



Land Use Application

Project Information

Project Title: **Lam New Building & Parking**

Brief Description:

Proposed new 120,000 SF building and approximately 530 new parking spaces (part of build-out of Phase 1 of IMP 00-01, now IMP 22-0001).

Property Information

Address: **11155-11361 SW Leveton Drive**

Assessor's Map Number and Tax Lots: **2S122AA00 - 500, 800, 100**

Applicant/Primary Contact

Name: **Suzannah Stanley**

Company Name: **Mackenzie**

Address: **1515 SE Water Ave, Ste 100**

City: **Portland**

State: **OR**

ZIP: **97214**

Phone: **971-346-3808**

Email: **SStanley@mcknze.com**

Property Owner

Name: **Lam Research Corporation**

Address: **11155 SW Leveton Drive**

City: **Tualatin**

State: **OR**

ZIP: **97062**

Phone: **510.572.4768**

Email: **Carter.lake@lamresearch.com**

Property Owner's Signature:

Date:

25 JANUARY 2023

(Note: Letter of authorization is required if not signed by owner)

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.

Applicant's Signature:

Date: **8/11/22**

Primary
Contact

Land Use Application Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Historic Landmark (HIST) | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input checked="" 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) | |

Office Use

Case No:

Date Received:

Received by:

Fee:

Receipt No:

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

22-001940

1. Jurisdiction: City of Tualatin

2. Property Information (example: 1S234AB01400)

Tax lot ID(s): 2S122AA00500, 2S122AB00100, 2S122AA00800

OR Site Address:

City, State, Zip:

Nearest cross street:

4. Development Activity (check all that apply)

- ☐ Addition to single family residence (rooms, deck, garage)
☐ Lot line adjustment ☐ Minor land partition
☐ Residential condominium ☐ Commercial condominium
☐ Residential subdivision ☐ Commercial subdivision
☐ Single lot commercial ☒ Multi lot commercial
Other New office building and parking lots

3. Owner Information

Name: Hugh Kingery

Company: Lam Research Corp.

Address: 11155 SW Levelton Drive

City, State, Zip: Tualatin, OR, 97062

Phone/fax: 971-762-8510

Email: hugh.kingery@lamresearch.com

4. Applicant Information

Name: Brent Nielsen

Company: Mackenzie

Address: 1515 SE Water Avenue, Suite 100

City, State, Zip: Portland, OR, 97214

Phone/fax: 503-224-9560

Email: bnielsen@mcknze.com

6. Will the project involve any off-site work? ☒ Yes ☐ No ☐ Unknown

Location and description of off-site work: Driveway modifications and additions along site frontage.

7. Additional comments or information that may be needed to understand your project:

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name Brent Nielsen

Signature [Signature]

Print/type title Civil Engineer

Date 7/12/22

FOR DISTRICT USE ONLY

- ☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- ☒ Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- ☐ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- ☐ **THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- ☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

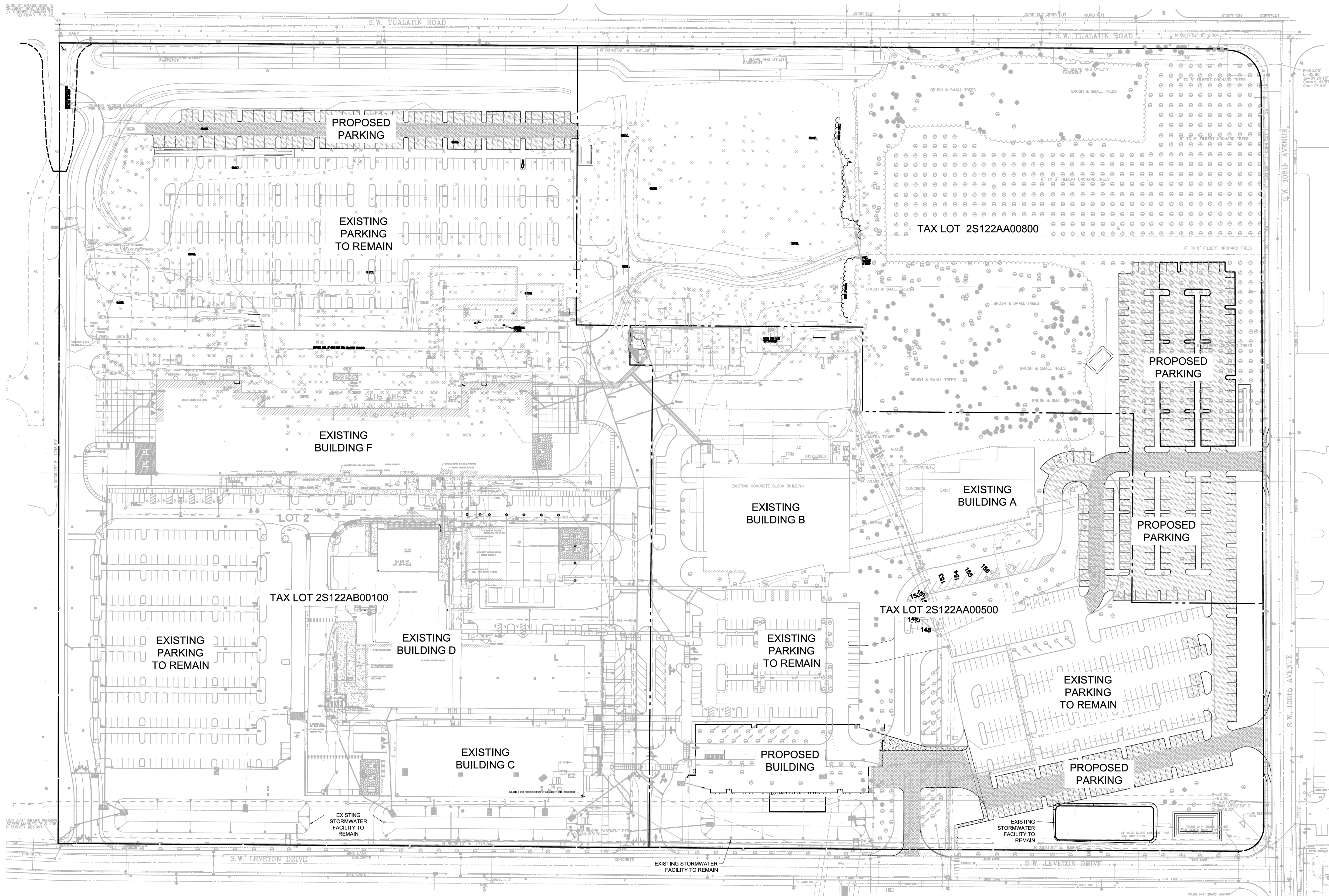
Reviewed by Jessica Chaplen

Date 7/12/2022

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020



SITE LOCATION INFORMATION

LOCAL JURISDICTION: TUALATIN
TAX LOTS: 2S122AA00800, 2S122AB00100, 2S122AA00800
11155 SW LEVETON DRIVE TUALATIN, OREGON 97062

OWNER

LAM RESEARCH CORP.
11155 SW LEVETON DRIVE
TUALATIN, OREGON 97062
CONTACT: HUGH KINGERY
PHONE: 503/224-8510
EMAIL: HUGH.KINGERY@LAMRESEARCH.COM

CIVIL ENGINEER

MACKENZIE
1515 SE WATER AVENUE, SUITE 100
PORTLAND, OREGON 97214
CONTACT: BRENT NIELSEN
PHONE: 503/224-8560
EMAIL: BNIELSEN@MCKENZIE.COM



Architecture • Interiors
Planning • Engineering

Portland, OR
503.224.9560
Vancouver, WA
360.695.7879
Seattle, WA
206.749.9993
www.mcknize.com

MACKENZIE
DESIGN DRIVEN • CLIENT FOCUSED

Client
LAM RESEARCH



Project
**LAM RESEARCH
TUALATIN**

NEW OFFICE BUILDING

© MACKENZIE 2022
ALL RIGHTS RESERVED
THESE DRAWINGS ARE THE PROPERTY OF
MACKENZIE AND ARE NOT TO BE USED
OR REPRODUCED IN ANY MANNER
WITHOUT PRIOR WRITTEN PERMISSION

REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
**PRE-SCREEN
SITE PLAN
EXHIBIT**

DRAWN BY: SJS

CHECKED BY: BDN

SHEET

EX 1

JOB NO. **2220087.00**

PRELIMINARY ONLY

"222008700" \\GPR\MCK\PROJECTS\PROJECTS\222008700\DRAWINGS\CIVIL\087-EX1.DWG EX 1 SJS 06/30/22 16:44 1:80

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Contact Person Name: Mackenzie – Suzannah Stanley
Address: 1515 SE Water Ave #100, Portland, OR 97214
Phone: 503-224-9560
Email: sstanley@mcknze.com
Site Address: 11155 SE Leveton Dr
City: Tualatin
Map & Tax Lot #: 2S122AB-100; 2S122AA-500 and -800
Business Name: Lam Research
Land Use/Building Jurisdiction: City of Tualatin
Land Use/ Building Permit # AR22-0006
Choose from: Beaverton, Tigard, Newberg, **Tualatin**, North
Plains, West Linn, Wilsonville, Sherwood, Rivergrove,
Durham, King City, Washington County, Clackamas County,
Multnomah County, Yamhill County

Project Description

New 4-story office building and parking

Permit/Review Type (check one):

- ☒ Land Use / Building Review - Service Provider Permit
- ☐ Emergency Radio Responder Coverage Install/Test
- ☐ LPG Tank (Greater than 2,000 gallons)
- ☐ Flammable or Combustible Liquid Tank Installation
(Greater than 1,000 gallons)
* Exception: Underground Storage Tanks (UST)
are deferred to DEQ for regulation.
- ☐ Explosives Blasting (Blasting plan is required)
- ☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation
(in excess of 810 cu.ft.)
- ☐ Tents or Temporary Membrane Structures (in excess
of 10,000 square feet)
- ☐ Temporary Haunted House or similar
- ☐ OLCC Cannabis Extraction License Review
- ☐ Ceremonial Fire or Bonfire
(For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2022-0108
Permit Type: SPP
Submittal Date: _____
Assigned To: DARBT
Due Date: _____
Fees Due: _____
Fees Paid: _____

Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)

This section is for application approval only

[Signature] 0306 9/16/22
Fire Marshal or Designee Date

Conditions:

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID

Date



11155 Leveton Dr. Tualatin, OR 97062
458-5500 or 1-800-551-7464

September 9, 2022

Sonya Nordstrom
Mackenzie Architecture

Re: Lam Research
11155 SW Leveton Dr.
Tualatin, OR 97062

Dear Sonya,

Thank you, for sending us the preliminary site plans for this proposed development in Tualatin, OR.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location


The design plans for a Front Load trash and recycle enclosure with dimensions of 20' wide X 10'-2" deep with two gates that open to a minimum of 120 degrees, wind pins mounted to gates and capable of securing gates in the open and closed position, no center post, is adequate for housing our receptacles and is accessible for our trucks to service.

The design plans for a self-contained trash compactor chute located at the loading dock, with a footprint of 8'-5" wide X 20'-9" deep, with all service connections accessible from ground level on the north side, wheel guiderails that extend the length of the compactor with wheels stops to prevent collision with the loading dock, minimum of 4' Ft. clearance from the aesthetics wall that does not extend past the length of the compactor, is adequate for our trucks to service. Our operations team will require confirmation of the compactor compatibility with our trucks and ground set up at the time of installation.

The site access and truck traffic pattern design plan will allow our trucks to navigate the site and service both the Front Load and Compactor receptacles. The planned receptacles for this 123,460 square foot office building are adequate and allows for adjusted service levels as needed.

Thanks Sonya, for your help and concerns for our services prior to this project being developed.

Sincerely,



Kelly Herrod
Operations Supervisor
Republic Services Inc.



First American

First American Title Insurance Company

1 SW Columbia Street, Ste 1600
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

MULTNOMAH COUNTY TITLE UNIT

FAX (877)242-3513

Title Officer: Blake Spencer

(503)222-3651

BISpencer@firstam.com

LOT BOOK SERVICE

Lam Research
11155 SW Leveton Drive
Tualatin, OR 97062

Order No.: 7019-3978352
July 28, 2022

Attn: Hugh Kingery
Phone No.: - Fax No.:
Email: Hugh.Kingery@lamresearch.com

Re:

Fee: \$500.00

We have searched our Tract Indices as to the following described property:

The land referred to in this report is described in Exhibit A attached hereto.

and as of July 20, 2022 at 8:00 a.m.

We find that the last deed of record runs to

Lam Research Corporation, a Delaware Corporation

We find the following apparent encumbrances prior to the effective date hereof:

1. Statutory powers and assessments of Clean Water Services.
2. Private Stormwater Facilities Agreement, including terms and provisions thereof.

Recorded: August 19, 2021 as Fee No. 2021 088690

3. Unrecorded leases or periodic tenancies, if any.

(The following Exceptions Affects Lot 1)

4. Easement, including terms and provisions contained therein:
Recording Information: June 09, 1989 as Fee No. 89026084
In Favor of: The City of Tualatin
For: Slope and utility
Affects: The Southwesterly corner

Document re-recorded July 06, 1989 as Fee No. 89030633

5. Easement, including terms and provisions contained therein:
Recording Information: November 01, 1989 as Fee No. 89053170
In Favor of: The City of Tualatin
For: Slope
Affects: The Southerly portion
6. The terms and provisions contained in the document entitled "Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants" recorded March 22, 2002 as Fee No. 2002 033655.
7. Easement, including terms and provisions contained therein:
Recording Information: April 15, 2002 as Fee No. 2002 044680
In Favor of: The City of Tualatin
For: Water line
Affects: The Southerly portion
8. Revocable Permit (Right-of-Way), including terms and provisions thereof.

Recorded: October 26, 2017 as Fee No. 2017 084661
9. Private Stormwater Facilities Agreement, including terms and provisions thereof.

Recorded: November 02, 2020 as Fee No. 2020 110089

(The following Exceptions Affects Lot 2)

10. Easement, including terms and provisions contained therein:
Recording Information: June 01, 1990 as Fee No. 90028257
In Favor of: The City of Tualatin
For: Pedestrian walkway and bikepath
Affects: The Southerly portion
11. Easement, including terms and provisions contained therein:
Recording Information: November 23, 1999 as Fee No. 99130427
In Favor of: The City of Tualatin
For: Slope, public utility and pedestrian walkway
Affects: The Northerly portion

12. Easement, including terms and provisions contained therein:
Recording Information: June 22, 2001 as Fee No. 2001 060136
In Favor of: Portland General Electric Company, an Oregon corporation
For: Underground electrical power lines and signal or communication lines
Affects: The Easterly portion
13. The terms and provisions contained in the document entitled "Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants" recorded March 22, 2002 as Fee No. 2002 033655.
14. Easement, including terms and provisions contained therein:
Recording Information: April 15, 2002 as Fee No. 2002 044680
In Favor of: The City of Tualatin
For: Water line
15. Revocable Permit (Right-of-Way), including terms and provisions thereof.
Recorded: October 26, 2017 as Fee No. 2017 084661
16. Private Stormwater Facilities Agreement, including terms and provisions thereof.
Recorded: November 02, 2020 as Fee No. 2020 110089

(The following Exceptions Affects Lot 3)

17. Easement, including terms and provisions contained therein:
Recording Information: May 05, 1989 as Fee No. 89020417
For: common access
18. Easement, including terms and provisions contained therein:
Recording Information: November 23, 1999 as Fee No. 99130427
In Favor of: The City of Tualatin
For: Slope, public utility and sidewalk and pedestrian
Affects: The Northerly portion
19. The terms and provisions contained in the document entitled "Declaration of Roadway, Utility, Cross-Access and Parking Easements and Restrictive Covenants" recorded March 22, 2002 as Fee No. 2002 033655.

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

1. Taxes for the fiscal year 2022-2023 a lien due, but not yet payable

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount:	\$533,346.88
Map No.:	2S122AB00100
Property ID:	R2107971
Tax Code No.:	023.76

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount:	\$105,937.14
Map No.:	2S122AA00500
Property ID:	R2107973
Tax Code No.:	023.76

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount:	\$67,392.15
Map No.:	2S122AA00800
Property ID:	R2107974
Tax Code No.:	023.76

NOTE: Taxes for the year 2021-2022 PAID IN FULL

Tax Amount:	\$2,343,152.44
Map No.:	2S122AB00100
Property ID:	R2180033
Tax Code No.:	023.76

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

NOTE: We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.



First American

First American Title Insurance Company
1 SW Columbia Street, Ste 1600
Portland, OR 97204

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.



Exhibit "A"

Real property in the County of Washington, State of Oregon, described as follows:

PARCEL 1:

A TRACT OF LAND 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 2:

A TRACT OF LAND 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 3:

A TRACT OF LAND 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.

From: [Suzannah Stanley](#)
To: [Erin Engman](#); [Steve Koper](#)
Cc: [Mike Rueter](#); [Chelsey Reinoehl](#)
Subject: RE: CIO contact: Lam Research New Office Building
Date: Wednesday, September 7, 2022 4:54:31 PM
Attachments: [image002.png](#)
[image004.png](#)
[08c298f4-6906-48a5-889d-7a1b37cd9903.png](#)

Hello Erin,

Thanks. In response to TDC 32.140 (1)(h):

A statement as to whether any City-recognized Citizen Involvement Organizations (CIOs) whose boundaries include, or are adjacent to, the subject property were contacted in advance of filing the application and, if so, a summary of the contact. The summary must include the date when contact was made, the form of the contact and who it was with (e.g. phone conversation with neighborhood association chairperson, meeting with land use committee, presentation at neighborhood association meeting), and the result;

We did not contact any City-recognized CIOs.

Please use this statement in your completeness checklist.

Thanks,

Suzannah Stanley Land Use Planning
D 971-346-3808 C 503-853-3652 Senior Associate
[Professional Licenses & Certifications](#)

From: Erin Engman <eengman@tualatin.gov>
Sent: Wednesday, September 7, 2022 4:29 PM
To: Suzannah Stanley <SStanley@mcknze.com>; Steve Koper <skoper@tualatin.gov>
Cc: Mike Rueter <MRueter@mcknze.com>; Chelsey Reinoehl <CReinoehl@mcknze.com>
Subject: RE: CIO contact: Lam Research New Office Building

Here's the hyperlink: [TDC 32.140\(1\)\(h\)](#).

Erin Engman

Senior Planner
City of Tualatin | Planning Division
503.691.3024 | www.tualatinoregon.gov

From: Suzannah Stanley <SStanley@mcknze.com>
Sent: Wednesday, September 7, 2022 4:17 PM
To: Erin Engman <eengman@tualatin.gov>; Steve Koper <skoper@tualatin.gov>
Cc: Mike Rueter <MRueter@mcknze.com>; Chelsey Reinoehl <CReinoehl@mcknze.com>
Subject: RE: CIO contact: Lam Research New Office Building

Thanks, Erin,

I'm not seeing it in the code at my fingertips; what should the "notice" entail? A site plan and FYI that we've submitted?

The arborist is working on the report and we hope to have that done very soon.

We'll probably want to wait until 9/16 for the incomplete letter.

Thanks,

Suzannah Stanley

D 971-346-3808 C 503-853-3652

Land Use Planning

Senior Associate

[Professional Licenses & Certifications](#)

From: Erin Engman <eeengman@tualatin.gov>

Sent: Wednesday, September 7, 2022 12:25 PM

To: Suzannah Stanley <SStanley@mcknze.com>; Steve Koper <skoper@tualatin.gov>

Cc: Mike Rueter <MRueter@mcknze.com>; Chelsey Reinoehl <CReinoehl@mcknze.com>

Subject: RE: CIO contact: Lam Research New Office Building

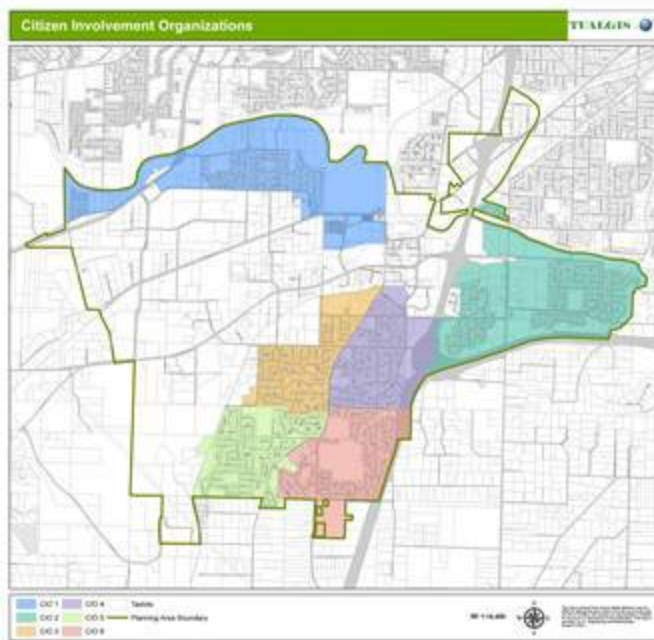
Hi Suzannah-

Hope you had a good Labor Day weekend. Steve brought me up to speed with the LAM check-in meeting, and I wanted to circle back with you on your questions.

For your question below, there is additional information on our CIOs shared in Chapter 11 of our Municipal Code, specifically [TMC 11-9-060](#) states:

The Commercial and Manufacturing CIOs' boundaries are designated as the boundary of the entire Planning Area of the City of Tualatin (see Figure 11-9-1, below).

Therefore the LAM site would fall within the Commercial CIO boundaries and reaching out to them would be encouraged to satisfy [TDC 32.140\(1\)\(h\)](#). The contact list for the Commercial CIO includes: tualatincommercialcio@gmail.com, scottm@capacitycommercial.com, robertekellogg@yahoo.com, famtunstall1@frontier.com.



I also understand that you had questions on submittal items for tree removal. I wanted to confirm that a Tree Assessment Report is a required completeness item under [TDC 32.140\(1\)\(c\)](#) and [TDC 33.110\(4\)\(b\)](#); and is needed to satisfactorily demonstrate that our approval criteria for tree removal is met. Additionally, preserving the City's tree canopy is of interest to our Architectural Review Board and they will want to review the report as part of their decision.

Please let me know if you'd like me to wait until September 16 (last date granted by ORS) to make my completeness determination for your applications, or if you'd prefer that I share that in the next few days.

Erin Engman

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov

From: Suzannah Stanley <SStanley@mcknze.com>

Sent: Thursday, September 1, 2022 3:30 PM

To: Steve Koper <skoper@tualatin.gov>; Erin Engman <eengman@tualatin.gov>

Cc: Mike Rueter <MRueter@mcknze.com>; Chelsey Reinoehl <CReinoehl@mcknze.com>

Subject: CIO contact: Lam Research New Office Building

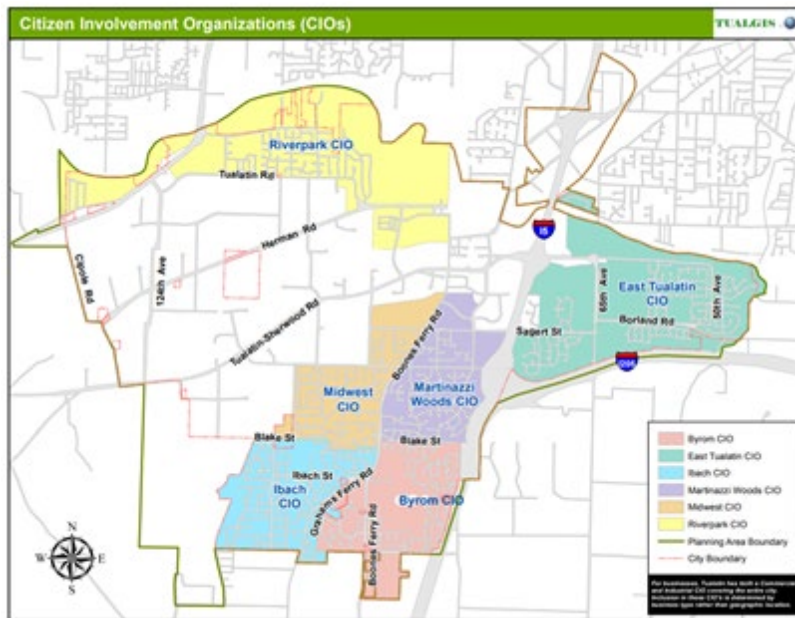
Hello Steve and Erin,

We took a look at the CIO notice requirements.

"Notice Requirements. The applicant must provide notice to neighboring property owners (within 1,000 feet), designated Citizen Involvement Organization (CIO) representatives, and the Tualatin Community Development Department. The City is able to provide the applicant with a complete

Mailing Area List for a fee. Requests for Mailing Area Lists can be made by contacting planning@tualatin.gov

However, the Lam site is not inside of a CIO district.



We obtained the complete mailing area list from the Planning department but since there aren't any, no CIOs were listed. So it seems like that requirement doesn't apply. Let me know if you have any questions. Thanks,

Suzannah Stanley

D 971-346-3808 C 503-853-3652

Land Use Planning

Senior Associate

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To encourage healthy living and work-life balance during the summer months, our offices will close at 12 PM on Fridays.

AFFIDAVIT OF MAILING NOTICE

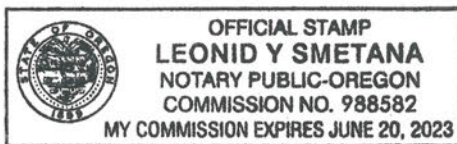
STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)


I, Chelsey Reinoehl being first duly sworn, depose and say:

That on the 2nd day of August, 20 22, I served 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 15th day of August, 20 22.




Notary Public for Oregon
My commission expires: June 20, 2023

RE: _____

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MACKENZIE.

August 1, 2022

RE: LAM Research – New Office Building and Parking
Rescheduled Neighborhood Meeting

Dear Property Owner:

You recently received an invitation to a virtual neighborhood meeting on August 8, 2022 at 8:00 PM. Unfortunately, due to a conflict, we have rescheduled the meeting to August 16 at 7:00 PM. The meeting will be held in person at:

Juanita Pohl Center
8513 SW Tualatin Road
Tualatin, OR 97062
Tuesday, August 16 at 7:00 PM

This meeting is being held to discuss a proposed project located at 11155 SW Leveton Drive. The proposal is for a new 120,000 SF, 4-story building on the south end of the existing Lam campus, east and south of existing buildings. The proposed parking expansion will be east and northeast of the proposed building. The project will require a Type III Architectural Review due to the building size, as well as a modification to the previous Industrial Master Plan due to one component of the proposed parking lot design (also a Type III review).

This is an informational meeting to share the development proposal with interested neighbors. You will have the opportunity to review preliminary plans and identify topics of interest or consideration. Feel free to contact me with any questions or commentary.

Regards,

Suzannah Stanley, Land Use Planner
Mackenzie
SStanley@mcknze.com

cc: planning@tualatin.gov, Tualatin Community Development Department

Enclosure(s): Preliminary Overall Site Plan



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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Portland, Oregon ■ Vancouver, Washington ■ Seattle, Washington

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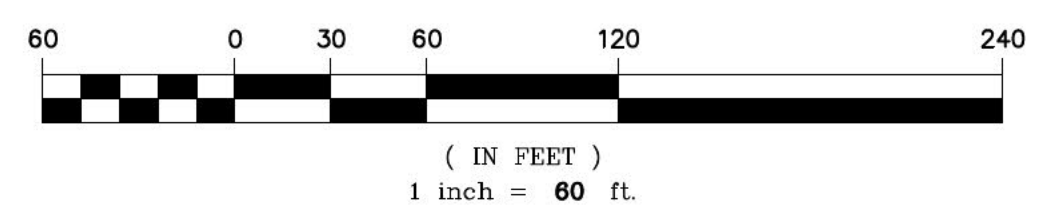
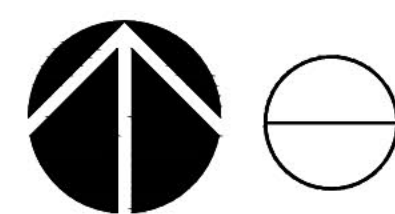
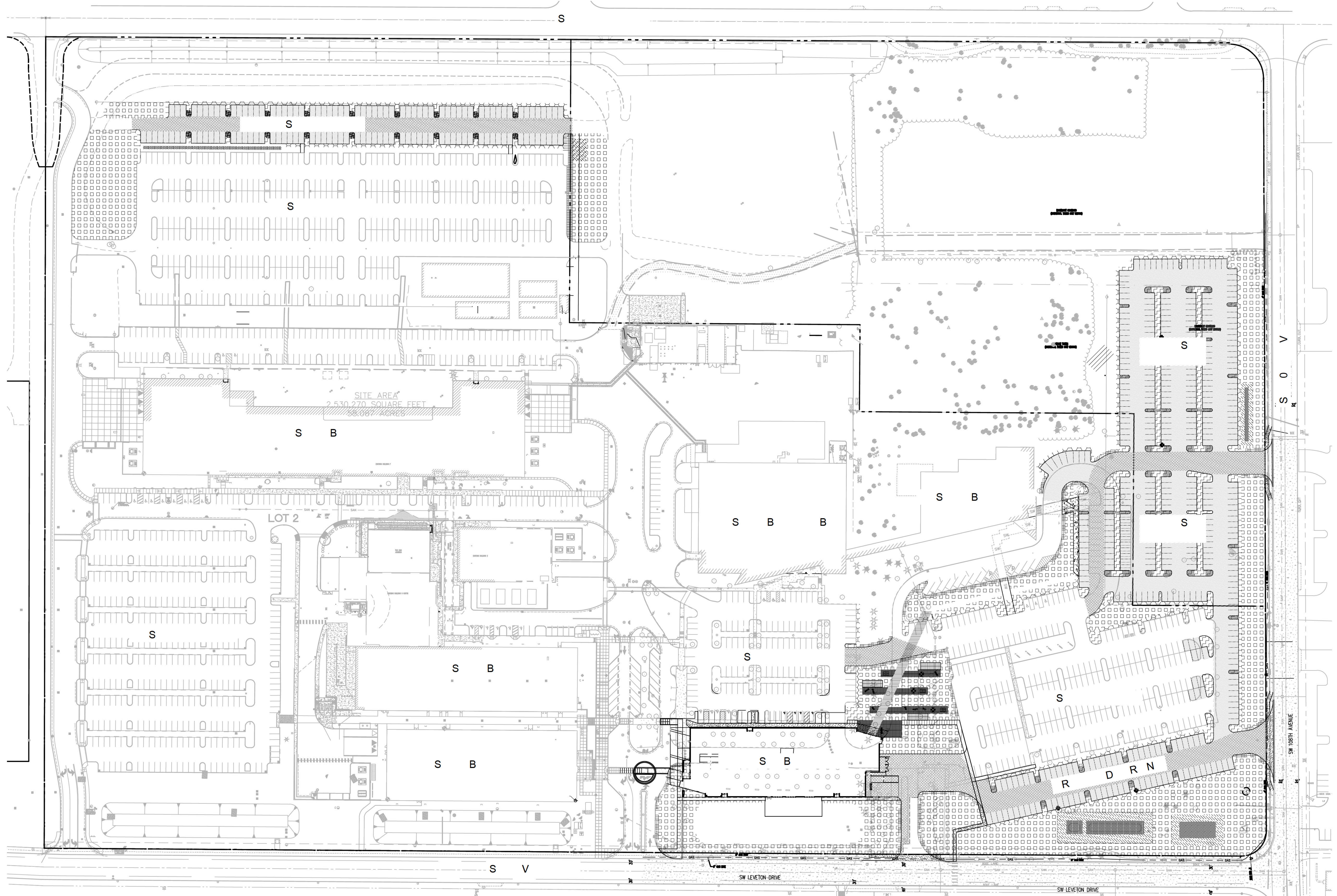
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V A
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K



(IN FEET)
1 inch = 60 ft

CERTIFICATION OF SIGN POSTING

<div><div>NOTICE</div><div>NEIGHBORHOOD / DEVELOPER MEETING</div><div>__/__/2010 __:__.m.</div><div>SW _____</div><div>503-__-__</div></div>
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In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the _____ project, I hereby certify that on this day, _____ 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 Name: _____
(Please Print)

Applicant's Signature: _____

Date: _____

MACKENZIE.

SIGN-IN SHEET

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

Portland, Oregon • Vancouver, Washington • Seattle, Washington

PROJECT NUMBER: 2220087.00

MEETING DATE: 8/16/22

PROJECT NAME: Lam Research New Office
Building

MEETING TIME: 7:00 PM

FACILITATOR: Suzannah Stanley

Joan Hamilton

J.Hami 828 @ aol.com

Dominic Tallent

dontallent79@gmail.com

MEETING MINUTES

PROJECT NUMBER: 2220087.00 ISSUE DATE: August 17, 2022
PROJECT NAME: Lam Research New Office Building

RECORDED BY: Suzannah Stanley – Land Use Planner
TO: FILE
PRESENT: Jennifer Otterness – Lam Research
Joan Hamilton, Dominic Tallent – Neighbors
Mike Rueter, Janet Jones, Suzannah Stanley – Mackenzie

SUBJECT: Neighborhood Meeting Minutes (August 16, 2022)

INFORMATION ITEMS

1. The meeting began at 7:06 PM.
2. Suzannah Stanley (Mackenzie) described the project and that it will require a Type III AR application and Type III IMP.
3. Dominic Tallent (Neighbor) asked what the hours would be at the new building: staggered shifts or day schedule? Jennifer Otterness (Lam Research) said during the day.
4. Joan Hamilton (Neighbor) asked how many employees. Jennifer said up to 600; some from the existing buildings, probably 500-550 new. Joan said Tualatin Road is getting very busy and there are no adequate crosswalks. Janet Jones (Mackenzie) said recent and historical counts have found Lam trips travel mostly via Leveton Drive to 124th Avenue and OR 99W and via 108th to Herman Road and I-5.
5. Jennifer said Lam put a crosswalk in on Tualatin Road. Joan said the Tualatin Road/115th Avenue intersection is unsafe for kids.
6. Dominic asked about the accesses in and out on Tualatin. Janet said there is no access to Tualatin Road, currently only a fire access is provided on Tualatin Road. Jennifer said we looked at opening that but it's faster to go down Leveton Drive and up 124th Avenue. Joan said we should study 115th/Hazelbrook. Janet said the City didn't require that one. Mike Rueter (Mackenzie) said that under existing conditions that intersection may have issues but we have to focus on what's this project's impacts are.
7. Janet shared the results of the traffic study and where the traffic tends to go. We studied intersections where the project adds the City's trip threshold. Based on our available data, we do not believe new trips will route to OR 99W via Hazelbrook Road.
8. Mackenzie staff shared their business cards with the neighbors in case of their future questions. The meeting adjourned around 7:25 PM.

Every effort has been made to accurately record this meeting. If any errors or omissions are noted, please provide written response within five days of receipt.

CERTIFICATION OF SIGN POSTING



The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:

<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the _____ project,
I hereby certify that on this day, _____ 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 Name: _____
(Please Print)

Applicant's Signature: _____

Date: _____



 **NOTICE**
ARCHITECTURAL
REVIEW AR-22-0001
For more information call
503-691-3026 or visit
www.hualatinoregon.gov

 **NOTICE**
INDUSTRIAL MASTER
PLAN IMP-22-0001
For more information call
503-691-3026 or visit
www.hualatinoregon.gov



NOTICE

**ARCHITECTURAL
REVIEW AR-22-0006**

For more information call
503-691-3026 or visit
www.tualatinoregon.gov



NOTICE

**INDUSTRIAL MASTER
PLAN IMP-22-0001**

For more information call
503-691-3026 or visit
www.tualatinoregon.gov



Cash Register Receipt

City of Tualatin

Receipt Number
WEB6134

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$2,785.00
AR22-0006	Address: 11155 SW LEVETON DR	Apn: 2S122AA00500	\$2,785.00
ARCHITECTURAL REVIEW FEES			\$2,785.00
ARCHITECTURAL REVIEW FEES	XR01	0	\$2,785.00
TOTAL FEES PAID BY RECEIPT: WEB6134			\$2,785.00

Date Paid: Thursday, August 18, 2022

Paid By: Lam Research

Cashier: ECON

Pay Method: eCredit Card 039289