



NOTICE OF PLANNING COMMISSION DECISION

****APPROVAL WITH CONDITIONS****

August 20, 2025

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

I.FINDINGS

IMP24-0001

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

II.ACTION

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

GENERAL:

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

PUBLIC FACILITIES:

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

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

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

LOCATION, DESIGN, COLOR AND MATERIALS

3. Development proposed through the Architectural Review process must:
 - 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 24-0001
LOT SIZE	
Minimum Lot Size	15 acres
MINIMUM SETBACKS	
Minimum Building Setback for Yards Adjacent to SW Leveton Drive	68 feet
Minimum Building Setback for Yards Adjacent to SW 108th Drive	98 feet
Minimum Building Setback for Yards Adjacent to SW Tualatin Road	Subject to Table 62-2 Development Standards in the MP Zone
Minimum Setback for Side and Rear Yards not Adjacent to Streets or Alleys	0 feet from side and rear yards under common ownership From other lots: Subject to Table 62-2 Development Standards in the MP Zone
Parking and Circulation Areas Adjacent to SW Leveton Drive	50 feet
Parking and Circulation Areas Adjacent to SW 108 th Avenue	43 feet
Parking and Circulation Areas Adjacent to SW Tualatin Road	35 feet

STANDARD	MODIFIED DEVELOPMENT STANDARDS UNDER IMP 24-0001
Parking and Circulation Areas Adjacent to Private Property Line	0 feet from property lines under common ownership 10 feet from other lots
Fences	Subject to Table 62-2 Development Standards in the MP Zone
STRUCTURE HEIGHT	
Maximum Height	85 feet
Maximum Height Adjacent to Residential District	Subject to Table 62-2 Development Standards in the MP Zone

- c. Maintain the 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. The version of TDC 73C Parking Standards effective on July 8, 2024 will apply.

III. APPEAL

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

The Tualatin Planning Commission's decision will be final after 14 calendar days from the mailing of this order, unless a written appeal is received by the **Community Development Department Planning Division at 10699 SW SW Herman Road, Tualatin, Oregon, before 5:00 p.m., September 8, 2025.** The appeal must be submitted on the City appeal form with all the information requested provided thereon, signed by the appellant, and include the applicable appeal fee. The record and appeal forms are available at the Planning Division offices. The appeal forms must include reasons, current appeal fee, and meet the requirements of Section 32.310 of the Tualatin Development Code. The City Council will review and make a decision. The parties will be notified of the Council meeting date.

ADOPTED THIS 20th DAY OF AUGUST 2025.

PLANNING COMMISSION
CITY OF TUALATIN

BY:

A handwritten signature in black ink, appearing to read "William A. Beers", written over a horizontal line.

Bill Beers, Chair
Tualatin Planning Commission

Note: There was a scrivener's error that listed the project file as IMP 25-0001 when it should have listed IMP 24-0001. A line has been drawn through the incorrect file name and the correct file name has been added. There is no IMP 25-0001 nor do we anticipate another IMP application being applied for by the end of 2025.