

RESOLUTION NO. 5937-25

A RESOLUTION AFFIRMING THE SEPTEMBER 10, 2025, ARCHITECTURAL REVIEW BOARD DECISION APPROVING LAM RESEARCH CAMPUS EXPANSION (AR24-0002) LOCATED AT 11155-11361 SW LEVETON DRIVE; TAX LOTS: 2S122AA 500 and 800; 2S122AB 100; 2S122BA 100.

WHEREAS, a public hearing was held before the City Council of the City of Tualatin on November 10, 2025, upon the request for review submitted by the Brett Hamilton, Appellant, to review the September 10, 2025 Architectural Review Board (ARB) decision approving AR24-0002 Lam Research Campus Expansion (Applicant); and

WHEREAS, a notice of public hearing was given as required by the Tualatin Development Code by mailing a copy of the notice to affected property owners located within 1000 feet of the property, which is evidenced by the Affidavit of Mailing marked Exhibit D attached and incorporated by this reference; and

WHEREAS, the Council heard and considered the testimony and evidence presented by Applicant, Appellant, City staff and interested persons appearing at the de novo public hearing; and

WHEREAS, after the conclusion of the public hearing the Council vote resulted in unanimous denial of the appeal and affirmation of the Architectural Review Board's decision for AR24-0002; and

WHEREAS, in accordance with Council Rule 4B(6) and based upon the evidence and testimony heard and considered by the Council, the Council makes, enters, and adopts the findings and analysis set forth in Sections 3 and 4 below in support of its decision.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The appeal submitted by the Appellant is denied.

Section 2. The Architectural Review Board decision of September 10, 2025 is affirmed.

Section 3. For all approval criteria, the Council adopts as its own findings all of the following:

- i) *Attachment B- November 10, 2025 Supplemental Staff Memo, Supplemental Staff Memo – Architectural Review (AR) for Lam Research Corporation located at located at 11155-11361 SW Leveton Drive (Tax Lots: 2S122AA500 & 800, 2S122A00100, 2S122BA00100) in the Light*

Manufacturing Park Zone (MP), attached and incorporated by reference as Exhibit 1;

- ii) *Exhibit A- September 10, 2025 ARB Decision AR24-0002, Analysis and Findings- Lam Research Campus; Updated September 11, 2025 with Findings and Conditions of Approval which were presented at the Public hearing and adopted by the Architectural Review Board*, attached and incorporated by reference as Exhibit 2;

Section 4. In addition to the findings set out in Section 3, the Council adopts the following supplemental findings in support of the final action, which are attached and incorporated by reference as Exhibit 3.

Section 5. The Manager or Manager's designee is authorized to prepare a Notice of Adoption consistent with this decision and in accordance with TDC 32.240(6).

Section 6. This Resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 8th day of December, 2025.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM:
BY _____
City Attorney

ATTEST:
BY _____
City Recorder