



NOTICE OF PLANNING COMMISSION DECISION

****APPROVAL WITH CONDITIONS****

August 20, 2025

Case #:	IMP 24-0001
Project:	Lam Research Corporation Campus
Location:	11155-11361 SW Leveton Drive; Tax Lots: 2S122AA 500 and 800; 2S122AB 100 2S122BA 100
Representative:	Suzannah Stanley, Mackenzie
Owner:	Lam Research Corporation

I.FINDINGS

- A. An application for Industrial Master Plan (IMP 25-0001) was filed by Mackenzie, on behalf of Lam Research, requesting the addition of Lot 2S122BA00100 to the Plan Area and amend Conditions of Approval from IMP 22-0001, in order to modify building setback, parking and circulation setback, building height and parking lot landscaping.
- B. The Tualatin Planning Commission (TPC) conducted a noticed quasi-judicial public hearing on August 20, 2025, in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The Tualatin Planning Commission found that the findings and analysis, the staff presentation, testimony at the public hearing, materials in the record, and discussion on the record, support the approval of and materials in the record address the approval criteria of TDC 33.050 for Industrial Masters Plans and support the approval of IMP 24-0001 with the Conditions of Approval.

II.ACTION

The Tualatin Planning Commission approves IMP 24-0001 and adopts the staff analysis and findings, dated August 20, 2025, with the following Conditions of Approval:

GENERAL:

1. If future modifications to this Industrial Master Plan are necessary, a new Industrial Master Plan application must be submitted to the City for review.

PUBLIC FACILITIES:

2. Through the Architectural Review process:
 - a. Private Easement declarations must be recorded and/or maintained for cross-access, parking, and utilities (including but not limited to: water, sanitary sewer, storm drainage)



that extend across parcels shared under common ownership within the campus, when deemed necessary: in accordance with TDC 74.330, and TDC 75.040 (2 & 3).

- b. Utilities must serve individual parcels within the campus, in accordance with the Public Works Construction Code and TDC 74.610, 74.620, and 74.630.

LOCATION, DESIGN, COLOR AND MATERIALS

3. Development proposed through the Architectural Review process must:
- Include building material elements consisting of, or complimentary to: masonry, sandstone, architectural metal siding, and window glazing. Color palettes must remain complimentary to earth toned shades.
 - Meet the modified development standards listed in the table below:

STANDARD	MODIFIED DEVELOPMENT STANDARDS UNDER IMP 24-0001
LOT SIZE	
Minimum Lot Size	15 acres
MINIMUM SETBACKS	
Minimum Building Setback for Yards Adjacent to SW Leveton Drive	68 feet
Minimum Building Setback for Yards Adjacent to SW 108th Drive	98 feet
Minimum Building Setback for Yards Adjacent to SW Tualatin Road	Subject to Table 62-2 Development Standards in the MP Zone
Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys	0 feet from side and rear yards under common ownership <u>From other lots: Subject to Table 62-2 Development Standards in the MP Zone</u> 50 feet From Lot 2S122BA00100 (currently owned by JAE Oregon Inc.); Subject to Table 62-2 Development Standards in the MP Zone
Parking and Circulation Areas Adjacent to SW Leveton Drive	50 feet
Parking and Circulation Areas Adjacent to SW 108 th Avenue	43 feet

STANDARD	MODIFIED DEVELOPMENT STANDARDS UNDER IMP 24-0001
Parking and Circulation Areas Adjacent to SW Tualatin Road	35 feet
Parking and Circulation Areas Adjacent to Private Property Line	0 feet from property lines under common ownership 10 feet from other lots 9.5 feet from Lot 2S122BA00100 (currently owned by JAE Oregon Inc.)
Fences	Subject to Table 62-2 Development Standards in the MP Zone
STRUCTURE HEIGHT	
Maximum Height	85 feet 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.
Maximum Height Adjacent to Residential District	28 feet Measured at the 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.

- c. Maintain the existing earthen berm and landscaping consisting of deciduous street trees, evergreen trees, and shrubs along the northeast frontage of SW Tualatin Road to the driveway adjacent to 115th Avenue.
- d. Retain the existing stand of trees behind Building A, or integrate into the parking lot design as deemed appropriate.
- e. ~~Parking lot landscaping for the north half of the site must follow the standard requirements of TDC Chapter 73C. To accommodate grade changes, an alternative method of parking lot landscaping is acceptable for terraced parking lots proposed for the south half of the site. These lots must provide a minimum landscape island area of 25 square feet per parking stall and comply with the following:~~
 - i. ~~Landscape separation that is a minimum of five feet in width is required for every twelve continuous spaces in a row;~~
 - ii. ~~Landscaping strip that is a minimum of ten feet in width must be placed in between rows of facing vehicles;~~

- iii. ~~Must be planted with one deciduous shade trees for every four parking spaces, with required trees evenly dispersed throughout the parking lot;~~
- iv. ~~Must be planted with groundcover or shrubs; and~~
- v. ~~Native plant materials are encouraged.~~

4. Parking Lot Landscaping:

- (1) General. Locate landscaping or approved substitute materials in all areas not necessary for vehicular parking and maneuvering.
- (2) Clear Zone. Clear zone required for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of eight feet as measured from the ground level.
 - (a) Exception: does not apply to parking structures and underground parking.
- (3) Perimeter. Minimum five feet in width in all off-street parking and vehicular circulation areas, including loading areas and must comply with the following:
 - (a) Deciduous trees located not more than 30 feet apart on average as measured on center;
 - (b) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years;
 - (c) Plantings which reach a mature height of 30 inches in three years which provide screening of vehicular headlights year round;
 - (d) Native trees and shrubs are encouraged; and
 - (e) Exception: Not required where off-street parking areas on separate lots are adjacent to one another and connected by vehicular access.
- (4) Landscape Island. Minimum 25 square feet per parking stall must be improved with landscape island areas and must comply with the following.
 - (a) May be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping;
 - (b) Must be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands;
 - (c) Islands must be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns;
 - (d) Landscape separation required for every eight continuous spaces in a row;
 - (e) Must be planted with one deciduous shade trees for every four parking spaces; Required trees must be evenly dispersed throughout the parking lot;
 - (f) Must be planted with groundcover or shrubs;
 - (g) Native plant materials are encouraged;
 - (h) Landscape island areas with trees must be a minimum of five feet in width (from inside of curb to curb);

(i) Required plant material in landscape islands must achieve 90 percent coverage within three years; and

(ii) Exception: Landscape square footage requirements do not apply to parking structures and underground parking.

(5) Landscaping Along Driveway Access. For lots with 12 or more parking spaces:

(a) Landscape area at least five (5) feet in width on each side of an accessway;

(b) Landscape area must extend 30 feet back from the property line; and

(c) Exceptions: does not apply to parking structures and underground parking which must be determined through the Architectural Review process.

III. APPEAL

The applicant or any person who submitted written comments or testified orally or in writing at the Tualatin Planning Commission hearing and who may be adversely affected by the Commission's decision may file a request for review of the final decision of the Tualatin Planning Commission to the City Council.

The Tualatin Planning Commission's decision will be final after 14 calendar days from the mailing of this order, unless a written appeal is received by the **Community Development Department Planning Division at 10699 SW SW Herman Road, Tualatin, Oregon, before 5:00 p.m., _____, 2025.** The appeal must be submitted on the City appeal form with all the information requested provided thereon, signed by the appellant, and include the applicable appeal fee. The record and appeal forms are available at the Planning Division offices. The appeal forms must include reasons, current appeal fee, and meet the requirements of Section 32.310 of the Tualatin Development Code. The City Council will review and make a decision. The parties will be notified of the Council meeting date.

ADOPTED THIS 20th DAY OF AUGUST 2025.

PLANNING COMMISSION

CITY OF TUALATIN

BY: _____
Bill Beers, Chair
Tualatin Planning Commission