



AFFIDAVIT OF MAILING

I, Erin Engman, being first duly sworn, depose and say:

That on the 28 day of October, 2022, I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Application 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 at Tualatin, Oregon, with postage fully prepared thereon.

Dated this 28 of October, 2022



Signature

RE: IMP22-0001

The public notice addresses and neighborhood meeting addresses in relation to this land use review have been withheld from the decision packet as they contain personal information including email addresses and/or phone numbers. The official record for this case can be reviewed by making a public records request here

<https://www.tualatinoregon.gov/administration/public-records-request-0>

or contact Erin Engman at 503-691-3024



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT
CASE FILES: IMP 22-0001 and AR 22-0006— LAM RESEARCH OFFICE BUILDING

NOTICE IS HEREBY GIVEN that public hearings will be held:

Location: Tualatin Service Center
 10699 SW Herman Road, Tualatin, OR 97062

Zoom Teleconference: Link with log-in instructions available
www.tualatinoregon.gov/meetings

INDUSTRIAL MASTER PLAN (IMP) 22-0001
November 17, 2022 at 6:30 pm

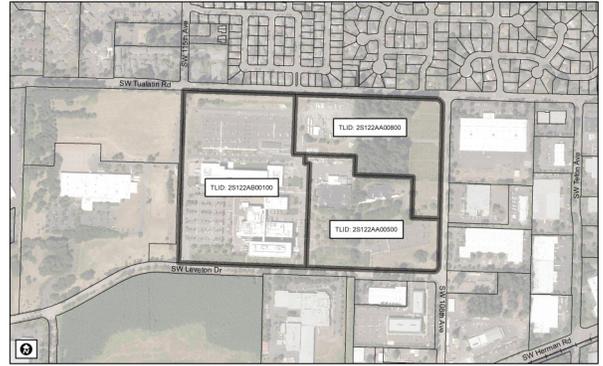
Mackenzie, on behalf of LAM Research Corporation, is requesting an amendment to setback standards memorialized under IMP 00-01, for a campus development on a 58 acre site zoned Manufacturing Park (MP).

ARCHITECTURAL REVIEW (AR) 22-0006
November 30, 2022 at 6:30 pm

Mackenzie, on behalf of LAM Research Corporation, is requesting approval to construct a four-story, 120,000 square foot office building at 11155 SW Leveton Drive.

Comments and questions may be submitted to Erin Engman, Senior Planner at:
eengman@tualatin.gov

Located at: 11155 SW Leveton Dr **Tax Lots:** 2S122AA 500, 800 & 2S122AB 100



- **Industrial Master Plan Criteria:** TDC Chapters: 32, 33, 62
- **Architectural Review Criteria:** TDC Chapters: 32, 33, 62, 63, 73A-D, 74, 75
- **Staff report** will be available at least seven days before the hearing for inspection at no cost, and copies will be provided at a reasonable cost.
- **Print copies** of the application are available at a reasonable cost.
- **Individuals wishing to comment on the application** must do so in writing to the Planning Division prior to the hearing, or in writing and/or orally at the hearing. Materials must be received by **November 3** to be included in the hearing packet.



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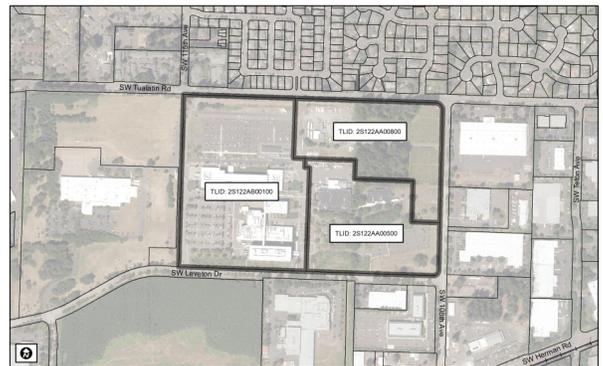
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- **The public hearing will begin** with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing.
- **All citizens are invited to attend and be heard:** Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to the proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- **Notice of the Decision** will only be provided to those who submit written comments regarding that application or testify at the hearing.

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft.

For additional information contact:

Erin Engman, Senior Planner, eengman@tualatin.gov and 503-691-3024

«OWNER1»
«OWNERADDR»
«OWNERCITY», «OWNERSTATE»
«OWNERZIP»

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From: [Erin Engman](#)
To: [Erin Engman](#); [Suzannah Stanley](#); pat.lord@lamresearch.com
Cc: mweston@ci.king-city.or.us; planning@sherwoodoregon.gov; naomi_vogel@co.washington.or.us; theresa_cherniak@co.washington.or.us; deqinfo@deg.state.or.us; landusenotifications@oregonmetro.gov; ODOT_R1_DevRev@odot.oregon.gov; baldwinb@trimet.org; LUComments@cleanwaterservices.org; Ty.Darby@tvfr.com; KHerrod@republicservices.com; info@theintertwine.org; Anneleah@tualatinchamber.com; OR.METRO.ENGINEERING@ZIPLY.COM; tod.shattuck@pgn.com; brandon.fleming@pgn.com; kenneth.spencer@pgn.com; richard.girard@nwnatural.com; icrawford@wccca.com; [Jackie Humphreys](#)
Subject: Notice of Hearing: IMP22-0001 and AR 22-0006 Lam Research, 11155 SW Leveton Dr
Date: Monday, October 31, 2022 9:07:00 AM



NOTICE OF HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that public hearings will be held at the Tualatin Service Center located at: 10699 SW Herman Road, Tualatin, OR 97062. A Zoom meeting link will also be published with the meeting agenda and packet materials seven days prior to the public hearing: www.tualatinoregon.gov/meetings.

INDUSTRIAL MASTER PLAN (IMP) 22-0001

November 17, 2022 at 6:30 pm

Mackenzie, on behalf of Lam Research Corporation, is requesting an amendment to setback standards memorialized under IMP 00-01, for a campus development on a 58 acre site zoned Manufacturing Park (MP).

Comments due: November 7

ARCHITECTURAL REVIEW (AR) 22-0006

November 30, 2022 at 6:30 pm

Mackenzie, on behalf of Lam Research Corporation, is requesting approval to construct a four-story, 120,000 square foot office building at 11155 SW Leveton Drive.

Comments due: November 16

You may view the application materials on our Projects web page: <https://www.tualatinoregon.gov/planning/imp-22-0001-lam-office-campus>.

Individuals wishing to comment may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony at the hearing. Hearings begin with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests before the hearing is closed, the

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Type III Industrial Master Plan Criteria: TDC Chapters: 32, 33, 62

Type III Architectural Review Criteria: TDC Chapters: 32, 33, 62, 63, 73A-D, 74, 75

A staff report will be available seven days prior to the public hearing, published at www.tualatinoregon.gov/meetings. This meeting and any materials being considered can be made accessible upon request.

Written comments and questions can be submitted to: eengman@tualatin.gov.

Erin Engman

Senior Planner

City of Tualatin | Planning Division

503.691.3024 | www.tualatinoregon.gov

From: [Erin Engman](#)
To: [Erin Engman](#)
Cc: [Ext - Planning](#); [Don Hudson](#); [Mike McCarthy](#); [Jonathan Taylor](#); [Kim McMillan](#); [Sherilyn Lombos](#); [Martin Loring](#); [Tom Scott](#); [Tony Doran](#); [Terrance Leahy](#); [Tom Steiger](#); [Ross Hoover](#); [Megan George](#); [Betsy Ruef](#); [riverparkcio@gmail.com](#); [jasuwiz@gmail.com](#); [famtuninstall1@frontier.com](#); [dan@danhardyproperties.com](#); [katepinamonti@hotmail.com](#); [cynmartz12@gmail.com](#); [daniel@bachhuber.co](#); [cio.east.west@gmail.com](#); [doug_ulmer@comcast.net](#); [keenanwoods7@gmail.com](#); [dana476@gmail.com](#); [mcrowell248@comcast.net](#); [tualatinmidwestcio@gmail.com](#); [dikkusan@live.com](#); [cniew@yahoo.com](#); [tmpgarden@comcast.net](#); [snoelluwcwle@yahoo.com](#); [MartinazziWoodsCIO@gmail.com](#); [solson.1827@gmail.com](#); [delmoore@frontier.com](#); [jamison.l.shields@gmail.com](#); [ClaudiaSterling68@gmail.com](#); [abuschert@gmail.com](#); [roydloop@gmail.com](#); [Tualatinibachcio@gmail.com](#); [edkcnw@comcast.net](#); [patricia.parsons@ctt.com](#); [rwcleanrooms@gmail.com](#); [byromcio@gmail.com](#); [mwestenhaver@hotmail.com](#); [tualatincommercialcio@gmail.com](#); [scottm@capacitycommercial.com](#); [robertekellogg@yahoo.com](#); [famtuninstall1@frontier.com](#)
Subject: Notice of Hearing: IMP22-0001 and AR 22-0006 Lam Research, 11155 SW Leveton Dr
Date: Monday, October 31, 2022 9:13:00 AM



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