





Land Use Application

Project Information		
Project Title: Lam TUX		
Brief Description: Modify conditions of IMP 22-0001 and add a new lot (2S122BA00100). Submitted concurrently with AR for 3 new buildings and associated site improvements.		
Estimated Construction Value: > \$500,000		
Property Information		
Address: 11155-11361 SW Leveton Drive		
Assessor's Map Number and Tax (s): 2S122AA00500, 2S12SS00800, 2S122AB00100, 2S122BA00100		
Applicant/Primary Contact		
Name: Suzannah Stanley	Company Name: Mackenzie	
Address: 1515 SE Water Ave, Suite 100		
City: Portland	State: OR	ZIP: 97214
Phone: 971-346-3808	Email: sstanley@mcknze.com	
Property Owner		
Name: Lam Research Corporation (Ajay Changan, Sr. Director of Real Estate & Construction)		
Address: 11155 SW Leveton Drive		
City: Tualatin	State: OR	ZIP: 97062
Phone:	Email:	
Property Owner's Signature: (Note: Letter of authorization is required if not signed by owner)	DocuSigned by:  B3869C4AF91E4C2...	Date: 7/4/2024

<p>AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.</p>	
Primary Contact's Applicant's Signature: 	Date: 7/8/24

Land Use Application Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Historic Landmark (HIST) | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR) |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA) | <input type="checkbox"/> Sign Variance (SVAR) |
| <input type="checkbox"/> Architectural Review—ADU (ARADU) | <input type="checkbox"/> Plan Text Amendment (PTA) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Tree Removal/Review (TCP) | <input type="checkbox"/> Other _____ |

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	



PROPERTY INFORMATION REPORT

Date: October 11, 2024

File No.: 24-195255

Property: 11361 SW Leveton Drive, Tualatin, OR 97062

LAM RESEARCH
Attn: Trish McNulty
11155 SW Leveton Drive
Tualatin, OR 97062

REPORT FEE: \$350.00

The information contained in this report is furnished by WFG National Title Insurance Company (the "Company") as an information service based on the records and the indices maintained by the Company for the county identified below. This report does not constitute title insurance and is not to be construed or used as a commitment for title insurance. The Company assumes and shall have no liability whatsoever for any errors or inaccuracies in this report. In the event any such liability is ever asserted or enforced, such liability shall in no event exceed the paid herein. No examination has been made of the Company's records, other than as specifically set forth in this report.

The effective date of this report is October 2, 2024 at 8:00am

REPORT FINDINGS

- A. The land referred to in this report is located in the county of Washington State of Oregon, and is described as follows:

See Attached Exhibit "A"

- B. As of the Effective Date and according to the last deed of record, we find the title to the land to be vested as follows:

Lam Research Corporation, a Delaware corporation as to the Fee Simple Estate as to Parcels I, II, III and IV and a Leasehold Estate as to Parcel V

- C. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

AS TO PARCEL I OF THE PREMISES:

1. Unpaid Taxes for 2024-2025:

Levied Amount	:	\$782,454.79
Property ID No.	:	R2107971
Levy Code	:	023.76
Map Tax Lot No.	:	2S122AB-00100

2. Unpaid Taxes for 2024-2025:

Levied Amount	:	\$2,465,640.13
Property ID No.	:	R2180033
Levy Code	:	023.76
Map Tax Lot No.	:	2S122BA-00100 M&E

Industrial Machinery and Equipment located on Parcel I

3. City liens, if any, of the City of Tualatin.
4. Cross Easement Agreement, including the terms and provisions thereof:
Regarding : Private roadway
Between : First Interstate Bank of Oregon, N.A. as personal representative
of the estate of William Leveton
And : JAE Oregon, Inc.
Recorded : May 5, 1989
Recording No. : [89020417](#)

As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:
Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : December 15, 2023
Recorded : December 15, 2023
Recording No. : [2023-051646](#)
5. Easement, including the terms and provisions thereof:
For : Slope purposes
Granted to : City of Tualatin
Recorded : June 9, 1989
Recording No. : 89026084
Re-Recorded : July 6, 1989
Recording No. : [89030633](#)
6. Easement, including the terms and provisions thereof:
For : Slope purposes
Granted to : City of Tualatin
Recorded : November 1, 1989
Recording No. : [89-53170](#)
7. Conditions of Approval of the City of Tualatin Planning Department Case File PAR-00-04, as shown on Partition Plat No. 2001-058:
Recorded : August 16, 2001
Recording No. : [2001-082729](#)
8. Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants, including the terms and provisions thereof:
By : Novellus Systems, Inc., a California corporation
Recorded : March 22, 2002
Recording No. : [2002-033655](#)
9. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
Between : Lam Research Corporation
And : City of Tualatin
Recorded : August 16, 2021
Recording No. : [2021-088690](#)
10. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
Between : Lam Research
And : City of Tualatin
Recorded : April 22, 2024
Recording No. : [2024-016636](#)
11. Easement, including the terms and provisions thereof:
For : Public utility
Granted to : City of Tualatin
Recorded : May 8, 2024
Recording No. : [2024-019607](#)

AS TO PARCEL II OF THE PREMISES:

12. Unpaid Taxes for 2024-2025:

Levied Amount	:	\$77,581.38
Property ID No.	:	R2107974
Levy Code	:	023.76
Map Tax Lot No.	:	2S122AA-00800

13. City liens, if any, of the City of Tualatin.

14. Easement, including the terms and provisions thereof:

For	:	Slope purposes
Granted to	:	City of Tualatin
Recorded	:	November 23, 1999
Recording No.	:	99130427

15. Easement, including the terms and provisions thereof:

For	:	Underground distribution line
Granted to	:	Portland General Electric Company
Recorded	:	June 22, 2001
Recording No.	:	2001060136

16. Conditions of Approval of the City of Tualatin Planning Department Case File PAR-00-04, as shown on Partition Plat No. 2001-058:

Recorded	:	August 16, 2001
Recording No.	:	2001-082729

17. Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants, including the terms and provisions thereof:

By	:	Novellus Systems, Inc., a California corporation
Recorded	:	March 22, 2002
Recording No.	:	2002-033655

18. Easement, including the terms and provisions thereof:

For	:	Water line
Granted to	:	City of Tualatin
Recorded	:	April 15, 2002
Recording No.	:	2002-044680

19. Grant and Reservation of Reciprocal Easements, including the terms and provisions thereof:

Regarding : Access
By : JAE Oregon, Inc.
Recorded : May 18, 2010
Recording No. : [2010-037842](#)

As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : December 15, 2023
Recorded : December 15, 2023
Recording No. : [2023-051646](#)

First Amendment to Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : April 3, 2024
Recorded : April 3, 2024
Recording No. : [2024-013606](#)

20. Private Stormwater Facilities Agreement, including the terms and provisions thereof:

Between : Lam Research
And : City of Tualatin
Recorded : April 22, 2024
Recording No. : [2024-016636](#)

AS TO PARCEL III OF THE PREMISES:

21. Unpaid Taxes for 2024-2025:

Levied Amount : \$146,697.21
Property ID No. : [R2107973](#)
Levy Code : 023.76
Map Tax Lot No. : 2S122AA-00500

22. Unpaid Taxes for 2024-2025:

Levied Amount : \$708,385.86
Property ID No. : [R2180077](#)
Levy Code : 023.76
Map Tax Lot No. : 2S122AA-00500 M&E
Industrial Machinery and Equipment located on Parcel III

23. City liens, if any, of the City of Tualatin.

24. Easement, including the terms and provisions thereof:

For : Slope purposes
Granted to : City of Tualatin
Recorded : November 1, 1989
Recording No. : [89-53170](#)

25. Easement, including the terms and provisions thereof:

For : Pedestrian walkway and bikepath
Granted to : City of Tualatin
Recorded : June 1, 1990
Recording No. : [90-28257](#)

26. Easement, including the terms and provisions thereof:
For : Underground distribution line
Granted to : Portland General Electric Company
Recorded : June 22, 2001
Recording No. : [2001060136](#)
27. Conditions of Approval of the City of Tualatin Planning Department Case File PAR-00-04, as shown on Partition Plat No. 2001-058:
Recorded : August 16, 2001
Recording No. : [2001-082729](#)
28. Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants, including the terms and provisions thereof:
By : Novellus Systems, Inc., a California corporation
Recorded : March 22, 2002
Recording No. : [2002-033655](#)
29. Easement, including the terms and provisions thereof:
For : Water line
Granted to : City of Tualatin
Recorded : April 15, 2002
Recording No. : [2002-044680](#)
30. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
Between : Lam Research Corporation
And : City of Tualatin
Recorded : November 2, 2020
Recording No. : [2020-110089](#)
31. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
Between : Lam Research
And : City of Tualatin
Recorded : April 22, 2024
Recording No. : [2024-016636](#)
32. Easement, including the terms and provisions thereof:
For : Public utility
Granted to : City of Tualatin
Recorded : May 8, 2024
Recording No. : [2024-019607](#)

AS TO PARCEL IV OF THE PREMISES:

33. Unpaid Taxes for 2024-2025:
Levied Amount : \$121,958.78
Property ID No. : [R2171143](#)
Levy Code : 088.15
Map Tax Lot No. : 2S122BA-00100
Affects : Parcel IV of the premises herein
34. City liens, if any, of the City of Tualatin.
35. Easement, including the terms and provisions thereof:
For : Slope purposes
Granted to : City of Tualatin
Recorded : January 23, 1989
Recording No. : [89-03228](#)

36. Cross Easement Agreement, including the terms and provisions thereof:

Regarding : Private roadway
Between : First Interstate Bank of Oregon, N.A. as personal representative
of the estate of William Leveton
And : JAE Oregon, Inc.
Recorded : May 5, 1989
Recording No. : [89020417](#)

As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : December 15, 2023
Recorded : December 15, 2023
Recording No. : [2023-051646](#)

37. Easement, including the terms and provisions thereof:

For : Pedestrian use, trees, landscaping and sidewalk
Granted to : City of Tualatin
Recorded : August 12, 1999
Recording No. : [99094538](#)

38. Agreement to maintain stormwater detention and water quality treatment facilities, including the terms and provisions thereof:

Between : JAE Oregon, Inc.
And : City of Tualatin
Recorded : December 24, 2009
Recording No. : [2009-110981](#)

39. Conditions and Restrictions as shown on Partition Plat No. 2010-009:

Recorded : March 9, 2010
Recording No. : [2010-018382](#)

40. Grant and Reservation of Reciprocal Easements, including the terms and provisions thereof:

Regarding : Access
By : JAE Oregon, Inc.
Recorded : May 18, 2010
Recording No. : [2010-037842](#)

As amended or modified by Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : December 15, 2023
Recorded : December 15, 2023
Recording No. : [2023-051646](#)

First Amendment to Amended and Restated Access Easement Agreement, including the terms and provisions thereof:

Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : April 3, 2024
Recorded : April 3, 2024
Recording No. : [2024-013606](#)

41. Private stormwater facilities Agreement, including the terms and provisions thereof:

Between : JAE Oregon, Inc.
And : City of Tualatin
Recorded : May 8, 2020
Recording No. : [2020-039137](#)

42. Easement, including the terms and provisions thereof:
For : Existing utilities as defined in the document
Granted to : JAE Oregon, Inc., an Oregon corporation
Dated : December 15, 2023
Recorded : December 15, 2023
Recording No. : [2023-051647](#)
43. Access Easement Agreement, including the terms and provisions thereof:
Between : LAM Research Corporation, a Delaware corporation
And : JAE Oregon, Inc., an Oregon corporation
Dated : April 3, 2024
Recorded : April 3, 2024
Recording No. : [2024-013607](#)

AS TO PARCEL V OF THE PREMISES:

44. Unpaid Taxes for 2024-2025:
Levied Amount : \$51,660.95
Property ID No. : [R2171155](#)
Levy Code : 023.76
Map Tax Lot No. : 2S122AD-01300
Industrial Machinery and Equipment located on Parcel V
and
Unpaid Taxes for 2024-2025:
Levied Amount : \$9,178.37
Property ID No. : [P2102057](#)
Levy Code : 001.17
Map Tax Lot No. : 2S122AD-01300
Personal Property located on Parcel V

NOTE: Unpaid Taxes for 2024-2025:
Levied Amount : \$290,622.46
Property ID No. : [R2176128](#)
Levy Code : 023.76
Map Tax Lot No. : 2S122AD-01300
Parcel V fee simple title of Abbott Tualatin LLC

45. City liens, if any, of the City of Tualatin.
46. Easement, including the terms and provisions thereof:
For : Slope and utility
Granted to : City of Tualatin
Recorded : October 25, 1989
Recording No. : [89-51742](#)
47. Easement, including the terms and provisions thereof:
For : Underground distribution line
Granted to : Portland General Electric Company
Recorded : June 22, 2001
Recording No. : [2001060135](#)
48. Easement, including the terms and provisions thereof:
For : Underground distribution line
Granted to : Portland General Electric Company
Recorded : June 22, 2001
Recording No. : [2001060137](#)

49. Easement Agreement and Declaration of Covenant, including the terms and provisions thereof:
For : Ingress, egress and utilities
Between : Builder's Wholesale Stone, LLC
And : SFP Leveton, LLC
Recorded : June 16, 2008
Recording No. : [2008-054248](#)
50. Easement Agreement, including the terms and provisions thereof:
For : Adjoiner encroachments of trash enclosure,
compressor cover, mechanical and transformer
Between : SFP Leveton, LLC
And : Builder's Wholesale Stone, LLC
Recorded : June 16, 2008
Recording No. : [2008-054249](#)
51. Private Stormwater Facilities Agreement, including the terms and provisions thereof:
Between : Leveton LLC
And : City of Tualatin
Recorded : December 13, 2017
Recording No. : [2017-097239](#)
52. Lease, including the terms and provisions thereof, as evidenced by Memorandum:
Lessor : Leveton LLC, an Oregon limited liability company
Lessee : Lam Research Corporation, a Delaware corporation
Dated : December 7, 2017
Recorded : December 11, 2017
Recording No. : [2017-096793](#)

The lessor's interest thereunder is now held by Abbott Tualatin, LLC, an Oregon limited liability company, per Statutory Special Warranty Deed recorded November 12, 2020 as Recording No. [2020-114748](#).

AS TO RIGHTS APPURTENANT TO THE PREMISES:

A. Well Ownership Information Form:

Recorded : February 22, 2002
Recording No. : [2002-021309](#)
Referencing Deed Recording Number [2000-036382](#)

B. Revocable Permit (Right-of-Way):

Regarding : Right to encroach upon and occupy a public
right-of-way with a private fiber optic network connection
Recorded : October 26, 2017
Recording No. : [2017-084661](#)

END OF EXCEPTIONS

NOTE: LINKS FOR ADDITIONAL SUPPORTING DOCUMENTS:

[Vesting Deed 2017-018737](#) PLA Deed for 2S122AA00800 & 2S122AB00100 & 2S122AA00500

[Vesting Deed 2024-013605](#) PLA Deed for 2S122BA00100

[Vesting Memo of Lease 2017-096793](#)

[Business Registry - OREGON - LAM Research Corporation FBC](#)

[Business Registry - DELAWARE - LAM Research Corporation](#)

[Report Maps](#)

[Aerial Photo](#)

[Partition Plat 2001-058 2001-082729](#)

[Partition Plat 2010-009 2010-018382](#)

[Partition Plat 2011-024 2011-053337](#)

[Plat Map Glenmorag Park - underlying](#)
[Public Survey 33034](#)
[Public Survey 33698](#)
[Public Survey 34761](#)
[Legal Description Reference 2017-018737](#)
[Legal Description Reference 2017-096793](#)
[Legal Description Reference 2024-013605](#)
[map - BLM Master Plat 020s010wm01](#)
[map - City of Tualatin Zoning](#)
[map - CWS sewer lines](#)
[map - NWN gas lines - NE Q](#)
[map - NWN gas lines - NW Q](#)
[map - USF&WS wetlands map](#)
[map - ORMAP topographic](#)
[Assessor's map 2s122aa](#)
[Assessor's map 2s122ab](#)
[Assessor's map 2s122ad](#)
[Assessor's map 2s122ba](#)
[WCO Intermap Property Info](#) Tax Account R2107971 2S122AB00100
[WCO Intermap Property Info](#) Tax Account R2107973 2S122AA00500
[WCO Intermap Property Info](#) Tax Account R2107974 2S122AA00800
[WCO Intermap Property Info](#) Tax Account R2171143 2S122BA00100
[WCO Intermap Property Info](#) Tax Account R2176128 2S122AD01300
[WCO Intermap Property Info](#) Tax Account R2180033 2S122AB00100
[WCO Intermap Property Info](#) Tax Account R2180077 2S122AA00500

END OF REPORT

Rosa Stombaugh
 Senior Commercial Title Officer
 WFG National Title Insurance Company
 12909 SW 68th Pkwy., Suite 350
 Portland, OR 97223
 Phone: **(503) 431-8526**
 Fax: **(503) 684-2978**
 Email: **rstombaugh@wfgtitle.com**

EXHIBIT A LEGAL DESCRIPTION

PARCEL I:

A tract of land created under approval by City of Tualatin Case File No. PLA-006, by Special Warranty Deed for Property Line Adjustment recorded March 6, 2017 as Recorder's No. 2017-018737, Records of Washington County, shown as Tract 1 in Record of Survey filed on March 2, 2017 as No. 33034 in the Washington County Surveyor's Office, being a portion of Parcels 1 and 3, PARTITION PLAT No. 2001-058, located in the northeast one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Beginning at a brass screw and washer located at the northwest corner of said Parcel 3, said point being also on the southerly right-of-way line of SW Tualatin Road, 32.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line North 89°42'41" East a distance of 0.06 feet to an angle point thereon; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 839.18 feet to a 5/8 inch iron rod; thence departing said southerly right-of-way line, South 00°17'49" West a distance of 450.67 feet to a 5/8 inch iron rod; thence South 89°35'19" East a distance of 87.37 feet to a 5/8 inch iron rod; thence South 00°24'38" West a distance of 66.15 feet to a 5/8 inch iron rod; thence South 89°35'22" East a distance of 36.44 feet to a 5/8 inch iron rod; thence South 00°24'41" West a distance of 779.79 feet to a copper disk located on the northerly right-of-way line of SW Leveton Drive, 30.00 feet northerly of the centerline thereof, when measured at right angles; thence along said northerly right-of-way line, North 89°34'51" West a distance of 957.07 feet to a brass disk located at the southwest corner of said Parcel 1; thence along the west line of said Parcel 1 and the west line of said Parcel 3, North 00°06'26" East a distance of 1294.82 feet to the Point of Beginning.

PARCEL II:

A tract of land created under approval by City of Tualatin Case File No. PLA-006, by Special Warranty Deed for Property Line Adjustment recorded March 6, 2017 as Recorder's No. 2017-018737, Records of Washington County, shown as Tract 2 in Record of Survey filed on March 2, 2017 as No. 33034 in the Washington County Surveyor's Office, being a portion of Parcels 2 and 3, PARTITION PLAT No. 2001-058, located in the northeast one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Commencing at a brass screw and washer located at the northwest corner of said Parcel 3, said point being also on the southerly right-of-way line of SW Tualatin Road, 32.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line, North 89°42'41" East a distance of 0.06 feet to an angle point thereon; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 839.18 feet to a 5/8 inch iron rod and the Point of Beginning; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 1052.10 feet to a point of curvature thereon; thence continuing along said southerly right-of-way line, 85.91 feet through the arc of a 55.00 foot radius circular curve to the right, said curve having a central angle of 89°29'34", a chord bearing of South 44°57'21" East and a chord length of 77.44 feet to a 5/8 inch iron rod located at a point of tangency on the westerly right-of-way line of SW 108th Avenue, 32.00 feet westerly of the centerline thereof, when measured at right angles; thence along said westerly right-of-way line, South 00°12'34" East a distance of 843.64 feet to a 5/8 inch iron rod; thence departing said westerly right-of-way line, North 89°35'22" West a distance of 212.34 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 306.24 feet to a 5/8 inch iron rod; thence North 89°35'22" West a distance of 438.80 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 139.01 feet to a 5/8 inch iron rod; thence North 89°35'19" West a distance of 464.30 feet to a 5/8 inch iron rod; thence North 00°17'49" East a distance of 450.67 feet to the Point of Beginning.

PARCEL III:

A tract of land created under approval by City of Tualatin Case File No. PLA-006, by Special Warranty Deed for Property Line Adjustment recorded March 6, 2017 as Recorder's No. 2017-018737, Records of Washington County, shown as Tract 3 in Record of Survey filed on March 2, 2017 as No. 33034 in the Washington County Surveyor's Office, being a portion of Parcels 1 and 2, PARTITION PLAT No. 2001-058, located in the northeast

one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Commencing at a brass screw and washer located at the northwest corner of Parcel 3 of Partition Plat No. 2001-058, said point being also on the southerly right-of-way line of SW Tualatin Road, 32.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line, North 89°42'41" East a distance of 0.06 feet to an angle point thereon; thence continuing along said southerly right-of-way line, South 89°42'08" East a distance of 839.18 feet to a 5/8 inch iron rod; thence departing said southerly right-of-way line, South 00°17'49" West a distance of 450.67 feet to a 5/8 inch iron rod; thence South 89°35'19" East a distance of 87.37 feet to a 5/8 inch iron rod and the Point of Beginning; thence South 00°24'38" West a distance of 66.15 feet to a 5/8 inch iron rod; thence South 89°35'22" East a distance of 36.44 feet to a 5/8 inch iron rod; thence South 00°24'41" West a distance of 779.79 feet to a copper disk located on the northerly right-of-way line of SW Leveton Drive, 30.00 feet northerly of the centerline thereof, when measured at right angles; thence along said northerly right-of-way line, South 89°34'51" East a distance of 368.77 feet to an angle point thereon; thence continuing along said northerly right-of-way line, South 89°42'00" East a distance of 586.84 feet to a brass screw and washer located at a point of curvature thereon; thence continuing along said northerly right-of-way line, 63.19 feet through the arc of a 40.00 foot radius circular curve to the left, said curve having a central angle of 90°30'34", a chord bearing of North 45°02'43" East and a chord length of 56.82 feet to a point of tangency on the westerly right-of-way line of SW 108th Avenue, 32.00 feet westerly of the centerline thereof, when measured at right angles; thence along said westerly right-of-way line, North 00°12'34" West a distance of 359.19 feet to a 5/8 inch iron rod; thence departing said westerly right-of-way line, North 89°35'22" West a distance of 212.34 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 306.24 feet to a 5/8 inch iron rod; thence North 89°35'22" West a distance of 438.80 feet to a 5/8 inch iron rod; thence North 00°24'38" East a distance of 139.01 feet to a 5/8 inch iron rod; thence North 89°35'19" West a distance of 376.93 to the Point of Beginning.

PARCEL IV:

A tract of land created under approval by City of Tualatin No. PLA23-0004, by Warranty Deed for Property Line Adjustment recorded April 3, 2024 as Recorder's No. 2024-013605, Records of Washington County, shown as Tract 3 in Record of Survey filed April 12, 2024 as No. 34761 in the Washington County Surveyor's Office, being portions of Parcels 1 and 2, PARTITION PLAT No. 2010-009, located in the northwest one-quarter of Section 22, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being more particularly described as follows:

Beginning at a brass disk located at the most southerly southeast corner of said Parcel 1, said point being on the northerly right-of-way line of SW Leveton Drive, 30.00 feet northerly of the centerline thereof when measured at right angles; thence along said northerly right-of-way line, North 85°47'18" West a distance of 112.70 feet to a point of curvature thereon; thence continuing along said northerly right-of-way line, 112.59 feet through the arc of a tangent 630.00 foot radius circular curve to the left, said curve having a central angle of 10°14'24" a chord bearing of South 89°05'30" West and a chord length of 112.44 feet to the most southerly southeast corner of said Parcel 2, and from which point a 5/8 inch Iron rod bears North 01°43'45" East a distance of 0.07 feet; thence departing said northerly right-of-way line and along the most southerly east line of said Parcel 2, North 01°43'45" East a distance of 138.88 feet to a 5/8 inch iron rod located at an angle point on the easterly boundary of said Parcel 2; thence North 01°43'40" East a distance of 607.73 feet to a 5/8 inch iron rod; thence North 88°16'38" West a distance of 383.76 feet to a 5/8 inch iron rod; thence North 01°41'05" East a distance of 127.48 feet to a point; thence North 88°18'11" West a distance of 346.67 feet to a 5/8 inch iron rod; thence South 01°41'04" West a distance of 174.78 feet to a 5/8 inch iron rod; thence North 88°15'40" West a distance of 230.24 feet to a 5/8 inch iron rod located on the west line of said Parcel 2; thence along the west line of said Parcel 2 together with the west line of said Parcel 1, North 01°43'57" East a distance of 589.95 feet to a brass disk located at the northwest corner of said Parcel 1, said point being on the southerly right-of-way line of SW Tualatin Road, 30.00 feet southerly of the centerline thereof, when measured at right angles; thence along said southerly right-of-way line, South 88°40'05" East a distance of 1185.53 feet to a brass screw and washer located at the northeast corner of said Parcel 1; thence departing said southerly right-of-way line and along the east line of said Parcel 1, South 01°43'40" West a distance of 1296.98 feet to the Point of Beginning. Bearings are based on the Oregon State Plane Coordinate System - North Zone (NAD 83/2011).

PARCEL V:

A leasehold estate as defined in unrecorded Lease dated January 31, 2017 and evidenced of record in Memorandum of Lease recorded December 11, 2017 as Recorder's No. 2017-096793, Records of Washington County, as to that certain property described as follows:

Parcels 1, 2 and 3, PARTITION PLAT NO. 2011-024, recorded August 2, 2011 as Document No. 2011053337, in the City of Tualatin, County of Washington and State of Oregon.

TOGETHER WITH an easement for ingress, egress and utilities as described in Easement Agreement and Declaration of Covenant recorded June 16, 2008 as No. 2008-054248, Records of Washington County, Oregon.



WFG National Title Insurance Company*
a Williston Financial Group company

WFG National Title
Title Department
12909 SW 68th Pkwy #350
Portland, OR 97223
Phone: 503.431.8500
Fax 503.684.2978



Assessor Property ID / Assessor Map & Tax Lot No.

PARCEL R2107971 & R2180033 / 2S122AB00100

11361 SW Leveton Drive, Tualatin, OR 97062

PARCEL R2107974 / 2S122AA00800

PARCELS R2107973 & R2180077 / 2S122AA00500

11555 SW Leveton Drive, Tualatin, OR 97062

PARCEL R2171143 / 2S122BA00100

no situs, Tualatin, OR 97062

PARCELS R2176128 & R2211155 / 2S122AD-01300

18625 SW 108TH Avenue, Tualatin, OR 97062



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.



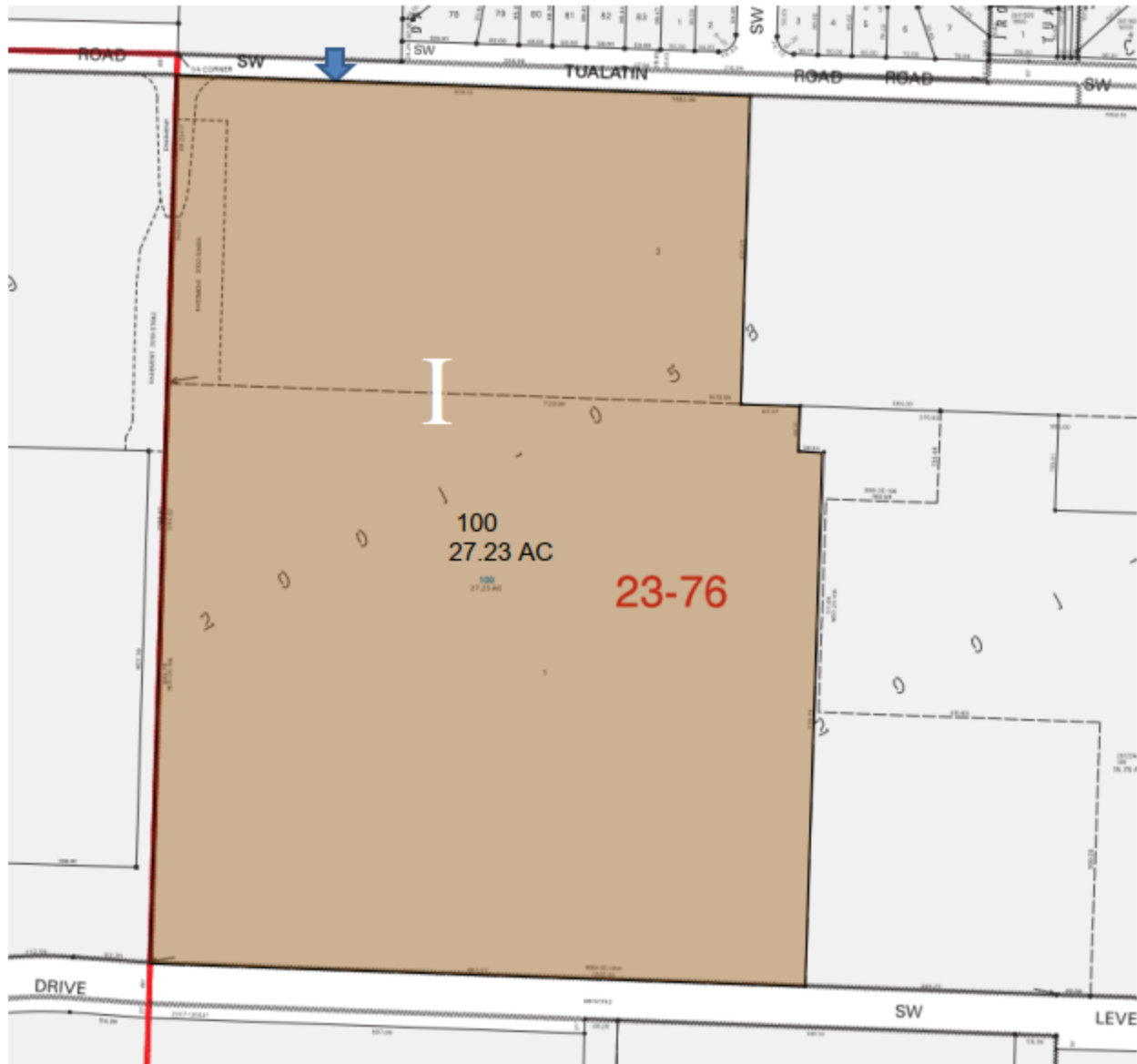
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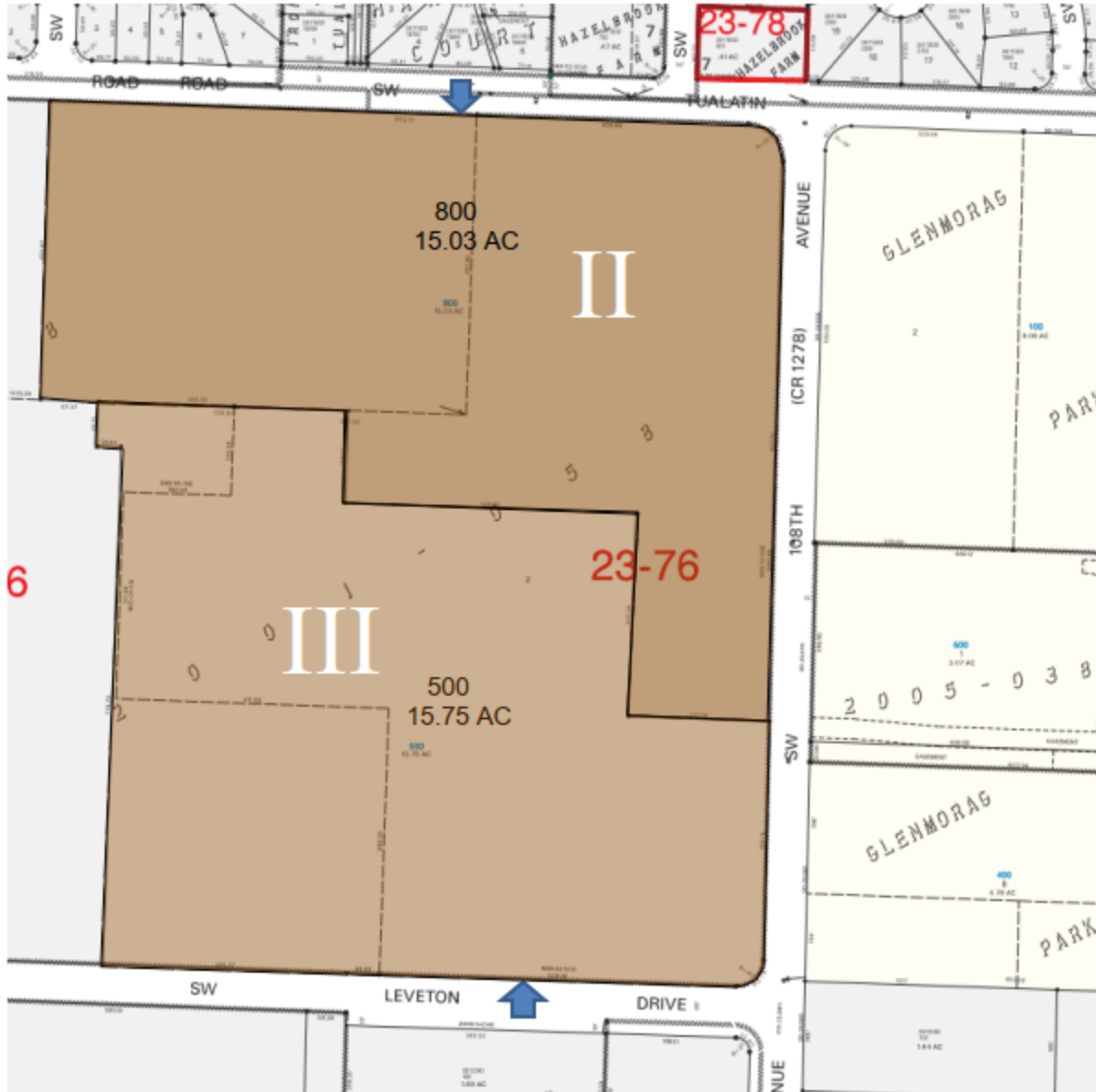


Assessor Property ID / Assessor Map & Tax Lot No.

PARCEL R2107974 / 2S122AA00800

PARCELS R2107973 & R2180077 / 2S122AA00500

11555 SW Leveton Drive, Tualatin, OR 97062



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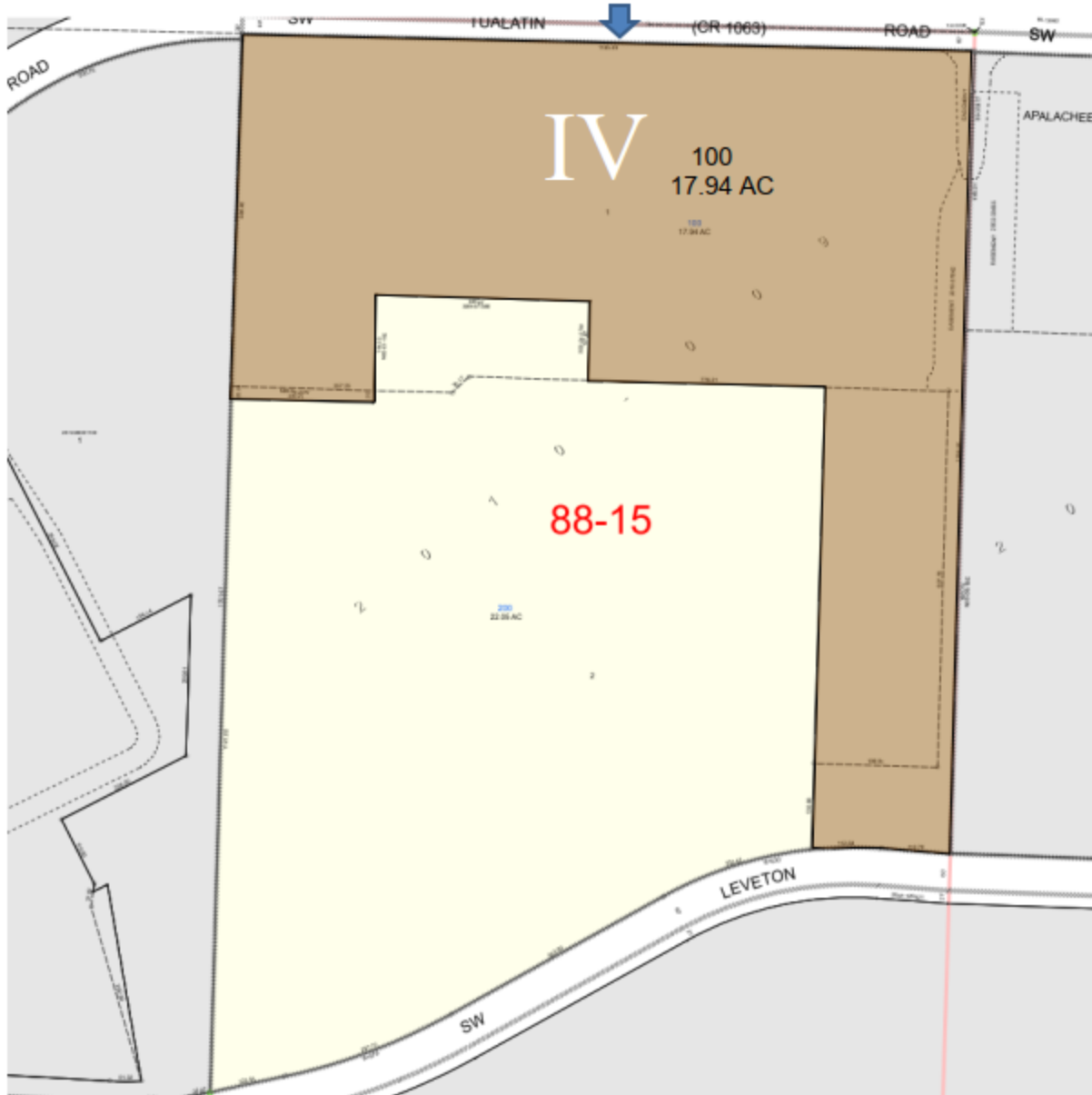
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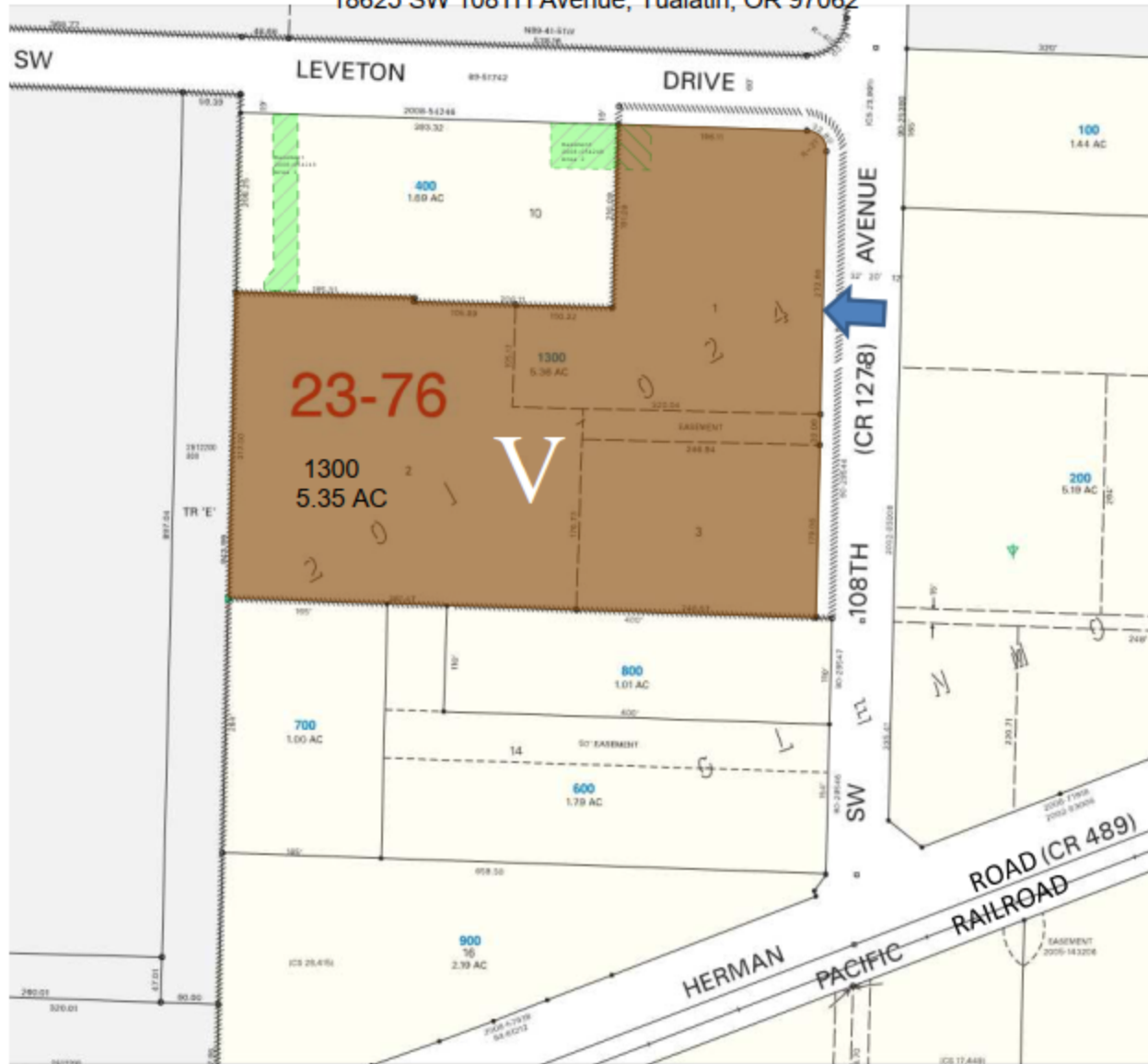


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12909 SW 68th Pkwy #350
Portland, OR 97223
Phone: 503.431.8500
Fax 503.684.2978



TAX PARCEL R2176128 MAP & TAX LOT 2S122AD-01300
& TAX PARCEL R2211155
Assessor Property ID Assessor Map & Tax Lot No.
18625 SW 108TH Avenue, Tualatin, OR 97062



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

MEETING MINUTES

PROJECT NUMBER: 2240022.00 ISSUE DATE: June 10, 2024
PROJECT NAME: Lam TUX - Site

RECORDED BY: Ian Sisson – Land Use Planner
TO: FILE
PRESENT: Neighbors – See sign-in sheets.
Todd Fosler, Stefanie McEvers, Jennifer Otterness, Frank Quackenbush, Doug Riggs – Lam Research
Liatt Braun, David Mustonen, Ben Sommer – Jacobs
Brent Ahrend, Bill Bezio, Aisha Bouziane, Ian Sisson, Suzannah Stanley – Mackenzie

SUBJECT: Neighborhood Meeting Minutes (June 5, 2024)

INFORMATION ITEMS

1. The meeting began at 6:00 PM. Attendees signed in via the provided sign-in sheets as they arrived.
2. Mackenzie (Suzannah Stanley) started presenting at 6:05 PM with introductions of the project team and an outline for the meeting.
3. Lam (Jennifer Otterness) provided an overview of the proposed project. She discussed the history of the campus and its growth and Lam's efforts to mitigate impacts to residential neighbors, and described the proposed new buildings, uses, and approach to site plan configuration.
4. Mackenzie (Suzannah Stanley) described the design and permitting process including the neighborhood meeting, land use application review and public hearings, and building permit review. She noted Lam anticipates starting construction in the second half of 2025.
5. Jacobs (Liatt Braun) described the intent and process for developing the site plan and architectural design. She noted the design team includes an array of technical experts and will evaluate potential off-site impacts such as noise and vibration.
6. Mackenzie (Aisha Bouziane) described the proposed landscape plan, including the existing berm to remain and be expanded along SW Tualatin Road, pedestrian experience, stormwater plantings, and parking lot landscaping.
7. Jacobs (Ben Sommer) noted outdoor lighting would be designed to meet code requirements and minimize impacts to adjacent properties.
8. Mackenzie (Brent Ahrend) discussed transportation topics including the proposed new signal at the SW Tualatin Road/SW 115th Avenue intersection, access and circulation for trucks and passenger vehicles, and the proposed scope of the traffic impact analysis, which will include studying the impact of shifting trips from SW Leveton Drive to SW Tualatin Road. He noted the City will need to approve the scope prior to Mackenzie beginning the analysis.

9. Lam (Todd Fosler) said Lam intends to be responsive to neighborhood concerns. He said construction of the project is expected to take two years, occurring within the days/hours allowed under City code, and that construction traffic will access the site from the south.

ATTENDEE QUESTIONS AND FEEDBACK

10. An attendee asked for information about the types of gases to be stored in the bulk gas yard, the volumes and pressures of the stored gases, and Lam's methods for detecting leaks and ensuring safety. Lam (Todd Fosler) listed the gases that are used and confirmed there are no toxics. He described that Lam has multiple layers of safety redundancy and complies with all applicable laws and regulations.
11. An attendee asked how the scope of the traffic impact study is determined. He had reviewed a previous study and noticed it did not include intersections with SW Hazelbrook Road. He would like these intersections included in the study for this project. He anticipates traffic issues on SW 115th Avenue north of Tualatin Road, as well as more congestion on Tualatin Road due to the proposed traffic signal and wanted to know how impacts will be mitigated. Mackenzie (Brent Ahrend) confirmed the study will include the intersections identified on the presentation slide and the needs/methods for mitigation will not be known until the analysis is complete.
12. An attendee asked how many new employees would be associated with the proposed expansion. Lam (Jennifer Otterness) confirmed there would be 600 new seats, but not all seats will be filled immediately; Lam is sizing the campus to accommodate growth over time. She also noted there are currently about 1100-1200 seats on campus.
13. An attendee asked if there will be future meetings with the City regarding traffic issues. Mackenzie (Suzannah Stanley) said there will be public hearings for the land use applications, no specific traffic meetings, and that the project team is open to continue discussing topics of concern with neighbors until then.
14. An attendee asked how many parking spaces are currently on campus and how many spaces the proposal would add/remove. Mackenzie (Suzannah Stanley) said the proposal would result in a net increase of about 500 parking spaces.
15. Attendees expressed concern with possible cut-through traffic in the apartments and neighborhoods by vehicles stuck at the new traffic signal, vision clearance at the southwest corner of the SW Tualatin Road/SW 108th Avenue intersection, and tree removal/root damage associated with proposed parking in the northeast corner of the campus.
16. Multiple attendees expressed concerns with shifting Lam employee traffic onto SW Tualatin Road due to traffic issues and suggested it would be more appropriate to restrict employee traffic to SW Leveton Road and SW 108th Avenue.
17. An attendee asked whether the design team considered placing the new buildings on the north side of campus with parking and vehicle access to the south. Mackenzie (Suzannah Stanley) said multiple layouts had been considered, but the thought was that placing the buildings on the north side of campus may be less desirable to neighbors because of the scale and height of the buildings relative to the neighborhood, potentially causing issues with things like solar access and noise.
18. An attendee said they appreciate Lam's contributions to economic development in Tualatin but are frustrated the surrounding transportation infrastructure hasn't kept up with growth. They expect the proposal to have significant traffic impacts and want to have another opportunity to

- meet with the project team and City staff on this topic once the scope of the traffic study is approved and/or when the study is complete.
19. An attendee expressed safety concerns for children with additional traffic in and adjacent to residential areas and wants the design team to reevaluate the proposed vehicle access to campus.
 20. An attendee said the City conducted a study to evaluate signalizing the intersections of SW Tualatin Road with SW 115th Avenue and SW 108th Avenue which concluded the signals would not mitigate traffic issues. They asked the design team to push back if the City requires the signal at 115th.
 21. Attendees expressed concerns with current neighborhood impacts from traffic on SW Tualatin Road, including excessive vibration and odors from exhaust.
 22. Attendees expressed concerns with the proposed new access to the campus at SW 112th Avenue and noted it was not described in the text of the neighborhood meeting notice, which stated the impact to the berm would be at SW 115th Avenue. They questioned why this access point was necessary and said Lam traffic should not be routed to SW Tualatin Road. They also asked whether this would affect the existing crosswalk at this location. Mackenzie (Suzannah Stanley) said the street number mentioned in the text of the notice in regard to the new driveway was an error. Mackenzie (Brent Ahrend) noted the access would be right-in right-out only.
 23. Attendees expressed concern that the residents of the nearby apartment buildings did not receive the neighborhood meeting notice. Mackenzie (Suzannah Stanley) explained that we mailed notices to addresses identified on the list the City generated, and posted signs on the site. The mailing list included the Owner of the apartment complex. In the future we can attempt to identify apartment unit numbers for additional mailings.
 24. An attendee said Lam's traffic should be directed to the south side of campus, which is adjacent to other industrial uses, rather than north, which is adjacent to residential uses. They would like the design team to come up with a solution that doesn't involve access points on SW Tualatin Road.
 25. An attendee asked why there were no City staff present at the neighborhood meeting. Mackenzie (Suzannah Stanley) confirmed staff knew of the meeting.
 26. An attendee asked if the school district was invited to the neighborhood meeting as the proposal may affect bus routes and stops. Mackenzie (Suzannah Stanley) confirmed the middle school is in the mailing buffer, so the district would have been on the mailing list.
 27. An attendee said the proposed site plan has major flaws and there is consensus among the attendees against the access points on SW Tualatin Road. Jacobs (Liatt Braun) said the intent was to spread trips across the campus rather than having them concentrated onto one street.
 28. An attendee asked if there would be another meeting to discuss traffic impacts. Mackenzie (Suzannah Stanley) said the project team will set up a second neighborhood meeting to continue the discussion and to provide further traffic analysis and possible design alternatives, and that we will ask again that the City attend. Mailed notice will be provided to neighbors in advance of the next meeting and we will try to get contact information for the residents of the apartment complex and include them in the mailing if possible.

29. Attendees expressed concerns with the existing safety of the SW Hazelbrook Road/SW 115th Avenue intersection and that the City has not addressed their requests to study it. They expect the current issues to get worse with the proposed Lam expansion.
30. Mackenzie (Brent Ahrend) discussed the process and timing to finalize the scope of the traffic study, collect and analyze information, and develop conclusions and recommendations to mitigate impacts. He described the methods used for traffic counts, confirmed counts have already been taken at the proposed study area intersections, and will request counts for the Hazelbrook Road intersections to occur prior to the end of the school year.
31. An attendee asked if three access points on Leveton Drive and three on SW 108th Avenue could adequately serve the site without needing to use Tualatin Road. Mackenzie (Brent Ahrend) said further analysis would be needed and noted past analysis showed new access points were needed on 108th to serve Building G, which is currently under construction.
32. An attendee asked if the traffic study would consider the maximum potential utilization of the proposed buildings (i.e., employees occupying all available seats). Mackenzie (Brent Ahrend) confirmed it would.
33. An attendee said they believed Lam leases a building northwest of the main campus and asked if employees could use the existing parking on that site and be shuttled to campus as an alternative to the proposed parking and access plan. Lam (Jennifer Otterness) said that building would no longer be used once Building G is complete, so this would not be an option.
34. Attendees agreed the proposed accesses on SW Tualatin Road were problematic and urged the design team to evaluate alternative options. Mackenzie (Suzannah Stanley) confirmed the team has heard and understands the concerns that were raised and will continue to analyze site design and traffic impacts.
35. An attendee said they hear a hissing sound from their home north of SW Tualatin Road and expressed concern the proposed new driveway opening at 112th would increase off-site noise impacts. Lam (Todd Fosler) said the design team includes a noise consultant that will analyze impacts and engineer mitigation solutions including noise-attenuating enclosures around the bulk gas yard and roof-mounted equipment.

ADJOURNMENT

36. Mackenzie (Suzannah Stanley) thanked everyone for their participation and feedback and provided contact information for key members of the project team. She said the team would take the feedback collected during this meeting into consideration and evaluate possible design alternatives for access and circulation. A second neighborhood meeting will be planned to provide an opportunity for further discussion of traffic impacts and other concerns.
37. The meeting was adjourned at approximately 7:40 PM.

MACKENZIE.

SIGN-IN SHEET

P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

Portland, Oregon • Vancouver, Washington • Seattle, Washington

PROJECT NUMBER: 2240022.00
PROJECT NAME: Lam TUX - Site
FACILITATOR: Suzannah Stanley

MEETING DATE: June 5, 2024
MEETING TIME: 6:00 PM

Joan & Paul Hamilton	Hazelbrook Rd. / Tualatin, OR.
Doug Riggs	doug@nwpolicy.com
JANE WILSON	jsawil7@gmail.com
SHERI ESSER	sheri_esser@hotmail.com
BRETT HAMILTON	brett@simple.be
Heather Davis	Kiwikai.e@outlook.com
Steve Brooks	"
THOMAS MACAWAY	tmacaway03@gmail.com
MARK WILLOW	mark.willow@gmail.com
Greg Fronszak	greg@yahoo.com
Bobbi Fenn	Bobbi.fenn@gmail.com
Bobbi Fenn	fenn-home@frontier.com
Mike Hannegay	mike.hannegay@STIGOV.com

SIGN-IN SHEET

MEETING DATE: June 5, 2024
MEETING TIME: 6:00 PM

Kristy Hewitt	kristykhewitt@gmail.com
MARIUS BRISAN	MARLID16@FRONTIER.COM
Janet Weber	weberjanet@hotmail.com
Derich Hartfeil	djhartfeil@outlook.com
GREGORY MORWAR	procuring@idoluck.com
LOIS CHAUWEE	lchaun99@gmail.com

MACKENZIE.

P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

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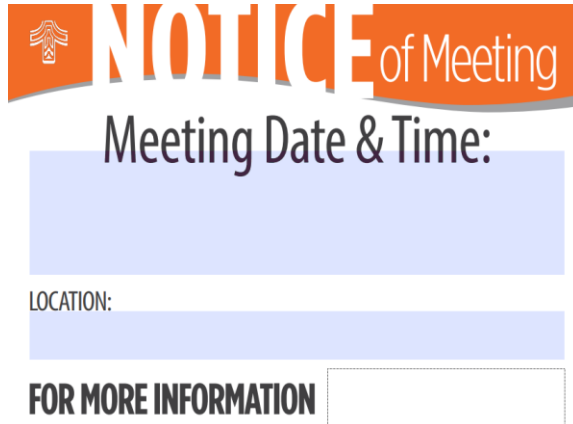
Cathy Baedor 503-419-7484

Mary & Jim Arbuckle 503-691-2079

Kami Hamilton

Lynn Miller 503-486-5188 ~ 503-929-2167

CERTIFICATION OF SIGN POSTING

A graphic of a sign template. It features an orange header with a white icon of a person at a podium and the text "Notice of Meeting". Below the header, the text "Meeting Date & Time:" is followed by a light blue rectangular box. Underneath that, the text "LOCATION:" is followed by another light blue rectangular box. At the bottom, the text "FOR MORE INFORMATION" is followed by a white rectangular box with a dashed border.

Notice of Meeting

Meeting Date & Time:

LOCATION:

FOR MORE INFORMATION

In addition to the requirements of TDC32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. A template of this sign is available at:
<https://www.tualatinoregon.gov/planning/neighborhooddeveloper-meeting-information-packet>


As the applicant for the Lam Research - AR and IMP for TUX Site (PRE24-0008) project, I hereby certify that on this day, May 22, 2024 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's representative:

~~Applicant's Name:~~ Ian Sisson, Mackenzie

(Please Print)

Representative's signature:

~~Applicant's Signature:~~ 

Date: 5-22-2024

AFFIDAVIT OF MAILING NOTICE

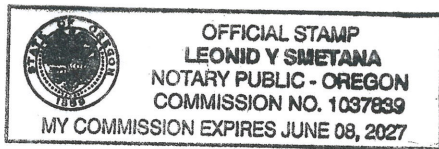
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)


I, IAN SISSON being first duly sworn, depose and say:

That on the 22 day of MAY, 2024, I will serve upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.


Signature

SUBSCRIBED AND SWORN to before me this 22nd day of May, 2024.




Notary Public for Oregon
My commission expires: June 08, 2027

RE: _____

May 22, 2024

Dear Property Owner, Tenant, or Resident:

You are cordially invited to attend a meeting to review a proposed expansion of the Lam Research campus. The meeting will be held in person at:

Juanita Pohl Center
8513 SW Tualatin Road
Tualatin, OR 97062
Wednesday, June 5 at 6:00 PM

The Lam Research campus is located at 11155 SW Leveton Drive in Tualatin. The proposal would add three new buildings on the south (SE Leveton Road) side of the campus and expand parking on the north (SW Tualatin Road) side of the campus. The project will require Architectural Review and an updated Industrial Master Plan, both of which are “Type III” land use reviews by the City of Tualatin, including public hearing procedures. The project will be designed to meet Tualatin Development Code standards, such that no variance requests are anticipated.

The June 5 meeting will allow the project team to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or issues the design team should consider.

PROJECT OVERVIEW

Lam is Oregon’s largest semiconductor equipment company, with a strong presence in the state for more than 20 years. Lam is excited to be able to expand its Tualatin campus, providing more jobs and revenue to the community and capitalizing on the rich semiconductor talent in the area, which is one of the leading hubs for chipmaking and technology innovation in the United States. This project (aka “TUX”) will add a new laboratory building, offices, and utilities hub to the Lam campus:

- Offices and Engineering Building (“T”): 160,000 SF
- Central Utility Building (“U”): 48,000 SF
- Laboratory/Research and Development Building (“X”): 250,000 SF (over two phases)

The TUX design is aligned with [Lam’s Environmental, Social, and Governance \(ESG\) goals](https://www.lamresearch.com/company/environmental-social-and-governance/)¹. Sustainability targets for TUX include Net Zero and LEED certification.

¹ <https://www.lamresearch.com/company/environmental-social-and-governance/>

ADDITIONAL DETAILS YOU MAY WANT TO KNOW

Buildings

- **Architectural Design:** The proposed buildings will be consistent with the materials and colors of the existing buildings across the campus.
- **Height and Scale:** The proposed buildings will be similar in height and scale with existing buildings on the campus. Building heights will be within the parameters allowed by the City of Tualatin.
- **Mechanical Equipment:** Rooftop equipment will be screened as required by the City of Tualatin's design standards.
- **Noise:** No significant noise impacts are anticipated. The design team is working with a specialized consultant with the goal of not increasing the noise levels produced by existing operations.
- **Air Quality:** No new types of chemicals or bulk gases will be used in the expanded operations and air quality will meet all applicable federal, state, and local regulations.
- **Sustainability:** The design team is pursuing LEED certification for the proposed new buildings.

Site Elements

- **Outdoor Lighting:** The lighting plan will be designed to minimize off-site impacts and will comply with the City of Tualatin's code requirements to direct illumination away from streets and residential areas.
- **Berm:** The existing mature landscape berm is an important piece of the Lam campus and its relationship to surrounding neighbors. The berm will be extended to the west, and the existing section will remain in place, except for a new driveway, which will form a south leg of the 115th Avenue intersection.
- **Trees:** New landscaping will result in a net gain in the number of trees across the campus.

Transportation

- **Access and Signal:** The City's Transportation System Plan (TSP) calls for a future signal at the SW Tualatin Road/SW 115th Avenue intersection to meet traffic/circulation needs as the community grows. The south approach of this intersection is currently a driveway for JAE and emergency access for Lam. With the project, the driveway will be opened for access to the expanded parking area and continue to provide access to JAE. It is expected the traffic signal will be installed with the change in access to the Lam parking areas.
 - The site circulation patterns will discourage any cut-through traffic between Tualatin Road and Leveton Road and landscaping or screening will be provided to minimize visibility into the campus from Tualatin Road and 115th Avenue.
 - Lam plans to design the project to minimize the number of cut-through trips using 115th Avenue to travel to Highway 99W.
- **Parking:** Parking demands will be accommodated entirely on-site, and parking will be concentrated on the northern edge of the site to reduce the impact of the buildings and equipment areas on the residential area to the north.
- **Trucks:** Truck access to the Lam campus will continue to be from Leveton Road – no trucks will be added to Tualatin Road.
- **Traffic Impact Analysis:** The City of Tualatin will require a TIA to address impacts of the project on the surrounding transportation network. Work on the TIA is just beginning.

Construction

- **Duration:** Approximately two years to complete all phases of construction.

May 22, 2024

Page 3

- **Hours/Impacts:** Construction will occur during normal business hours and will comply with all City of Tualatin noise ordinances. Most of the construction noise and other impacts will occur in the morning hours. No night operations are planned. Lam will be fully engaged during construction and will monitor noise and other impacts.
- **Traffic:** Construction vehicles will be routed on Leveton Drive and will park in designated contractor parking areas on Lam property.

PROCESS

Lam intends to submit the Architectural Review and Industrial Master Plan applications to the City of Tualatin by the end of June 2024. After the City determines the applications to be complete, the City will schedule two public hearings to review the proposal, which will require additional public notice to surrounding neighbors. Following land use approval, the project team will proceed to submit for building permits in phases, beginning with site grading and utilities, followed by construction of building foundations and walls, and then final build-out. Construction is anticipated to begin in the third quarter of 2025 and be completed by the second quarter of 2027.

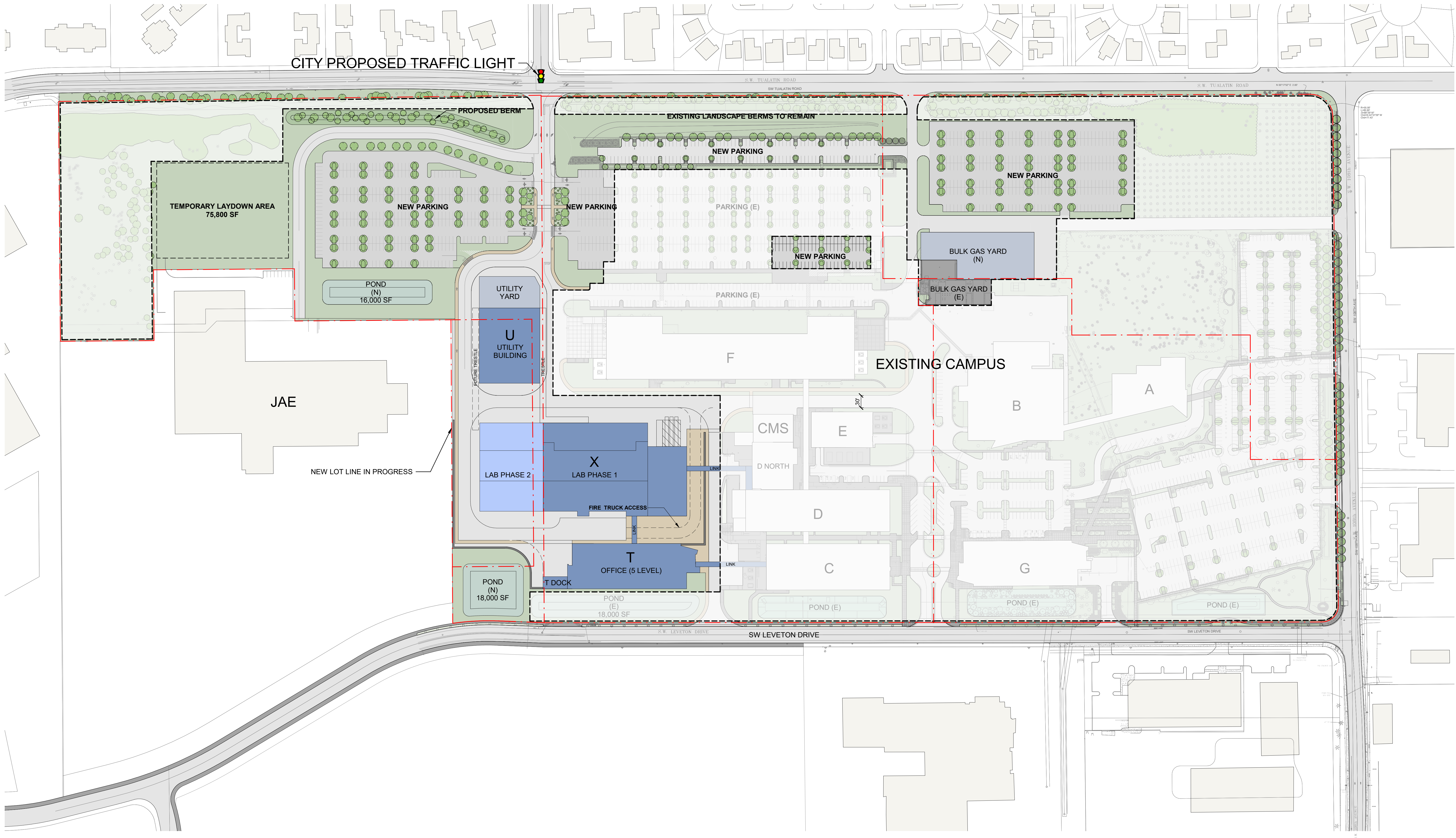
Please contact me (Suzannah Stanley, 971-346-3808 or sstanley@mcknze.com) if you have questions regarding the land use review process for this project. For questions about Lam's ESG goals or campus operations, please contact Todd.Fosler@lamresearch.com, Project Manager, or Chad.Oyler@lamresearch.com, ESG and Environmental Health & Safety.

Sincerely,



Suzannah Stanley
Land Use Planner

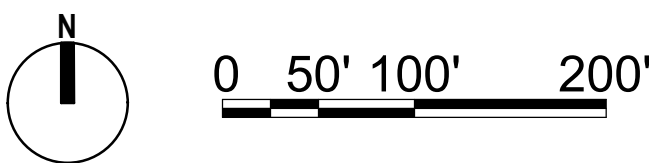
Enclosure(s): Attachment A – Preliminary Site Plan

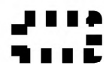
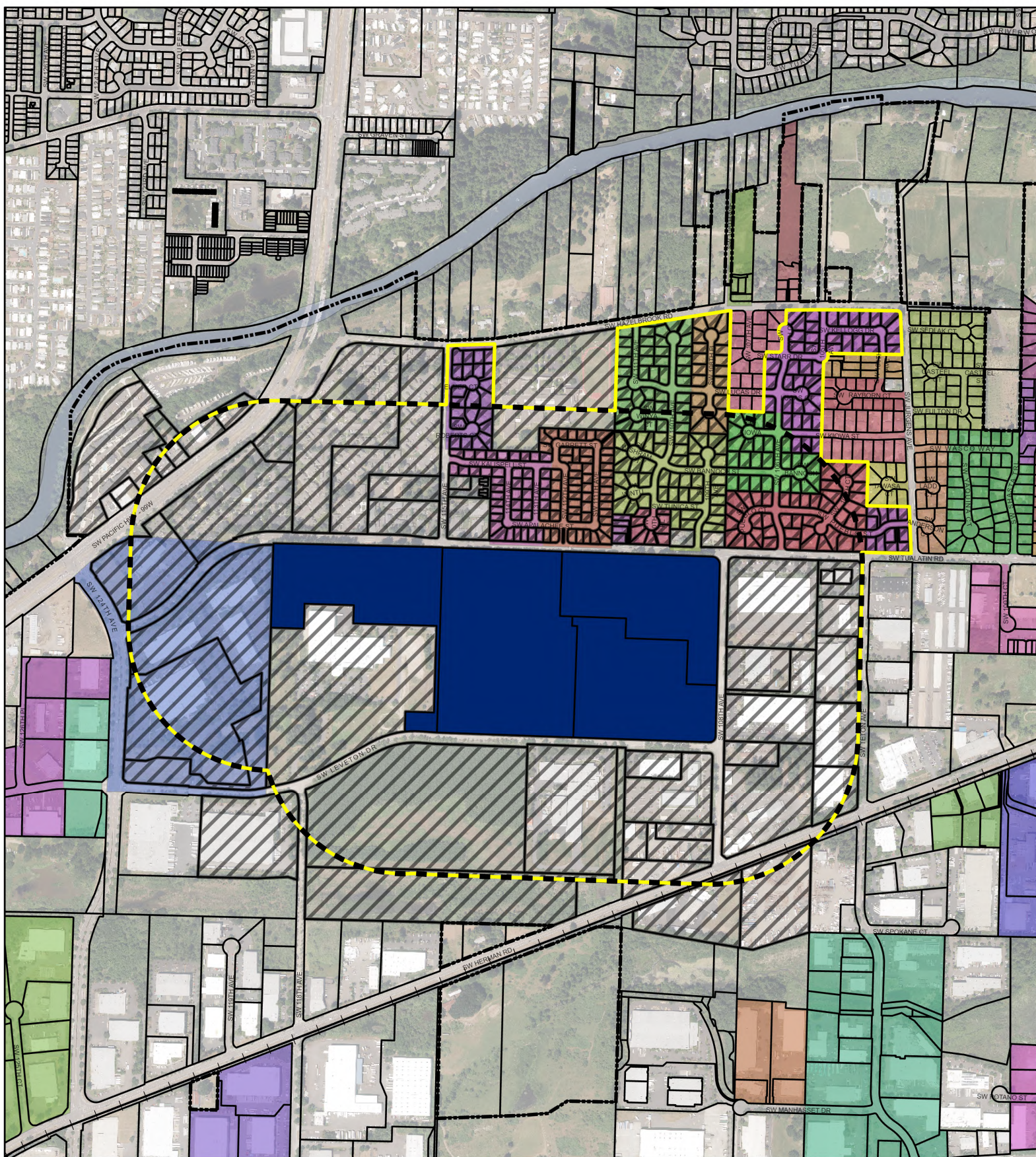


LEGEND

- | | |
|--|-----------------------|
| EXISTING BUILDINGS | NEW PEDESTRIAN / AREA |
| NEW BUILDINGS (142,000 SF FLOOR PLATE) | DRIVE AREA |
| NEW BUILDINGS PHASE 2 (36,000 SF FP) | DETENTION POND |
| NEW YARDS | LANDSCAPE & BERM |
| SITE BOUNDARY | |

TOTAL LAM CAMPUS SITE AREA: 76 ACRES





1000' Buffer



1000' Buffer with Subdivisions



Selected Taxlots



12345 SW LEVETON LLC
1730 SW SKYLINE BLVD, STE #121
PORTLAND, OR 97221

18355 SW TETON AVENUE TUALATIN OR
LLC
17455 SW RIDGEVIEW LN
LAKE OSWEGO, OR 97034

3 J'S PROPERTIES LLC
10400 SW TUALATIN RD
TUALATIN, OR 97062

AAA OREGON/IDAHO
600 MARKET ST
PORTLAND, OR 97201

ABBOTT TUALATIN LLC
3030 BRIDGEWAY STE 100
SAUSALITO, CA 94965

ABERNATHY TRAVIS E & ABERNATHY
AMANDA M
17860 SW 114TH AVE
TUALATIN, OR 97062

ABRAMS HOWARD R REV LIV TRUST
7799 SW MONTCLAIR DR
PORTLAND, OR 97225

ACKERMAN CLINTON
17987 SW 106TH AVE
TUALATIN, OR 97062

ACKLEY KRISTEN & ROTTMAN ERIK A
17961 SW 105TH CT
TUALATIN, OR 97062

ADAMS KAREN E TRUST &
BARTHOLOMEW BRIAN J
17445 SW 104TH AVE
TUALATIN, OR 97062

ADAMS SHEILA D
10915 SW TUALATIN RD
TUALATIN, OR 97062

AIELLO FAMILY TRUST
10650 SW PUEBLO CT
TUALATIN, OR 97062

ALBERTSON BRUCE & ALBERTSON JUDY
11415 SW ELMER CT
TUALATIN, OR 97062

ALBERT GARY J & ALBERT LISA J
17630 SW 108TH PL
TUALATIN, OR 97062

AMAN FAMILY TRUST
17435 SW 108TH PL
TUALATIN, OR 97062

ANDERSON DEBORAH M
11045 SW TUALATIN RD
TUALATIN, OR 97062

ANDERSON EDWARD JOEL & GADKARI
SHRUTI UDAY
11029 SW TUALATIN RD
TUALATIN, OR 97062

APOSTOLIC LUTHERAN CHURCH OF
PORTLAND
PO BOX 23312
TIGARD, OR 97223

ARBUCKLE JAMES F & ARBUCKLE MARY D
11400 SW ELMER CT
TUALATIN, OR 97062

ARNDT RONALD C 2015 TRUST
80395 WEISKOPF
LA QUINTA, CA 92253

ARROYO CHRIS & ARROYO JAQUELINE C
10515 SW STARR DR
TUALATIN, OR 97062

ASAI C&C JOINT TRUST
10555 SW KIOWA ST
TUALATIN, OR 97062

ASCENTEC ENGINEERING LLC
18500 SW 108TH AVE
TUALATIN, OR 97062

AUGUSTYNIAK EDWARD J & SUJCZYNSKA
MONIKA J
10555 SW BANNOCH CT
TUALATIN, OR 97062

BAEDOR FAMILY TRUST
17775 SW 111TH AVE
TUALATIN, OR 97062

BAILEY TRUST
17971 SW 106TH AVE
TUALATIN, OR 97062

BAIRD LEAH J
17610 SW 108TH PL
TUALATIN, OR 97062

BANEY JOACHIM E
PO BOX 3474
PORTLAND, OR 97208

BANTA BRYCE & BANTA RENE
17880 SW 110TH AVE
TUALATIN, OR 97062

BARRACLOUGH RODNEY P JR &
BARRACLOUGH SANDRA
11475 SW ELMER CT
TUALATIN, OR 97062

BARROW BRAD JAMES & BARROW
SYDNEY ANTONETTE
10850 SW BANNOCH ST
TUALATIN, OR 97062

BARTHOLOMEW MARY C TRUST
10570 SW KIOWA ST
TUALATIN, OR 97062

BATEMAN TRUST
17875 SW 114TH AVE
TUALATIN, OR 97062

BAUMANN THOMAS K & BAUMANN
ROSEMARIE D
10500 SW KIOWA ST
TUALATIN, OR 97062

BAXTER CHRISTOPHER & BAXTER
STEPHANIE
10606 SW BANNOCH CT
TUALATIN, OR 97062

BELL TAMERA J & JURCHEN STEVEN L
10644 SW PUEBLO ST
TUALATIN, OR 97062

BENEDICT ELIZABETH A
10460 SW KELLOGG DR
TUALATIN, OR 97062

BENKE FAMILY TRUST
17400 SW 106TH CT
TUALATIN, OR 97062

BENNETT JENNIFER ANN & FRICK
BENJAMIN JOHN
11030 SW WINTU CT
TUALATIN, OR 97062

BERG TOR L & BERG CHERYL L
17880 SW 113TH AVE
TUALATIN, OR 97062

BERGGREN TERESA DORAN REV LIV TRUST
11115 SW GARRETT ST
TUALATIN, OR 97062

BERGGREN BRAD J & BERGGREN ROBERTA
K
11425 SW KALISPELL ST
TUALATIN, OR 97062

BIEHLER ROBYN L
17750 SW 112TH AVE
TUALATIN, OR 97062

BILITZ MARTIN & BILITZ MICHAELA
DANIELA
10479 SW PUEBLO ST
TUALATIN, OR 97062

BIXEL JENNIFER
10455 SW KELLOGG DR
TUALATIN, OR 97062

BLAKEY BLAKE & BLAKEY DOMENIQUE
11400 SW APALACHEE ST
TUALATIN, OR 97062

BLATT CHARLES M JR & BLATT NAOMI T
17897 SW 105TH CT
TUALATIN, OR 97062

BLUM MARY LOU
11020 SW WISHRAM CT
TUALATIN, OR 97062

BORTHWICK MELODY
10461 SW PUEBLO ST
TUALATIN, OR 97062

BRISAN MARIUS M & BRISAN LIDIA M
17850 SW 113TH AVE
TUALATIN, OR 97062

BROCKWAY FAMILY TRUST
17455 SW 108TH PL
TUALATIN, OR 97062

BROOKS STEVEN K & DAVIS HEATHER M
15532 SW PACIFIC HWY #CIB111
TIGARD, OR 97224

BROPHY JEFFREY E & BROPHY DANETTE M
11465 SW KALISPELL ST
TUALATIN, OR 97062

BROWNE AARON J & BROWNE KELLIE G
11035 SW WISHRAM CT
TUALATIN, OR 97062

BRYANT SYDNAY & BRYANT JAKE
11420 SW ROBERTS CT
TUALATIN, OR 97062

BUCKNER ORVILLE KERN III TRUST
17890 SW 110TH AVE
TUALATIN, OR 97062

BURDICK EILEEN T & BURDICK
CHRISTOPHER J
17430 SW 104TH AVE
TUALATIN, OR 97062

BURNS JACK S
17785 SW 113TH AVE
TUALATIN, OR 97062

BUSHNELL TODD MICHAEL
17960 SW 111TH AVE
TUALATIN, OR 97062

CABLE SAMUEL & CABLE MARLENE
11225 SW APALACHEE ST
TUALATIN, OR 97062

CAGLE STEVEN & CAROLYN LIV TRUST
10777 SW KIOWA CT
TUALATIN, OR 97062

CALDER KENNETH D & CALDER MARY C
10945 SW TUNICA ST
TUALATIN, OR 97062

CALMAX TECHNOLOGY INC
3491 LAFAYETTE ST
SANTA CLARA, CA 95054

CAVEN JEREMY LIONEL
17870 SW 111TH AVE
TUALATIN, OR 97062

CERO JEFFREY C & CERO CARISSA
11410 SW KALISPELL ST
TUALATIN, OR 97062

CHALFAN TRUST
4095 WESTBAY RD
LAKE OSWEGO, OR 97035

CHALISE PRAVEEN & CHALISE DEEPA
17625 SW 108TH PL
TUALATIN, OR 97062

CHAMBERS LIV TRUST
10595 SW BANNOCH CT
TUALATIN, OR 97062

CHAMBERLAIN HUSSA PROPERTIES
18755 SW TETON AVE
TUALATIN, OR 97062

CHANG SARAH
11360 SW APALACHEE ST
TUALATIN, OR 97062

CHAUNCEY LOIS
17890 SW 112TH AVE
TUALATIN, OR 97062

CHEN DAVID & CALIXTRO ELIZABETH
10720 SW KIOWA CT
TUALATIN, OR 97062

CHONG CHRISTOPHER A & CHONG
KIRSTEN J
5870 SW WICHITA ST
TUALATIN, OR 97062

CHRISTIAN LOU A & CHRISTIAN TINA L
10677 SW BANNOCH ST
TUALATIN, OR 97062

CLARK DAVID A & CLARK CATHERINE M
10639 SW PUEBLO CT
TUALATIN, OR 97062

CLARK MONICA J & CLARK LONNY T
10525 SW LUCAS CT
TUALATIN, OR 97062

CLARK CHARLES L TRUST
17875 SW 110TH AVE
TUALATIN, OR 97062

COCKRELL WILLIAM D & COCKRELL
PAMELA K
11460 SW ROBERTS CT
TUALATIN, OR 97062

CODINO VAL H & CODINO LOIS D
17962 SW 105TH CT
TUALATIN, OR 97062

COMPTON JAY W
17595 SW 110TH AVE
TUALATIN, OR 97062

CONNER DANIEL J & CONNER SHARON W
10650 SW KIOWA CT
TUALATIN, OR 97062

CORR FAMILY REV TRUST
17585 SW 111TH AVE
TUALATIN, OR 97062

COSNER BERNADATTE M LIV TRUST
17890 SW 115TH AVE
TUALATIN, OR 97062

COX LEE H & COX CHRISTINA R
17825 SW 114TH AVE
TUALATIN, OR 97062

CR RIVERCREST MEADOWS COMMUNITIES
LLC
444 W BEECH ST #300
SAN DIEGO, CA 92101

CRALL RICHARD F & CRALL BARBARA M
10055 SW WASCO WAY
TUALATIN, OR 97062

CROSS THOMAS A & CROSS DIANE RUTH
17845 SW 114TH AVE
TUALATIN, OR 97062

CYPRESS PARISH LLC
16750 SE KENS CT
MILWAUKIE, OR 97267

DEAVILLE CASEY D
17970 SW 105TH CT
TUALATIN, OR 97062

DEBRAUWERE LIV TRUST
11100 SW LUCAS DR
TUALATIN, OR 97062

DEHEN PAUL V & DEHEN ROBERTA A
10995 SW TUNICA ST
TUALATIN, OR 97062

DEJONG STEVEN & DEJONG KAITLIN
17350 SW 108TH PL
TUALATIN, OR 97062

DIXON ROBERT W
17967 SW 110TH PL
TUALATIN, OR 97062

DOLAK TYLER JOHN & MCMUNN
KRISTIANA NICHOLE
17795 SW 111TH AVE
TUALATIN, OR 97062

DONAUGH ANTHONY M & DONAUGH
CHRISTI S
10651 SW PUEBLO CT
TUALATIN, OR 97062

DONOHUE NICHOLAS MICHAEL
17800 SW 113TH AVE
TUALATIN, OR 97062

DOWNING DARYL & DOWNING CHRISTINE
17865 SW 111TH AVE
TUALATIN, OR 97062

DRAPER JAMES A & JANICE F TRUST
17755 SW 106TH AVE
TUALATIN, OR 97062

DUE NORTH PROPERTIES LLC
401 E FIRST ST #1062
NEWBERG, OR 97132

DUPUIS KENNETH & DUPUIS ERIN
17550 SW 110TH AVE
TUALATIN, OR 97062

DUPUIS FAMILY TRUST
17460 SW 110TH AVE
TUALATIN, OR 97062

EASTMAN ROBYN T & EASTMAN SANDY M
17770 SW 113TH AVE
TUALATIN, OR 97062

EDWARDS MARK
17986 SW 110TH PL
TUALATIN, OR 97062

ESTRADA ALFRED & ESTRADA SHARON
17460 SW 111TH AVE
TUALATIN, OR 97062

FB TRUST
10910 SW BANNOCH ST
TUALATIN, OR 97062

FENN DENNIS LESLIE & FENN ROBERTA
JEAN
11440 SW ROBERTS CT
TUALATIN, OR 97062

FISH TAMMY G & FISH WAYNE L
17475 SW 108TH PL
TUALATIN, OR 97062

FITCH JACQUELINE DARLENE & FITCH
JOHN WALLACE
17915 SW 113TH AVE
TUALATIN, OR 97062

FLORES SAMANTHA & PENA JOSE
ROBERTO
11380 SW APALACHEE ST
TUALATIN, OR 97062

FOILES LESLIE E & FOILES VICTORIA A
10960 SW TUNICA ST
TUALATIN, OR 97062

FORD KEVIN & LOCKE EMMA
11495 SW ELMER CT
TUALATIN, OR 97062

FORD JOHN E & AMES STEPHANIE
17953 SW 110TH PL
TUALATIN, OR 97062

FRAINEY BRIAN A & FRAINEY ABIGAIL J
11155 SW GARRETT ST
TUALATIN, OR 97062

FRANKLIN MELLISA & FRANKLIN IGNACIO
17425 SW 105TH AVE
TUALATIN, OR 97062

FRANKLINIA LLC
6107 SW MURRAY BLVD #175
BEAVERTON, OR 97008

FRIEDMAN MARK E REV TRUST &
FRIEDMAN JOHNNALEE L REV TRUST
17355 SW 105TH AVE
TUALATIN, OR 97062

FRONCZAK GREG JOHN
11450 SW KALISPELL ST
TUALATIN, OR 97062

FUJIMI CORPORATION
11200 SW LEVETON DR
TUALATIN, OR 97062

GALLARDO MICHAEL & MIELE SARA
10680 SW KIOWA CT
TUALATIN, OR 97062

GALLAGHER RON MICHAEL & GALLAGHER
KELLY MORIARTY
17975 SW 109TH AVE
TUALATIN, OR 97062

GALVIN JEREMY & GALVIN ANDREA
17950 SW 112TH AVE
TUALATIN, OR 97062

GARSKE TRAVIS W
PO BOX 729
COLBERT, WA 99005

GILBERTSON CHRISTOPHER C &
GILBERTSON HEIDI S
17435 SW 110TH AVE
TUALATIN, OR 97062

GIMARELLI-BAST TERRA
11120 SW GARRETT ST
TUALATIN, OR 97062

GIRDNER DOUGLAS R & GIRDNER SANDRA
L
10623 SW PUEBLO CT
TUALATIN, OR 97062

GITT SHARON M
10435 SW KELLOGG DR
TUALATIN, OR 97062

GITT SEAN C & GITT MELISSA A
17770 SW 110TH AVE
TUALATIN, OR 97062

GLASSER FAMILY REV TRUST
11035 SW LUCAS DR
TUALATIN, OR 97062

GODFREY DAVID E & GODFREY LISA J
17410 SW 110TH AVE
TUALATIN, OR 97062

GONZALEZ JULIE A REV TRUST
17565 SW 110TH AVE
TUALATIN, OR 97062

GONZALEZ RODOLFO GUERRERO &
GUZMAN JOSE LUIS AMEZCUA
17780 SW 114TH AVE
TUALATIN, OR 97062

GOVINDAN ANUMARLA & GOVINDAN
SODHARI
11460 SW HAZELBROOK RD
TUALATIN, OR 97062

GRAHAM CONNIE L REV TRUST
17500 SW 111TH AVE
TUALATIN, OR 97062

GREENE JOHN W & GREENE SUSAN
17915 SW 114TH AVE
TUALATIN, OR 97062

GREEN GARY L & GREEN JANIS A
10695 SW KIOWA CT
TUALATIN, OR 97062

GREEN CRAIG D
17885 SW 110TH AVE
TUALATIN, OR 97062

GUILFOYLE CAROL L TRUST
10795 SW BANNOCH ST
TUALATIN, OR 97062

GUTOWSKI MARK A
11070 SW WINTU CT
TUALATIN, OR 97062

GUY CARRIE & GUY TIMOTHY M
10482 SW PUEBLO CT
TUALATIN, OR 97062

HACKBARTH JANICE V
10585 SW KIOWA ST
TUALATIN, OR 97062

HALL STEPHEN C & HALL WENDY S
10799 SW LUCAS DR
TUALATIN, OR 97062

HAMILTON PAUL CHARLES & HAMILTON
JOAN E
PO BOX 3207
TUALATIN, OR 97062

HAMILTON BRETT T & HAMILTON KAMI R
11430 SW KALISPELL ST
TUALATIN, OR 97062

HANNEGAN MICHAEL L
17992 SW 110TH PL
TUALATIN, OR 97062

HANNON RACHELLE S & HANNON JEFFREY
T
17440 SW 105TH AVE
TUALATIN, OR 97062

HANSON TIMOTHY J & HANSON SUSAN E
17690 SW 110TH AVE
TUALATIN, OR 97062

HARRIS DEGAY C & OBIDIGBO OBINNA
KINGSLEY
11037 SW TUALATIN RD
TUALATIN, OR 97062

HARTFEIL DERICH & HARTFEIL ELEANOR
11170 SW APALACHEE ST
TUALATIN, OR 97062

HAUPERT REV TRUST
10415 SW KELLOGG DR
TUALATIN, OR 97062

HAYES RYAN D & ANCHARSKI NANCY
11025 SW WINYA CT
TUALATIN, OR 97062

HEIN CHRISTOPHER HAROLD & HEIN
SUSANNE BIRGIT
10975 SW TUNICA ST
TUALATIN, OR 97062

HELSEY LLC
PO BOX 1569
TUALATIN, OR 97062

HELTNESS ERIC TODD & HELTNESS CHERYL
LYNN
10632 SW PUEBLO CT
TUALATIN, OR 97062

HEMANN MAURA A REV LIV TRUST
10645 SW PUEBLO CT
TUALATIN, OR 97062

HENRY DAVID & SHARI LIV TRUST
10355 SW KELLOGG DR
TUALATIN, OR 97062

HENSLEY TRACY L & BARTELS AARON
DAVID
17980 SW 109TH AVE
TUALATIN, OR 97062

HERINCKX JEFFREY & HERINCKX CHANDA
S
10560 SW LUCAS CT
TUALATIN, OR 97062

HERR DANIEL J & HERR CAMILLE
17655 SW 111TH AVE
TUALATIN, OR 97062

HEWITT KRISTY K & HEWITT MARSHALL
17815 SW 111TH AVE
TUALATIN, OR 97062

HILDEBRAN REED & HILDEBRAN SALLY J
10500 SW BANNOCH CT
TUALATIN, OR 97062

HILLIARD DAVID M & DRAPER ELIZABETH L
10316 SW PUEBLO ST
TUALATIN, OR 97062

HINDS FAMILY TRUST
17900 SW 115TH AVE
TUALATIN, OR 97062

HIRTE EDWIN K & HIRTE TERESA J
11450 SW ELMER CT
TUALATIN, OR 97062

HISLOP BRENT & HISLOP CLAUDIA
11425 SW ROBERTS CT
TUALATIN, OR 97062

HOLMES TRUST
11025 SW WINTU CT
TUALATIN, OR 97062

HOOVER DEVIN & HOOVER KRISTEN
11315 SW KALISPELL ST
TUALATIN, OR 97062

HOURLANI JIHAD & SHIKHA HAYAT
11490 SW KALISPELL ST
TUALATIN, OR 97062

HOWELL ZACHARY P & HOWELL REBECCA
J
17535 SW 111TH AVE
TUALATIN, OR 97062

HR LLC
18280 SW 108TH AVE
TUALATIN, OR 97062

HUGEBACK BENJAMIN L & HUGEBACK
JULIET F
11135 SW GARRETT ST
TUALATIN, OR 97062

HURDLE FAMILY REV TRUST
15927 SE LARK AVE
MILWAUKIE, OR 97267

HUTCHISON BERNADETTE SEP PROP REV
LIV TRUST
17430 SW 111TH AVE
TUALATIN, OR 97062

HYATT SEAN & HYATT LISA
10755 SW KIOWA CT
TUALATIN, OR 97062

IDM-OREGON LLC
1101 SE TECH CENTER DR STE 160
VANCOUVER, WA 98683

IMBLER-YOUNG DIANE REV LIV TRUST
17485 SW 110TH AVE
TUALATIN, OR 97062

IMUS ROBERT G & DEBORAH R IMUS LIV
TRUST
17895 SW 109TH AVE
TUALATIN, OR 97062

JAE OREGON INC
11555 SW LEVETON DR
TUALATIN, OR 97062

JAFFEE CAROLINE JOHANNA & JAFFEE JAY
17350 SW 106TH CT
TUALATIN, OR 97062

JAGODNIK BRIAN & JAGODNIK LAUREN
10536 SW PUEBLO ST
TUALATIN, OR 97062

JAMES FAMILY INVESTMENT LLC
20675 SW LEBEAU RD
SHERWOOD, OR 97140

JANSSEN JILLIAN & JANSSEN JARED
10595 SW LUCAS CT
TUALATIN, OR 97062

JASTER ALEXIS
10760 SW KIOWA CT
TUALATIN, OR 97062

JEWELL THOMAS G & JEWELL DANA P
17400 SW 104TH AVE
TUALATIN, OR 97062

JIRICEK AARON G & KARINA B REV LIV
TRUST
10525 SW KIOWA ST
TUALATIN, OR 97062

JODOIN MICHAEL A & JODOIN NANCY
17810 SW 112TH AVE
TUALATIN, OR 97062

JOHNSON PHILLIP TILO
17445 SW 111TH AVE
TUALATIN, OR 97062

JOHNSON KIT & JOHNSON AMY
17560 SW 111TH AVE
TUALATIN, OR 97062

JONES ROBERT ALAN & JONES SHELLEY
DIANE
17964 SW 110TH PL
TUALATIN, OR 97062

KAWAL JUSTIN & BURNS ERIN
10550 SW STARR DR
TUALATIN, OR 97062

KERR JACK & KERR SARWESHNI
17645 SW 106TH AVE
TUALATIN, OR 97062

KINDRED LYLE V & KINDRED ELAINE A
17968 SW 106TH AVE
TUALATIN, OR 97062

KING JERSILYN & PANGELINAN GERHART
JURADO
11200 SW APALACHEE ST
TUALATIN, OR 97062

KIRKPATRICK GREG D & KIRKPATRICK
DEBRA S
17765 SW 112TH AVE
TUALATIN, OR 97062

KLEIN GEORGE P & KLEIN LEANNE S
17800 SW 111TH AVE
TUALATIN, OR 97062

KLENZ MICHAEL & KLENZ LINDA
17480 SW 108TH AVE
TUALATIN, OR 97062

KNAPKE STEVEN J & KNAPKE LIEN K
17997 SW 105TH CT
TUALATIN, OR 97062

KNAPPENBERGER CLARK W &
KNAPPENBERGER CAROLYN
10575 SW LUCAS CT
TUALATIN, OR 97062

KOFORD AARON S & KOFORD ELIZABETH S
11220 SW APALACHEE ST
TUALATIN, OR 97062

KRAJCAR TIMOTHY D & KRAJCAR
KIERSTEN A
11070 SW WINYA CT
TUALATIN, OR 97062

KUMAR ZOYA & UFFORD JOHN C
17915 SW 112TH AVE
TUALATIN, OR 97062

KUMLER PHILIP A & JULIE I FAM TRUST
17515 SW 108TH PL
TUALATIN, OR 97062

LAM RESEARCH CORPORATION
2025 GATEWAY PL #228
SAN JOSE, CA 95110

LAM RESEARCH CORP
4650 CUSHING PKWY
FREMONT, CA 94538

LAMB ETHAN S & LAMB SARAH W
17825 SW 113TH AVE
TUALATIN, OR 97062

LANG JULIANNE LERAE
17197 SW SMITH AVE BLDG #37
SHERWOOD, OR 97140

LAUREN NICHOLAS D & LAUREN
CHRISTINA M
17935 SW 114TH AVE
TUALATIN, OR 97062

LEE MIKE
17475 SW 111TH AVE
TUALATIN, OR 97062

LEE JONATHAN K & LEE STEPHANIE IRVING
17605 SW 108TH PL
TUALATIN, OR 97062

LEGEND HOMES CORPORATION
4200 NE 20TH ST
OTIS, OR 97368

LIGHT HARVEY EUGENE & LIGHT CLAUDIA
JO
11405 SW KALISPELL ST
TUALATIN, OR 97062

LIN DONGMEI & MAO DIAN
17950 SW 109TH AVE
TUALATIN, OR 97062

LOANZON EMMELINE V TRUST
17994 SW 105TH CT
TUALATIN, OR 97062

LONGTIN DAVID E JR
17929 SW 105TH CT
TUALATIN, OR 97062

LORENTE JOAQUIN & LORENTE LOUISE
17460 SW 108TH PL
TUALATIN, OR 97062

LOSER CALLIE
17700 SW 111TH AVE
TUALATIN, OR 97062

LUIKART GLEN
11060 SW WISHRAM CT
TUALATIN, OR 97062

LUMBER FAMILY CO LLC
PO BOX 1427
TUALATIN, OR 97062

LYONS RICHARD & LYONS JUDITH
11065 SW LUCAS DR
TUALATIN, OR 97062

MACAULAY THOMAS & MACAULAY DEBRA
10520 SW BANNOCH CT
TUALATIN, OR 97062

MACIELINSKI DAMIEN & LAURIE LIV TRUST
17565 SW 108TH PL
TUALATIN, OR 97062

MACK ADAM S & MACK KATHRYN M
10770 SW BANNOCH ST
TUALATIN, OR 97062

MACK RYAN P & MACK PATRICIA L
17825 SW 110TH AVE
TUALATIN, OR 97062

MACMILLEN JAMES WILSON &
MACMILLEN DONNA JEAN
10547 SW PUEBLO ST
TUALATIN, OR 97062

MAGILKE GILBERT & MAGILKE GAIL L
17990 SW 106TH AVE
TUALATIN, OR 97062

MAGUIRE BRIAN J & MAGUIRE LISA N
17860 SW 112TH AVE
TUALATIN, OR 97062

MALETA SANDRA L & MALETA GREGORY B
17932 SW 105TH CT
TUALATIN, OR 97062

MANABE STELLA K & NAKAMA DEAN S
11420 SW HAZELBROOK RD
TUALATIN, OR 97062

MANN ERIC A & LUPULESCU NICOLETA
11490 SW ROBERTS CT
TUALATIN, OR 97062

MANN SONIA & MANN JONATHAN
11100 SW APALACHEE ST
TUALATIN, OR 97062

MARKS CHRISTINA A REV LIV TRUST
17760 SW 111TH AVE
TUALATIN, OR 97062

MARONDE JOHN ALBERT & MARONDE JILL
I
17730 SW 111TH AVE
TUALATIN, OR 97062

MARSHALL ASSOCIATED LLC
PO BOX 278
TUALATIN, OR 97062

MAYER ANDREW PETER & MAYER MARIT
JANAE
17395 SW 105TH AVE
TUALATIN, OR 97062

MCCLATCHEY CAITLIN & MCCLATCHEY
GARRETT
11130 SW APALACHEE ST
TUALATIN, OR 97062

MCCURTAIN LIV TRUST
10560 SW PUEBLO ST
TUALATIN, OR 97062

MCCURDY WAYNE & MCCURDY BETTE
10580 SW BANNOCH CT
TUALATIN, OR 97062

MCKINNON SPENCER E LIV TRUST
17971 SW 110TH PL
TUALATIN, OR 97062

MCPHERSON SCOTT K & MCPHERSON
SUSAN R
17895 SW 113TH AVE
TUALATIN, OR 97062

MEGARGEE IRWIN F & MEGARGEE AMY L
10580 SW LUCAS CT
TUALATIN, OR 97062

MELTON LAWRENCE E & MELTON TONYA
M
17900 SW 111TH AVE
TUALATIN, OR 97062

MEYER PAUL R & MEYER MARY B
17365 SW 108TH PL
TUALATIN, OR 97062

MICHAELIDES JAMIE C & RADISH KEVIN A
17920 SW 112TH AVE
TUALATIN, OR 97062

MIDKIFF HOUSTON A & MIDKIFF NANCY
17845 SW 106TH AVE
TUALATIN, OR 97062

MILLER LYNN B
11190 SW APALACHEE ST
TUALATIN, OR 97062

MILLER JOINT TRUST
10970 SW BANNOCH ST
TUALATIN, OR 97062

MILNE JAMES S & MILNE MARY F
17875 SW 109TH AVE
TUALATIN, OR 97062

MINATO KAZUKI & MINATO YUKO
11445 SW ROBERTS CT
TUALATIN, OR 97062

MITCHELL TIMOTHY
900 SW 5TH AVE FL 17
PORTLAND, OR 97204

MITCHELL GARRETT C & MITCHELL
SHARON M
17910 SW 115TH AVE
TUALATIN, OR 97062

MITTLEMAN PROPERTIES
1 SW COLUMBIA ST STE 950
PORTLAND, OR 97258

MOORE KERRI ANN & MOORE
CHRISTOHER
10619 SW BANNOCH CT
TUALATIN, OR 97062

MORAN STEVEN TIMOTHY & MORAN
ASHLEY SCHNAPP
17870 SW 110TH AVE
TUALATIN, OR 97062

MORRELL LIVING TRUST
10915 SW TUNICA ST
TUALATIN, OR 97062

MORRISSEY FAMILY TRUST
17924 SW 105TH CT
TUALATIN, OR 97062

MOWERY DANA KAY
17948 SW 105TH CT
TUALATIN, OR 97062

MUIR JOHN S & ACHILOVA LOLA
17795 SW 112TH AVE
TUALATIN, OR 97062

MUNSON JAMES L & PAMELA B REV LIV
TRUST
10600 SW KIOWA ST
TUALATIN, OR 97062

MURMAN CORY D & MURMAN TAMIKO A
11485 SW KALISPELL ST
TUALATIN, OR 97062

MURO MONICA D
11011 SW TUALATIN RD
TUALATIN, OR 97062

MUSTEDANAGIC ADIS & MUSTEDANAGIC
ALISA
11045 SW WINTU CT
TUALATIN, OR 97062

NAJERA KENE S & BUSTOS ESMERALDA
RODRIGUEZ
12288 SW FUJI CT
TIGARD, OR 97224

NEUMANN DANIEL & NEUMANN SYDNEY
10412 SW PUEBLO ST
TUALATIN, OR 97062

NEWTON DAVID & E SUZANNE JOINT
TRUST
10950 SW BANNOCH ST
TUALATIN, OR 97062

NGUYEN HONG T & TRI VINH V
10444 SW PUEBLO ST
TUALATIN, OR 97062

NGUYEN CATHY H
11485 SW ROBERTS CT
TUALATIN, OR 97062

NORDEN PAUL & JEANINE LIV TRUST
17440 SW 108TH PL
TUALATIN, OR 97062

NUNLEY RICHARD V III
11105 SW GARRETT ST
TUALATIN, OR 97062

OLSON LIVING TRUST
11435 SW ELMER CT
TUALATIN, OR 97062

OLSON DOUGLAS E & OLSON KIMBERLY R
11130 SW WINYA CT
TUALATIN, OR 97062

ORLANES JONATHAN
10620 SW LUCAS DR
TUALATIN, OR 97062

OWEN GREGORY L & OWEN DEBORAH L
17885 SW 109TH AVE
TUALATIN, OR 97062

PACIFIC FINANCIAL CENTER LLC
4200 S HULEN ST STE 410
FORT WORTH, TX 76109

PAIGE LIV TRUST
17940 SW 109TH AVE
TUALATIN, OR 97062

PAPAS EDITH ELIZABETH
11055 SW WINYA CT
TUALATIN, OR 97062

PARK KRISTEN
17902 SW 105TH CT
TUALATIN, OR 97062

PARK DANIEL K & PARK ANNA K
9333 SW NEZ PERCE CT
TUALATIN, OR 97062

PARKER DAVID SCOTT & CAVALLO
KIMBERLY G
10301 SW PUEBLO ST
TUALATIN, OR 97062

PARKER SARAH D & PARKER WILEY
11480 SW ELMER CT
TUALATIN, OR 97062

PARKER MARION M
17830 SW 114TH AVE
TUALATIN, OR 97062

PARSONS KIMBERLY MARIE & PARSONS
BENJAMIN JAMES
17580 SW 110TH AVE
TUALATIN, OR 97062

PAYNE DANIEL J & PAYNE JANET M
10440 SW KELLOGG DR
TUALATIN, OR 97062

PENNIMAN STEVEN K & PHYLLIS D REV LIV
TRUST
8374 VEREDA DEL PADRE
GOLETA, CA 93117

PENSADO ERNESTO & ALVARENGA NALLY
M
10380 SW PUEBLO ST
TUALATIN, OR 97062

PETERSON JACOB CURTIS & PETERSON
JULIE DAWN
17925 SW 111TH AVE
TUALATIN, OR 97062

PEUSER NILS ARNE & PEUSER NICOLE
17380 SW 106TH CT
TUALATIN, OR 97062

PHIGHT LLC
ONE BOWERMAN DR
BEAVERTON, OR 97005

PLAMBECK CAROL R
10600 SW STARR DR
TUALATIN, OR 97062

POINTS YU SUN
11465 SW ROBERTS CT
TUALATIN, OR 97062

POUR ALI FROTAN & ESFANDIARPOUR
SAMANEH
17995 SW 110TH PL
TUALATIN, OR 97062

PR 17995 SW 106TH LLC
8925 SW IOWA DR
TUALATIN, OR 97062

PRICE DAVID A & PRICE JENNIFER K
11080 SW WISHRAM CT
TUALATIN, OR 97062

PUPPO MIKK
17894 SW 105TH CT
TUALATIN, OR 97062

PURCELLA ALEXANDRA M & PURCELLA
SCOTT E
11215 SW APALACHEE ST
TUALATIN, OR 97062

PUTNAM DAVID L JR & PUTNAM HEIDI F
17770 SW 112TH AVE
TUALATIN, OR 97062

PYRCH LAUREN & THOMASSEN AARON
JENS
10640 SW BANNOCH ST
TUALATIN, OR 97062

RADECKI SHAUN MICHAEL & RADECKI
JESSICA ELLEN
17370 SW 108TH PL
TUALATIN, OR 97062

RADER SAM A & RADER ANDREA S
11445 SW KALISPELL ST
TUALATIN, OR 97062

RAMSBY MILLS TRUST
10500 SW STARR DR
TUALATIN, OR 97062

RANDALL LAWRENCE L & SANDOVAL-
RANDALL C SUSIE
11440 SW HAZELBROOK RD
TUALATIN, OR 97062

RAXTER NORA SUSAN
10476 SW PUEBLO ST
TUALATIN, OR 97062

RICE DOUGLAS S
17820 SW 111TH AVE
TUALATIN, OR 97062

RICHARDS EMMETT L & RICHARDS MARY
C & RICHARDS SHELLEY D
15247 WILBUR RD
LA CONNER, WA 98257

RICHARDSON DEVIN & RICHARDSON TAMI
ANN
11100 SW WINYA CT
TUALATIN, OR 97062

RICHEY LELAND R & RICHEY VALERIE J
FAMILY TRUST
17911 SW 105TH CT
TUALATIN, OR 97062

RIRIE LIVING TRUST
11015 SW LUCAS DR
TUALATIN, OR 97062

RIVER RIDGE APARTMENTS OWNER LLC
701 FIFTH AVE STE 5700
SEATTLE, WA 98104

RIVER RIDGE APARTMENTS OWNER LLC
701 FIFTH AVE STE 5700
SEATTLE, WA 98104

RIVERA AURELIO GOMEZ
17865 SW 113TH AVE
TUALATIN, OR 97062

ROBBINS FAMILY REVOCABLE TRUST
17420 SW 110TH AVE
TUALATIN, OR 97062

ROBERTS BLAINE N
17980 SW 111TH AVE
TUALATIN, OR 97062

ROBERTS JULIE A
17890 SW 114TH AVE
TUALATIN, OR 97062

ROBINSON RONALD L & ROBINSON
MICHELLE
17976 SW 106TH AVE
TUALATIN, OR 97062

ROE FAMILY TRUST
620 SAND HILL RD #213F
PALO ALTO, CA 94304

RUDY CHARLES & RUDY STACY
17385 SW 108TH PL
TUALATIN, OR 97062

RUVALCABA CHRIS & RUVALCABA ESTHER
10529 SW PUEBLO ST
TUALATIN, OR 97062

RYAN DAIN & RYAN LEE
11470 SW KALISPELL ST
TUALATIN, OR 97062

RYAN MICHAEL
11075 SW WILSHRAM CT
TUALATIN, OR 97062

RYMAL CHARLES & RYMAL JESSICA
17920 SW 114TH AVE
TUALATIN, OR 97062

SABETI RAMIN
17835 SW PACIFIC HWY
TUALATIN, OR 97062

SABRA HEALTH CARE HOLDINGS III LLC
10220 SW GREENBURG RD #201
PORTLAND, OR 97223

SATTLER BRIAN L & WALCZYK KERRY M
10615 SW PUEBLO CT
TUALATIN, OR 97062

SAVASTA THOMAS
11355 SW KALISPELL ST
TUALATIN, OR 97062

SCHAEFER SETH & SCHAEFER RENEE
10710 SW BANNOCH ST
TUALATIN, OR 97062

SCHENK JOANNE & ROGER REV LIV TRUST
10555 SW LUCAS CT
TUALATIN, OR 97062

SCHLACHTER KEVIN M & SCHLACHTER
RENEE
17570 SW 108TH PL
TUALATIN, OR 97062

SCHLOETTER ERIN RENAE BATES
17845 SW 111TH AVE
TUALATIN, OR 97062

SCHOENHEIT JOHN & SCHOENHEIT
KAITLIN J
17890 SW 109TH AVE
TUALATIN, OR 97062

SHEN PING LU
17460 SW 104TH AVE
TUALATIN, OR 97062

SHERFINSKI MICHAEL R
11195 SW GARRETT ST
TUALATIN, OR 97062

SHERMAN JENNIFER A TRUST
17740 SW 110TH AVE
TUALATIN, OR 97062

SHERWOOD NICOLE D
17850 SW 111TH AVE
TUALATIN, OR 97062

SHETLER STACY A & SHETLER JOANNA L
11080 SW LUCAS DR
TUALATIN, OR 97062

SMITH LESTER MICHAEL & SMITH JOAN
MARIE
10990 SW BANNOCH ST
TUALATIN, OR 97062

SMITH WILLIAM E & SHEARER-SMITH
SARAH K
17989 SW 110TH PL
TUALATIN, OR 97062

SPENCER FAMILY REV TRUST
17920 SW 109TH AVE
TUALATIN, OR 97062

SPRENG FREDERICK IV & BACHUS DESTINY
& PUROL KATHLEEN & RAYMOND
17570 SW 106TH AVE
TUALATIN, OR 97062

STANTON ANDREW & STANTON ASHLEY
17780 SW 111TH AVE
TUALATIN, OR 97062

STEINER LARRY D SURVIVORS TRUST
17420 SW 108TH PL
TUALATIN, OR 97062

STEINMETZ JON & JEANETTE TRUST
17735 SW 112TH AVE
TUALATIN, OR 97062

STORI SADRUDDIN
11340 SW APALACHEE ST
TUALATIN, OR 97062

STRENGTH GREG M & STRENGTH MARGO
D
17870 SW 109TH AVE
TUALATIN, OR 97062

STRIBLING DAVID L & STRIBLING AMANDA
L
10920 SW TUNICA ST
TUALATIN, OR 97062

STRICKLER LAUREL R & STRICKLER ADAM J
11025 SW WISHRAM CT
TUALATIN, OR 97062

STRINGFELLOW GAYLE
11140 SW GARRETT ST
TUALATIN, OR 97062

SULLIVAN SHANON LEE
11150 SW APALACHEE ST
TUALATIN, OR 97062

SULLIVAN WAIKEN L & SULLIVAN JENNIFER
17705 SW 112TH AVE
TUALATIN, OR 97062

SWAFFORD DOUGLAS G & SINCERE
MIRIAM A
17715 SW 110TH AVE
TUALATIN, OR 97062

SYNDER BROOKE & CHANDLER KYLE
10573 SW PUEBLO ST
TUALATIN, OR 97062

TALLEN DOMINIC JAMES & TALLENT
HEINI
11115 SW WINYA CT
TUALATIN, OR 97062

TERJESON JOHN
17840 SW 112TH AVE
TUALATIN, OR 97062

TEUTSCH LISA ELIZABETH & AIELLO DAX
17800 SW 110TH AVE
TUALATIN, OR 97062

TIEDEMANN CHRISTINA ANNE
17885 SW 112TH AVE
TUALATIN, OR 97062

TIGARD-TUALATIN SCHOOL DISTRICT #23J
6960 SW SANDBURG ST
TIGARD, OR 97223

TOWLE CORDES K & KRAEMER JILL J
15045 SW 141ST AVE
TIGARD, OR 97224

TREBELHORN DEAN B & TREBELHORN
LINDA V
11040 SW WISHRAM CT
TUALATIN, OR 97062

TREMAIN JUNE E TRUST
10735 SW BANNOCH ST
TUALATIN, OR 97062

TROTMAN TRUST
10799 SW KIOWA CT
TUALATIN, OR 97062

TUALATIN CITY OF DEVELOPMENT
COMMISSION
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062

TUALATIN CITY OF
PO BOX 723597
ATLANTA, GA 31139

TUALATIN TETON LLC
621 SW ALDER ST STE 800
PORTLAND, OR 97205

VALDENEGRO GILLIAN F TRUST
17981 SW C ER ERGHINO LN
SHERWOOD, OR 97140

VANHORN MARK G & DIANA L LIV TRUST
17960 SW 109TH AVE
TUALATIN, OR 97062

VANN KEN & VANN CHRISTINA M
17480 SW 105TH AVE
TUALATIN, OR 97062

VT TRUST
17989 SW 105TH CT
TUALATIN, OR 97062

WAGGONER LOREN M & WAGGONER
CYNTHIA J
11430 SW ELMER CT
TUALATIN, OR 97062

WAGNER LINDA G PHD
17945 SW 110TH AVE
TUALATIN, OR 97062

WALK DAVID ALLAN & WALK WANDA VAI
17855 SW 112TH AVE
TUALATIN, OR 97062

WASHINGTON COUNTY FACILITIES MGMT
169 N 1ST AVE #42
HILLSBORO, OR 97124

WATT REBECCA SUE
17880 SW 109TH AVE
TUALATIN, OR 97062

WATTS MARK A & WATTS APRYLE
11400 SW ROBERTS CT
TUALATIN, OR 97062

WAVE PROPERTY HOLDINGS LLC
35 PANORAMA CREST AVE
LAS VEGAS, NV 89135

WEBSTER CHARLES N & WEBSTER KAREN
A
11385 SW KALISPELL ST
TUALATIN, OR 97062

WEICHOLD STEPHEN & WEICHOLD
SHARRON & WEICHOLD WILLIAM
17900 SW 112TH AVE
TUALATIN, OR 97062

WEITMAN LIVING TRUST
10666 SW BANNOCH ST
TUALATIN, OR 97062

WEN-SHU LIU
17885 SW 114TH AVE
TUALATIN, OR 97062

WEST PHYLLIS ELAINE
17930 SW 111TH AVE
TUALATIN, OR 97062

WESTPHAL FAMILY TRUST
10100 SW HIGHLAND DR
TIGARD, OR 97224

WETHERN LINDA J IRREVOCABLE TRUST
17595 SW SEIFFERT RD
SHERWOOD, OR 97140

WHITE CURTIS & WHITE DEBRA L
17880 SW 115TH AVE
TUALATIN, OR 97062

WIGGINS JEAN E TRUST
11065 SW WINTU CT
TUALATIN, OR 97062

WILLIAMS MATTHEW STEVEN
10655 SW PUEBLO CT
TUALATIN, OR 97062

WILLIAMS VERONICA L
10540 SW KIOWA ST
TUALATIN, OR 97062

WILLIAMS DAVE A & WILLIAMS KIMBERLY
R
11050 SW WINTU CT
TUALATIN, OR 97062

WILLON MARK & PAM TRUST
17850 SW 110TH AVE
TUALATIN, OR 97062

WILLY LUMP LUMP LLC
4500 SW ADVANCE RD
WILSONVILLE, OR 97070

WILSON CONSTANCE J TRUST
10530 SW LUCAS CT
TUALATIN, OR 97062

WINKLER MISTY D & REGISTER JEAN
10515 SW BANNOCH CT
TUALATIN, OR 97062

WISNER RANDOLPH R & DEBBIE R LIV
TRUST
17600 SW 110TH AVE
TUALATIN, OR 97062

WOLFE GEORGE A & WOLFE ANDREA H
10420 SW KELLOGG DR
TUALATIN, OR 97062

WOLLEY KEVIN & WOLLEY JANE
11055 SW WISHRAM CT
TUALATIN, OR 97062

WOODRIDGE LP
THREE CENTERPOINTE DR #130
LAKE OSWEGO, OR 97035

WORLEY LAURA & SPIEGEL JOEL
10475 SW KELLOGG DR
TUALATIN, OR 97062

WRIGHT RALPH RICHARD & LYNDA RAE
LIV TRUST
11040 SW WINYA CT
TUALATIN, OR 97062

WYLLER LIV TRUST
613 NW MT MAZAMA ST
MCMINNVILLE, OR 97128

YAM ASA
11050 SW LUCAS DR
TUALATIN, OR 97062

YANG HAOWEI
17925 SW 114TH AVE
TUALATIN, OR 97062

YODER MATTHEW & YODER CARRIE
10332 SW PUEBLO ST
TUALATIN, OR 97062

ZIENKIEWICZ MIKE & ZIENKIEWICZ
STEPHANIE
10510 SW LUCAS CT
TUALATIN, OR 97062



PLANNING COMMISSION DECISION

Republished on November 16, 2022

Case #:	IMP 22-0001
Project:	Lam Research Corporation Campus
Location:	11155-11361 SW Leveton Drive; Tax Lots: 2S122AA 500 and 800; 2S122AB 100
Representative:	Suzannah Stanley, Mackenzie
Owner:	Lam Research Corporation

I. FINDINGS

- A. An application for an Industrial Master Plan (IMP 22-0001) was filed by Mackenzie, on behalf of Lam Research Corporation requesting approval to amend Conditions of Approval 1.a. and 1.b. from IMP 00-01, in order to modify setback standards for the campus development.
- B. The Tualatin Planning Commission conducted a noticed quasi-judicial public hearing on November 17, 2022 in conformance with the laws of the State of Oregon and the City of Tualatin.
- C. The Tualatin Planning Commission concludes that the findings and analysis, testimony at the public hearing, and materials in the record address the approval criteria of TDC 33.050 for Industrial Master Plans the approval of the IMP 22-0001 with Conditions of Approval.

II. ACTION

The Tualatin Planning Commission approves IMP 22-0001 and adopted the staff analysis and findings, dated November 17, 2022, 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. 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.~~
 - ~~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.~~

2. Architectural Review Procedures
 - (a) Type I Minor Architectural Review procedures shall apply to all expansions of gross floor area, including primary and accessory buildings, up to 15,000 square feet.
 - (b) Expansions greater than 15,000 square feet shall be subject to Type II or Type III Architectural Review procedures as established in TDC 33.020.

LOCATION, DESIGN, COLOR AND MATERIALS

3. Development proposed through the Architectural Review process must:

- a. 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.
- b. Meet the modified development standards listed in the table below:

STANDARD	MODIFIED DEVELOPMENT STANDARDS UNDER IMP 22-0001
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 From other lots: Subject to Table 62-2 Development Standards in the MP Zone From Lot 25122BA00100 (currently owned by JAE Oregon Inc.):
Parking and Circulation Areas Adjacent to SW Leveton Drive	50 feet
Parking and Circulation Areas Adjacent to SW 108 th Avenue	43 feet
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 25122BA00100 (currently owned by JAE Oregon Inc.)
Fences	Subject to Table 62-2 Development Standards in the MP Zone

STANDARD	MODIFIED DEVELOPMENT STANDARDS UNDER IMP 22-0001
STRUCTURE HEIGHT	
Maximum Height	Subject to Table 62-2 Development Standards in the MP Zone 85' (strike requirement for increased setback for buildings over 70')
Maximum Height Adjacent to Residential District	Subject to Table 62-2 Development Standards in the MP Zone

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.~~

The following parking lot landscaping standards are proposed in lieu of using the City of Tualatin's pending updates:

(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

(j)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 **Tualatin Planning Division at 10699 SW Herman Road, Tualatin, Oregon, before 5:00 p.m., December 1, 2022. 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 plans 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 17 DAY OF NOVEMBER 2022.

PLANNING COMMISSION

CITY OF TUALATIN

BY:



Janelle Thompson, Vice Chair
Tualatin Planning Commission