

Tualatin Planning Commission

MINUTES OF November 17, 2022

TPC MEMBERS PRESENT:

William Beers, Chair
 Janelle Thompson, Commissioner
 Ursula Kuhn, Commissioner
 Zach Wimer, Commissioner
 Randall Hledik, Commissioner
 Daniel Bachhuber, Commissioner
 Brittnay Valli, Commissioner

STAFF PRESENT:

Steve Koper
 Erin Engman

GUESTS: Suzannah Stanley

TPC MEMBERS ABSENT: None

CALL TO ORDER AND ROLL CALL:

The meeting was called to order at 6:30 p.m. and roll call was taken.

ANNOUNCEMENTS AND PLANNING COMMISSION COMMUNICATION:
COMMUNICATION FROM STAFF:

- 1 . **Consideration of an Industrial Master Plan application (IMP 22-0001) to amend a setback standard memorialized under IMP 00-01, for the Lam campus on 58 acres zoned Manufacturing Park (MP) at 11155 SW Leveton Drive. (Tax Lots: 2S122AA 00500, 00800 and 2S122AB 00100)**

Erin Engman, Senior Planner presented the staff report for the project. She noted there was additional public comment and minor revision to the recommended conditons of approval reflected in Attachments A-C to the record.

Ms. Engman provided site description and the project overview. The applicant LAM Research requests to amend setbacks for building, parking and circulation. The subject site comprises 58 acres of land in the Manufacturing Park zone, located on SW Leveton Drive, west of 108th Avenue, and south of SW Tualatin Road. The land is currently occupied by Lam Research Corporation and is improved with five buildings and associated parking.

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Ms. Engman provided the site background, procedure and review criteria. She explained Industrial Master Plan (IMP) is optional for development in the Manufacturing Park Zone. She went over the goal to achieve campus-like settings, while allowing independent development on smaller parcels. She explained modification development standards include the following: setbacks, building height, lot size, parking, internal circulation, building location and orientation, and street frontage.

Ms. Engman explained the land previously was approved for Industrial Master Plan 00-01 adopted by Resolution 3805-01. She went over the conditions of approval to the following: establish modified development standards, recognize public facilities are reviewed under AR process and establish building material and colors.

The setback requests also support a corresponding Architectural Review application (AR 22-0006) to construct a four-story, 120,000 square foot office building, two new access drives off of SW 108th, and parking lot expansions by approximately 578 stalls. She said IMP 00-01 originally envisioned two parking structures on the east side of the campus with a surface parking lot on the north east end of the site. Lam would now like to trade the anticipated parking structures with surface parking, by expanding two existing lots and by creating new lots that wrap along the eastern edge of the site. The setback reduction would provide flexibility to construct additional surface stalls near the new building.

Ms. Engman spoke about the request standards, review criteria for the showed aerial and site maps. She went over the site development standards in supported Architectural Review (AR22-0006) to construct a 120,000 square foot office building with two access driveways off 108th Ave and parking lot expansion.

Ms. Engman spoke about development standards found in Chapter 33 for Industrial Master Plan. She explained the City staff finds the proposal complies with

Ms. Engman stated based on staff analysis and findings, as well as the application materials demonstrating compliance with the applicable approval criteria, staff respectfully recommends approval of the subject Industrial Master Plan application (IMP 22-0001) with recommended conditions of approval, provided in the attached written order.

Ms. Engman spoke about the conditions of approval and outcomes of the decision. She explained if they went to amend the Industrial Master Plan they would be subject for the City for review through Architectural Review. She explained what particular conditions would be required including tree retention, and landscaping design.

Ms. Engman opened the floor to questions.

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Commissoner Thompson asked if the landscaping requirement of 20 percent would be required with the additional surfaces. Ms. Engman answered if they didn't ask for a underlying IMP yes.

Commissoner Thompson asked about the parking lot additional spaces how many that would entail. Ms. Engman answered they have a current Archetcitural Review with around 17,000 spaces. She noted the applicant can speak on it further.

Suzannah Stanley with Mackenzie applicant on behalf of LAM Research applicant gave a brief overview of their project's site and past project overview. She addressed the reasons why they are asking for amendments. She noted LAM has been improving their site as demands are needed. She noted the setbacks of current IMP plan and past IMP plan.

Ms. Stanley showed the commissoners the markups from their original plan including setbacks, parking and brum and noted how City Staff has provided clear and objective list of changes they are proposing. She went over the approval criteria and noted the compatible changes.

Commissoner Valli asked if they expect the parking spaces to be immediately be used for capcacity or growth over the next few years. Ms. Standly answered they expect new employees to hold the parking space.

Commissoner Khun asked about the erosion control map ground elevation change in the parking lot would address flooding with new drainage system. Ms. Stanley answered civil engineer is not at this meeting but would say setback reduction would not be related to building the site.

Marcus Bryson from the public asked if there will be any night-time construction. Applicant answered they would do construction during the day and couldn't think of anything that would require night time.

Commissoner Hledik stated he has a concern with changing setbacks for future developments with it being so close to berm if it's safe. Ms. Engman noted applicant would be required with a new development to go trough the proper permits and go through Tualatin Valley Fire District for adaquet firewall to meet setback requirements. Mr. Koper said they see a variety of settings and certainly doesn't would not override building or fire codes.

Commissoner Khun asked for clarification on setbacks for IMP doesn't affect setbacks. Ms. Engman answered it is possible to have a 0 ft. setback with an IMP but any development would have to go under a review process.

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Commissioner Hledik asked for clarification for the parking setback maximum being 25 feet. Ms. Engman answered how the code is written there is a minimum to provide applicants some flexibility and decision through the architectural review. Mr. Koper answered it doesn't set a maximum and is required to be shown in the development plan.

Commissioner Wimer asked if there was any repercussion if an applicant in the future put 0 ft. setback for their interior setback. Mr. Koper stated a number of industrial zones can be 0 ft. setback and not be unusual. However, certain requirements needed to be met for building a 0 ft. lot line for safety and code.

Commissioner Bachuber made the motion to approve the Industrial Master Plan application (IMP 22-0001) to amend a setback standard memorialized under IMP 00-01, for the Lam campus on 58 acres zoned Manufacturing Park (MP) at 11155 SW Leveton Drive. (Tax Lots: 2S122AA 00500, 00800 and 2S122AB 00100)

5 AYE

0 NAY

MOTION PASSED UNANIMOUSLY

ADJOURNMENT

A motion to adjourn was made by Commissioner Hledik and seconded by Chair Beers.

5 AYE

0 NAY

MOTION PASSED UNANIMOUSLY. The Planning Commission meeting was adjourned at 7:30 p.m.

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