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STATE OF OREGON)

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COUNTY OF WASHINGTON)

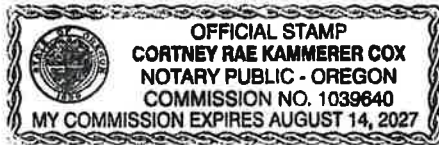
I, Lindsey Hagerman being first duly sworn, depose and say:

That on the October day of 10 served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Hearing/Application/Decision 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 reflect information received from the relevant party or agency, and that said envelopes were placed in the United States Mail at Tualatin, Oregon, prepared to receive postage administered by city staff.

Dated this October 10 of, 2025

Lindsey Hagerman
Signature

SUBSCRIBED AND SWORN to before me this 10th day of October, 2025



Cortney Rae Kammerer Cox
Notary Public for Oregon

My commission expires: August 14, 2027

RE: AR24-0002 Notice of Appeal

Public Noticing

To ensure privacy both email and mailing addresses have been removed. Please contact 503-691-3026 for additional information.



NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT

NOTICE IS HEREBY GIVEN that a public hearing before the City Council will be held:

Monday, November 10, 2025 at 7 pm
Tualatin City Services Building
10699 SW Herman Road

To view the application materials visit:
www.tualatinoregon.gov/projects

Request for Review of AR24-0002 – “Lam Research TUX Development”

TO PROVIDE COMMENTS:

Email: kleonard@tualatin.gov

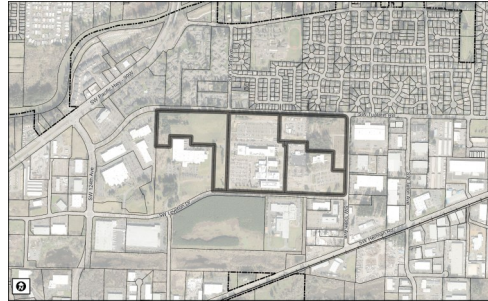
Mail: Planning Division
Attn: Keith Leonard
10699 SW Herman Road
Tualatin, OR 97062

To attend the hearing, there are two options:

- **Attend in person at the Tualatin City Services Building.**
- **Zoom Teleconference.** Details at: www.tualatinoregon.gov/citycouncil/council-meetings

An Appeal or Request for Review of the September 10, 2025, Architectural Review Board decision approving AR24-0002, with conditions, the construction of four buildings on 4 lots totaling 75.96 acres in the Manufacturing Park Zone (MP). The Appeal was submitted by Brett Hamilton who provided both written and verbal testimony in opposition to traffic and noise issues impacting his property value and quality of life. AR24-0002 was submitted by Mackenzie, on behalf of LAM Research Corporation.

- **Site Address:** 11155-11361 SW Leveton Drive (Tax Lots: 2S122AA500 & 800, 2S122A00100, 2S122BA00100)



- **Criteria:** Tualatin Development Code (TDC) Chapters 32, 33, 62, 63, 73A-D, 74 and 75.
- **Application materials** are public record and are available for review. Copies can be viewed online or obtained at a reasonable cost, by contacting the Planning Division.
- **Staff report materials** will be available for inspection at no cost, at least seven days prior to the hearing. Copies can be obtained for a reasonable cost.



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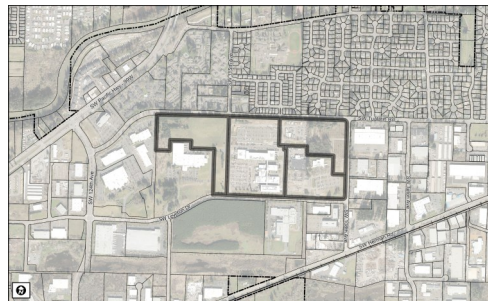
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- **Individuals wishing to comment** may do so via email (kleonard@tualatin.gov) or in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony at the City Council hearing prior to the close of the written record. Comments should address the identified approval criteria or those criteria that the person commenting believes apply.
- **The public hearing process** begins with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. Individual testimony may be limited. At the conclusion of the hearing, the City Council will deliberate and make a decision based on the facts and arguments in the public record. Before the hearing is closed, a participant may request that the record remain open for at least seven days after the hearing.
- **Everyone is invited to attend the hearing and comment** on the application's approval criteria. 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 proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.
- A copy of the staff report, exhibits, and findings will be available one week before the hearing at: <https://www.tualatinoregon.gov/citycouncil>.

For additional information contact:

Keith Leonard, Associate Planner: kleonard@tualatin.gov or 503-691-3029

10699 SW Herman Rd, Tualatin, Oregon 97062 TualatinOregon.gov



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