



STAFF REPORT

DATE OF NOTICE: March 06, 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

COMPREHENSIVE PLAN DESIGNATION 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.

VICINITY MAP



📍 Location of Street View perspective

STREET VIEW – Google 2023



View looking south from the parking lot.

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. A *Notice of Public Hearing* was sent to affected review entities and nearby property owners within 500 feet of the property in question on February 21, 2024. The public hearing is scheduled for March 13, 2024.

PROCEDURE

This application will undergo a Type III quasi-judicial procedure. [TDC 2.060] This procedure requires a Public Hearing and Planning Commission review in order to be adopted. The Planning Commission is the decision-making entity for this application and may approve, approved with conditions, or deny this application. Nearby property owners, relevant review entities, and other stakeholders have been notified accordingly. [TDC 2.075 - 2.090]

APPLICABLE CRITERIA

Listed below are governing standards that shall apply:

- *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

REVIEW ENTITY COMMENTS

Listed below are review entities who received the Notice. If the entity provided comments, they can be found in a corresponding attachment.

Review Entity	Comments	Review Entity	Comments
Planning	See Findings of Fact and Final Order	Gresham Fire & Emergency Services	See Attachment 3
Public Works	See Attachment 1	Multnomah County Transportation	See Attachment 4
Building	See Attachment 2		

OTHER COMMENTS

As of the date of this Staff Report, this application received one written comment from a nearby property owner. The written testimony is attached to this report as Attachment 5.

Name	Comments
Jeff & Lisa Thompson	Attachment 5

RECOMMENDATION

For this application, Staff recommends Planning Commission vote for *approval with conditions*.

Staff has prepared a draft *Findings of Fact and Final Order* document, outlining how the decision criteria for this application were satisfied, along with proposed conditions of approval as outlined by the review entities. Any subsequent approvals from the City shall not be issues until all conditions listed in the attachments are adequately addressed as determined by the appropriate review entity. Planning Commission reserves the right to amend the draft and proposed conditions unless other governing documents or agreements state otherwise.

PROPOSED CONDITIONS OF APPROVAL

City of Troutdale Planning Division

1. Applicant shall be required to satisfy the comments made by review entities included in the corresponding staff report or shall work with Staff to reach an agreement between the parties.
2. The approval of case file LU-0005-2024 shall expire automatically two (2) years from the effective date of the decision unless the approval is enacted either through construction, establishment of use, or recordation of plat or survey within the specified time period. The effective date of the decision shall be the date of the Notice of Decision, unless such decision is appealed.

Gresham Fire & Emergency Services

1. A permanent address will be required on the building; the suite number must be indicated on the main entrance and the secondary access for identification. Address must be minimum 6” in height and in color contrasting from its background per Gresham Fire Addressing Policy. **OFC 505**
2. Each public or private fire hydrant used for fire flow for this property shall have a 5-inch **Storz** adapter with National Standard Threads installed on the 4 ½ -inch fire hydrant outlet. The adapter shall be constructed of high-strength aluminum alloy, have a Teflon coating on the seat and threads, and use a rubber gasket and two (2) set screws to secure it in place. The adapter shall be provided with an aluminum alloy pressure cap. The cap shall be attached to the hydrant barrel or Storz adapter with a cable to prevent theft of the cap. Adapter shall be Harrington HPHA50-45NHWCAP or equal approved by Gresham Fire.

Multnomah County Transportation

1. Please submit a Trip Generation Memorandum or a Traffic Impact Study, prepared by a Professional Engineer registered in the State of Oregon, to estimate the transportation impact from the proposed development.

GENERAL INQUIRIES

For more information, please contact Dakota Meyer at 503-674-7249 or dakota.meyer@troutdaleoregon.gov.



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PROJECT APPLICANT	Amelia Salvador	PROPERTY OWNER	Yoshida Real Estate Holdings, LLC
PROJECT LOCATION	27100 SE Stark Street	TAX MAP / TAX LOT #	1S3E01BA-02001 / R703872
COMPREHENSIVE PLAN DESIGNATION	Commercial (C)	LAND USE ACTIVITY	Pickleball Sports Court Facility
ZONING DISTRICT	Community Commercial (CC)	OVERLAY DISTRICT	None

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FINDINGS OF FACT

- Planning Commission received public testimony from Staff, the Applicant, and members of the public at the April 26, 2023 hearing.
- The Findings of Fact contained herein are derived from the specific decision criteria outlined in Section 6.300 of the Troutdale Development Code and are hereby adopted as the Findings of Fact in this matter.
- The Final Order has been reached and [redacted] of the application **with conditions** is hereby issued.

FINDINGS OF FACT–CONDITIONAL USE [TDC 6.320]

6.320 The Planning Commission may approve an application, approve with modifications, or deny an application for a conditional use. The applicant must submit evidence substantiating that all requirements of this Code relative to the proposed use are satisfied and demonstrate that the proposed use also satisfies the following criteria:

A. The use is listed as a conditional use in the underlying district, or approved by the Planning Commission as similar to conditional uses listed in the underlying district.

FINDING: The subject property is located within the Community Commercial (CC) zone. Recreation Facilities (Active) are listed as conditional uses within the CC zoning district (TDC 3.320). Sports Courts are included within the definition of ‘Recreation, Active’ per TDC 1.020. **As such, this criterion is met.**

B. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features.

FINDING: The characteristics of the site are suitable for the proposed use of a sports court facility. The site had previously been a gymnastics studio, which also falls under the ‘Recreation, Active’ use. The 38,077 square foot, 1 story space is fully sprinklered and will adequately accommodate the 12 proposed pickleball courts. The site is located within an existing shopping center (Troutdale Market Center) with 382 shared parking spaces which exceeds the minimum required for active recreation use. The applicant currently has building permits under review for all proposed improvements to the interior of the existing structure (Building 300). There are no concerns to the topography or natural features of this site. Therefore, the use of the site is suitable for a sports court facility of its size. **As such, this criterion is met.**

C. All transportation systems, public facilities, and public services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

FINDING: All transportation systems, public facilities, and public services currently exist on site and have adequate capacity to serve the proposed sports court facility. The site had previously been a grocery store, church, gymnastics studio, and film studio and is designed for a high level of commercial activity with ample parking. The site has access to TriMet bus route 80 which has a stop located at the northwest corner of the property at the intersection of SE Stark St. and S Troutdale Rd. Troutdale Market Center is accessed via SE Stark St., an arterial, and S Troutdale Rd., a collector, both of which are maintained by Multnomah County. Multnomah County Transportation Division has reviewed this application and provided an extra condition of approval. No new access points or utility modifications are proposed with this application. **As such, this criterion is met.**

D. The proposed use will provide adequate open space, landscaping, and aesthetic design to mitigate any possible adverse effect on surrounding properties and uses.

FINDING: The property is already developed and exceeds both parking and landscaping requirements. Landscaping is required at 15% of the site and they currently have 17.4%. The many different uses on the site require a parking minimum of 455 spaces (341 spaces if they utilize TDC 9.065.B. which allows for a reduction of the required spaces on a single parcel when multiple uses share parking) and they provide 382 spaces. There are 12 short term and 21 long term existing bicycle parking spaces on site which exceeds the minimum requirements for both short- and long-term bicycle parking. **As such, this criterion is met.**

CITY OF TROUTDALE | Findings of Fact & Final Order

- E. The proposed use, as conditioned, will not cause or result in the creation of a public nuisance including, but not limited to, air, land, or water degradation, noise, glare, heat, vibration, or other impacts that may be injurious to public health, safety, and welfare.**

FINDING: The proposed use will not cause or result in the creation of a public nuisance that maybe injurious to public health, safety, and welfare. The proposed sports courts will be located entirety within Building 300 and will not cause any public nuisance to the surrounding area, as all noise will be enclosed within the sound-proof interior space. No exterior sports courts are proposed with this application. **As such, this criterion is met.**

- F. The proposal satisfies the applicable provisions of this Code.**

FINDING: This proposal satisfies the applicable provisions of the Code. **As such, this criterion is met.**

FINAL ORDER & DECISION

FINAL ORDER

Based upon the foregoing Findings of Fact, the Troutdale Planning Commission [REDACTED] the Conditional Use for Case File No. LU-0005-2024 East County Pickleball Courts on the count of all decision criteria being met, subject to the conditions of approval as stated herein.

DECISION

The Planning Commission hereby adopts these Findings of Fact as stated and has voted to [REDACTED] the Application as described in the Final Order above and subject to the conditions of approval as stated herein.

This decision shall expire two (2) years from the date of this Final Order.

YEAS: 0

NAYS: 0

ABSTAINED: 0

ABSENT: 0

Tanney Staffenson, Planning Commission Chair

Date

CONDITIONS OF APPROVAL

City of Troutdale Planning Division

1. Applicant shall be required to satisfy the comments made by review entities included in the corresponding staff report or shall work with Staff to reach an agreement between the parties.
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Multnomah County Transportation

1. Please submit a Trip Generation Memorandum or a Traffic Impact Study, prepared by a Professional Engineer registered in the State of Oregon, to estimate the transportation impact from the proposed development.



CITY OF TROUTDALE ENGINEERING DIVISION

MEMORANDUM

DATE: March 5, 2025
FROM: Christopher Priano, Engineering Associate
TO: Planning
CC: File
Travis Hultin, PW Director & Chief Engineer
David Schaffer, Water & Streets Superintendent
Shawn Anderson, Wastewater Superintendent
Jona Jacobsen, Parks & Facilities Superintendent
Ryan Largura, Environmental Specialist

RE: Type III Conditional Use Review, File No. LU-0005-2024 (East County Pickleball Courts)

The Public Works Department has reviewed the Type III Conditional Use submittal for the East County Pickleball Courts. These comments are divided into two categories: general comments and proposed conditions. General comments are informational points to guide the applicant in the proper planning of public works infrastructure for this project, to inform the applicant of possible extraordinary issues and/or to provide the basis for findings. Proposed conditions are requirements that Public Works recommends be formally imposed on the developer in the final order. Note that references to the “City Standards” herein refer to the *Construction Standards for Public Works Facilities*.

General Comments/Findings

1. Any and all utility and transportation plans submitted with this application have been reviewed for the purpose of determining the feasibility of providing utility and transportation facilities for the project in accordance with City Standards. This land use approval does not constitute final approval of details, including but not limited to alignments, materials and points of access, connection or discharge, that are depicted or suggested in the application. The applicant is required to submit detailed construction drawings and/or plat drawings for the project, as applicable. The City of Troutdale Public Works Department will review plans, in detail, when they are submitted and approve, reject or require modifications to the plans or drawings based upon conformance with City Standards, the TDC and the professional engineering judgment of the Chief Engineer.
2. It is the opinion of the Public Works Department that the proposed East County Pickleball Courts can be developed in accordance with the requirements of the Troutdale Development Code (as it pertains to Public Works requirements) and Construction Standards, provided it fully addresses the comments and conditions contained herein, and can be approved.
3. System development charges will be due when building permits are issued. The SDC worksheet is available at <https://www.troutdaleoregon.gov/publicworks/page/system-development-charges>.



CITY OF TROUTDALE ENGINEERING DIVISION

MEMORANDUM

Contact Public Works if needed for assistance in completing this worksheet and in determining any available credit on the property. **System development charges will be adjusted for inflation on January 1st based on the Engineering New Record Construction Cost Index for Seattle, WA.** The building permit issuance date determines applicable rates. Permits issued on or after the corresponding dates will be charged the rates in effect on that date.

4. The facility is already served by an existing water service adequate for the proposed use. No modifications to the facility's water service are proposed or required.
5. The facility is already served by an existing sanitary sewer service adequate for the proposed use. No modifications to the facility's sanitary sewer service are proposed or required.
6. The application does not propose any new or redeveloped impervious area. Therefore, there are no stormwater requirements applicable.
7. The applicant has not provided a trip generation estimate or Traffic Impact Analysis. The facility obtains access from a Multnomah County road, and the County may require additional traffic impact information and/or traffic impact mitigation measures.
8. No construction or ground disturbance is proposed. Therefore, there are no applicable construction site erosion control requirements.

Proposed Conditions

1. None

Dakota Meyer

From: Heather Jones
Sent: Tuesday, March 5, 2024 2:04 PM
To: Dakota Meyer
Cc: KrisAnn Washington
Subject: LU-0005-2024 East County Pickleball Courts - Building Division Comments

Dakota,

The Building Division has reviewed the land use application for the above referenced case and offers the following statement in place of comments and conditions.

The proposed scope of work will require a building permit, which the applicant has already applied for, and potentially trade permits depending on the specific project scope once land use approval is received. Following land use approval, the applicant shall complete the permit plan review process to get the building permit issued and then obtain the appropriate inspection approvals prior to receiving a Certificate of Occupancy and operating the business at this location.

Thanks,
Heather Jones

Heather Jones

Building & Code Compliance Manager
office: 503-674-7262
heather.jones@troutdaleoregon.gov

CITY OF TROUTDALE

Community Development Department
2200 SW 18th Way – Troutdale, OR 97060
[website](#) | [facebook](#) | [twitter](#) | [instagram](#)



Notice: This email is subject to the state retention schedule and may be made available to the public through a records request.



FIRE DEPARTMENT

1333 NW Eastman Parkway, Gresham, Oregon 97030

Phone 503-618-2355 • Fax 503-666-8330

GreshamOregon.gov/fire

GFD@GreshamOregon.gov

2/27/2024

East County Pickleball Courts

LU-0005-2024

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3.

Samantha Chandler

Deputy Fire Marshal

503-618-2345

1620 SE 190th Avenue, Portland, Oregon 97233-5910 • Phone (503) 988-5050 • Fax (503) 988-3321

MEMORANDUM

TO: City of Troutdale Planning Division

FROM: Brad Choi, PE, Transportation Development Manager (contact: row.permits@multco.us)

DATE: March 5, 2024

ADDRESS: 27100 SE Stark Street, Troutdale, OR 97060 (R703872)

SUBJECT: **East County Pickleball Courts – County Transportation Planning Review**
(Troutdale LU-0005-2024, Multnomah County TPREXT-2024-0011)

Multnomah County Transportation Division has reviewed the above referenced transportation review request and provides the following comments.

The comments provided in this memorandum are based on the information submitted to the City of Troutdale. While every effort has been made to identify all related standards and issues, additional issues may arise and other standards not listed may become applicable as more information becomes available.

Multnomah County Transportation Standards:

Multnomah County Road Rules (MCRR): <https://www.multco.us/file/70143/download>
Design & Construction Manual (DCM): <https://multco.us/file/16499/download>

Please submit a Trip Generation Memorandum or a Traffic Impact Study, prepared by a Professional Engineer registered in the State of Oregon, to estimate the transportation impact from the proposed development.

The Trip Generation Memorandum should report the change in net traffic impact taking into consideration the square footage and use of the previous tenant in the proposed space. If the Trip Generation Memorandum determines that traffic from the proposed development meets the threshold for “Transportation Impact” as described in the MCRR (and included below), then a Traffic Impact Study shall be prepared according to MCRR 7.000 and DCM 1.1.3 – 1.1.5. If the Trip Generation Memorandum determines that the threshold for “Transportation Impact” is not met, then a Traffic Impact Study is not needed.

The Multnomah County Road Rules defines a Transportation Impact as the effect of any new construction or alteration which will increase the number of trips generated by a site by more than 20 percent, by more than 100 trips per day or by more than 10 trips in the peak hour. A minimum increase of 10 new trips per day is required to find a transportation impact. [MCRR 5.000]

Mitigation and improvements on County facilities may be required based on the analysis and findings in the Traffic Impact Study. [MCRR 6.100A-B; MCRR 8.000]

From: [Jeff Thompson](#)
To: [Community Development](#)
Subject: East County Pickleball Courts
Date: Saturday, February 24, 2024 10:40:15 AM

To whom it may concern,

We received a notice of hearing about application LU-0005-2024 for developing the subject site, and can not be more in favor of this project.

Over the course of the last few years we have been looking for the opportunity to participate in the growing sport of pickleball. At one point there was mention of a court or courts being built in Sandy Palisades Park, but that doesn't seem to be happening. We were planning on looking into the Portland facilities as those were the closest opportunity for us, but it likely isn't feasible with the commute.

Not only would I participate in this activity, but I'm also the Athletic Coordinator at Walt Morey Middle School, as well as teacher, and would think the opportunity for growing youth sports activities in East County would be a great asset to our area.

Hopefully, this applicant will be approved and we will have an athletic facility, sorely missed in east county, where people can gather to recreate, play and build relationships.

We will surely participate or become members, whatever the idea is, of this facility.

THUMBS UP!!!

Sincerely,

Jeff and Lisa Thompson
24 year Troutdale Residents and Community Members