



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Tualatin City Council at 7:00 p.m., **Monday, September 14, 2026**, at the Tualatin City Services Building (10699 SW Herman Road). All are invited to attend the hearing in-person and testify verbally. The meeting can also be attended and comments can be issued virtually over Zoom. A Zoom meeting link will be published with the meeting agenda and packet materials at least one week prior to the hearing date at:

www.tualatinoregon.gov/meetings

An Appeal or Request for Review of the June 17, 2026, staff decision approving, with conditions, Lam Research Corporation to construct a 3,900 square foot addition to Building B located at 11259 SW Leveton Drive (Tax Lot: 2S122AA00500). The proposed addition will be on the north side of Building B, along with an enclosed scrubber pad on the east side of the proposed building addition. The lot where construction will take place is 15.75-acres, located in the Manufacturing Park (MP) Planning District. Appeals were filed by Brett Hamilton and Deborah Anderson who both provided written testimony in opposition to the development due to potential noise and chemicals that might be used as a result of the addition.

You may view the application materials on our Projects web page:

<https://tualatinoregon.gov/projects/lam-research-tub-building-b-addition/>

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

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing. For additional direction regarding providing comments, you can contact Keith Leonard, Associate Planner, at 503-691-3029 or submit your comments directly by email or US Mail.

Email: planning@tualatin.gov and/or kleonard@tualatin.gov

US Mail: City of Tualatin Planning Division

Attn: Keith Leonard

10699 SW Herman Road

Tualatin, OR 97062

The public hearing process begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the City Council will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.

Everyone is invited to attend the hearing and comment on the application's approval criteria. Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to the decision maker to

respond to the issue precludes an action for damages in circuit court.

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

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