for tools. No new employees will be added as a result of the addition being constructed. The applicant's narrative states, "the proposal is not expected to increase volumes of waste/recycling materials and does not require any modification of existing collection facilities used at Building B". The applicant has previously utilized the Waste Assessment Method and will continue to utilize this Design Method described in TDC 73D.040.

The application materials did not include a service provider letter from Republic Services. In order to verify that the existing facilities will adequately serve this expansion, the applicant must obtain a Service Provider letter from Republic Services. With Condition of Approval A7, these standards will be met.

CHAPTER 74 Public and Private Transportation Facilities and Utilities.

[...]

TDC 74.020. Applicability.

(1) Unless otherwise provided, construction, reconstruction or repair of public and private transportation facilities and utilities must comply with the provisions of this chapter. No development may occur and no land use application may be approved unless the public and private facilities related to development comply with the requirements established in this chapter and adequate public facilities are available. Applicants may be required to dedicate land and build required improvements only when the required exaction is directly related to and roughly proportional to the impact of the development.

(2) Development must also comply with the applicable requirements of the Tualatin Municipal Code, Tualatin Public Works Construction Code, and Clean Water Services Design and Construction Standards.

(3) Adjustments to the provisions in this chapter related to transportation facility and utility improvements shall be requested as an exception in conjunction with an Architectural Review, Subdivision, Partition, or Driveway Approach Permit application consistent with the requirements of 74.040. Adjustment to the provisions in this chapter requested under 74.040 may also be requested as a separate application through a Type II procedure.

Finding:

Public and private facilities related to development will comply with the requirements established in this chapter and ensure adequate public facilities are available. The improvements required have been reviewed and found to be directly related to and roughly proportional to the impact of the development.

Development will comply with the applicable requirements of the Tualatin Municipal Code (TDC), Tualatin Public Works Construction Code, and Clean Water Services Design and Construction Standards.

With Conditions of Approval A5, A6, A9, and A10, these standards are met.

TDC 74.050. Traffic Study.

(1) A traffic study must be provided with an application for development or when any of the following is proposed:

(a) A plan amendment;

(b) An increase in average daily site traffic volume generation of more than 100 trips;

- (c) An increase in peak hour site traffic volume generation of more 20 trips;
 - (d) An increase in site traffic that results in queuing within the public right-of-way; or
 - (e) An increase in site traffic where the location of an existing or proposed access driveway does not meet minimum sight distance requirements or is located on a street that is designated as restricted in TDC 75.
- (2) The traffic study must include, at a minimum:
- (a) An analysis of the existing situation, including the level of service on adjacent and impacted facilities;
 - (b) An analysis of any existing safety deficiencies;
 - (c) Proposed trip generation and distribution for the proposed development;
 - (d) Projected levels of service on streets on which the property has frontage or takes access or contributes five percent or more to total daily or peak hour traffic volumes;
 - (e) Recommendation of necessary improvements to ensure an acceptable level of service for roadways and a level of service of at least D for signalized, all-way stop, and roundabout intersections and at least E for unsignalized intersections, after the future traffic impacts are considered; and
 - (f) The study must be conducted by a registered engineer in the state of Oregon.

Finding:

Based on the application materials showing this project as a 3,865 SF addition to the existing Lam Building, the anticipated trip generation is less than 100 trips per day and does not meet the TDC 74.050 criteria for requiring a traffic study, therefore no additional traffic analysis is necessary to meet Tualatin's traffic study requirements. This standard is met.

TDC 74.110. Utilities.

[...]

(3) Storm Drainage System. Storm drainage lines must be installed to serve each property in accordance with City codes and standards.

(a) Storm drainage construction plans and calculations must be submitted to the City Manager for review and approval prior to construction.

(b) The storm drainage calculations must confirm that adequate capacity exists to serve the site. The discharge from the development must be analyzed in accordance with the Tualatin Municipal Code and Public Works Construction Code.

[...]

(4) Grading. Development sites must be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.

(a) A development applicant must submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties.

(b) The City Manager may require the applicant to remove all excess material from the development site.

(5) Water Quality, Storm Water Detention, and Erosion Control. The applicant must comply with the water quality, storm water detention and erosion control requirements in the Tualatin Municipal Code, Public Works Construction Code, and Clean Water Services standards, including:

(a) The applicant must construct a permanent on-site water quality facility and storm water detention facility.

[...]

(ii) For all other development applications, the applicant must submit stormwater construction plans and calculations in compliance with the Tualatin Municipal Code and obtain a Stormwater Connection Permit from Clean Water Services prior to issuance of any building permit and must construct the stormwater infrastructure prior to issuance of a Certificate of Occupancy or release of a Construction Improvement Bond.

(b) For on-site private and regional non-residential public facilities, the applicant must submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant must submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbance of the site is allowed until the erosion control plan is approved by the City and the required measures are in place and approved by the City.

Finding:

Storm drainage lines will be installed to serve each property in accordance with City codes and standards. Storm drainage construction plans and calculations for review and approval prior to construction. The storm drainage calculations will confirm that adequate capacity exists to serve the site. The discharge from the development will be analyzed in accordance with the Tualatin Municipal Code and Public Works Construction Code.

The development will be graded to minimize the impact of stormwater runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development. The development applicant will submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The applicant will remove all excess material from the development site.

The applicant will comply with the water quality, stormwater detention, and erosion control requirements in the Tualatin Municipal Code, Public Works Construction Code, and Clean Water Services standards. The applicant will submit stormwater construction plans and calculations in compliance with the Tualatin Municipal Code, obtain a Stormwater Connection Permit from Clean Water Services, and if capacity is inadequate will construct the improvements (including a permanent on-site water quality facility and stormwater detention facility) prior to issuance of a Certificate of Occupancy or release of a Construction Improvement Bond.

The applicant will submit an erosion control plan prior to issuance of a Public Works Permit. Construction or disturbance of the site will not occur until after the erosion control plan is approved by the City and the required measures are in place and approved by the City.

With Conditions of Approval A3, A5, A9, and A10, these standards are met.

TDC 74.160. Installation of Improvements.

[...]

(2) Private Improvements. All private improvements must be installed at the expense of the applicant. The property owner must retain maintenance responsibilities over all private improvements.

(3) Construction of Improvements and Phasing.

(a) All public and private improvements required under this chapter must be completed and accepted by the City prior to the issuance of a Certificate of Occupancy or release of a Construction Improvement Bond; or, for subdivision and partition applications, in accordance with the requirements of the Subdivision regulations.
[...]

Finding:

The applicant will obtain City approval of construction plans, issuance of Erosion Control and Water Quality Permits, and the required fees paid prior to commencement of any work.

All private improvements will be installed at the expense of the applicant.

All private improvements required under this chapter will be completed and accepted by the city prior to the release of a Bond, a Certificate of Occupancy, or release of a Construction Improvement Bond.

With Conditions of Approval A5, A6, A9, and A10, these standards are met.

IV. APPEAL

This Type II Architectural Review decision becomes effective 14 days after the City mails the Notice of Decision, unless an Appeal is submitted pursuant to TDC 32.310 or unless the conditions of approval specify otherwise. Appeals may be submitted to the **Community Development Department – Planning Division at 10699 SW Herman Road, Tualatin, Oregon 97062 / planning@tualatin.gov** before 5:00 p.m., July 1, 2026. The appeal must be submitted on the City [appeal form](#) (hyperlink provided) with all the information requested provided thereon and signed by the appellant.

The plans and appeal forms are available at the Community Development Department – Planning Division offices. The appeal of a Type II Architectural Review decision is reviewed by the City Council.

Submitted by:



Keith Leonard, AICP
Associate Planner