



# NOTICE OF PUBLIC HEARING

DATE OF NOTICE February 21, 2024

DATE OF HEARING March 13, 2024

**FILE NUMBER / NAME** LU-0005-2024 East County Pickleball Courts

**APPLICATION TYPE** Type III Conditional Use

**PROJECT APPLICANT** Amelia Salvador

**PROPERTY OWNER** Yoshida Real Estate Holdings, LLC

**PROJECT LOCATION** 27100 SE Stark Street

**TAX MAP / TAX LOT #** 1S3E01BA-02001 / R703872

**LAND USE MAP** Commercial (C)

**LAND USE ACTIVITY** Pickleball Sports Court Facility

**ZONING DISTRICT** Community Commercial (CC)

**OVERLAY DISTRICT** None

### PROPOSAL

The Applicant is seeking Conditional Use approval for an indoor pickleball facility located in the Community Commercial (CC) zone. The applicant proposes to convert the existing retail tenant space (Building 300) into an indoor pickleball facility with 12 regulation sized courts. No other site improvements are requested with this application.

### APPLICATION HISTORY

No pre-application meeting was held for this application. The applicant submitted their application on February 1, 2024, and it was deemed complete February 16, 2024. The public hearing is scheduled for March 13, 2024.

### VICINITY MAP



📍 Location of street view perspective

**STREET VIEW – Google 2023**



View looking south from the parking lot.

**APPLICABLE CRITERIA**

- *Troutdale Development Code (TDC): Ch. 1* Introductory Provisions; **Ch. 2** Procedures for Decision Making; **Sec. 3.110** Community Commercial (CC); **Sec. 6.300** Conditional Use; **Ch. 9** Off Street Parking & Loading; **Ch. 17** General Provisions;
- *City of Troutdale Comprehensive Land Use Plan*
- *Construction Standards for Public Works Facilities*
- Building and Fire Codes

**PUBLIC HEARING**

The public hearing will be held at **7:00 p.m. on Wednesday, March 13, 2024** in the Kellogg Room of the Troutdale Police Community Center, located at 234 SW Kendall Court, as well as via Zoom. Please visit our website at [troutdaleoregon.gov](http://troutdaleoregon.gov) or contact us for an updated list on methods to view and participate in the hearing. The public hearing will be conducted by the City of Troutdale Planning Commission. The location of the hearing is accessible to citizens with disabilities. If you require any other accommodation, please contact the Planning Division at [comdev@troutdaleoregon.gov](mailto:comdev@troutdaleoregon.gov) or call 503-674-7229 at least one (1) week prior to the hearing.

**PROCEDURE**

This application will undergo a Type III quasi-judicial procedure which requires a public hearing prior to a decision being rendered [TDC 2.060]. The Planning Commission is the decision-making entity for this application. Nearby property owners, relevant review entities, and other stakeholders are hereby notified of the application. [TDC 2.075, 2.080, 2.085]

**REVIEWING & OBTAINING FILES**

A copy of the application, submittal items, and applicable criteria are available for inspection at no cost at the Community Development office at 2200 SW 18<sup>th</sup> Way in Troutdale. Obtaining paper or digital files for review can be arranged at a reasonable cost. A Staff Report will be produced and can be made available no later than **Wednesday, March 6, 2024**.

# CITY OF TROUTDALE | Notice of Land Use Application and Public Hearing

## PROVIDING COMMENTS

Interested parties may provide comments in regard to this application. Comments must be received by 5:00 p.m. PT on **Tuesday, March 5, 2024** for inclusion in the Staff Report and may be submitted by any of these methods:

### *Email*

comdev@troutdaleoregon.gov

### *Fax*

(503) 667-0524, Attn: Planning Dept

### *Mail*

City of Troutdale  
Community Development Dept.  
219 E Historic Columbia River Hwy  
Troutdale, OR 97060

### *Delivery (package/drop-off)*

City of Troutdale  
Community Development Dept.  
2200 SW 18<sup>th</sup> Way  
Troutdale, OR 97060

## APPEAL PROCESS & RIGHTS

Appeals of a decision of the Planning Commission shall be to the City Council. Those recipients who raised an issue with the application have appeal rights in the event there is a disagreement with the decision. Appeal procedures are found in TDC Sections 2.195 through 2.215. Failure of an issue to be raised in a hearing, in person, or by letter; or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the particular issue. [TDC 2.080.E]

## GENERAL INQUIRIES

For more information, please contact Dakota Meyer at [Dakota.meyer@troutdaleoregon.gov](mailto:Dakota.meyer@troutdaleoregon.gov) or at (503) 674-7249.