



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.

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. 3.311** 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

FINDINGS OF FACT

- Planning Commission received public testimony from Staff, the Applicant, and members of the public at the March 13, 2024 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 **approved** 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.**

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- 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.**

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FINAL ORDER & DECISION

FINAL ORDER

Based upon the foregoing Findings of Fact, the Troutdale Planning Commission **approved** 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 **approve** 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: 7 (LEAMY, PRICKETT, WILCOX, ALLEN, ANDEWS, MINKOFF, STAFFENSON)

NAYS: 0

ABSTAINED: 0

ABSENT: 0



Tanney Staffenson, Planning Commission Chair

3/13/2024

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.
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.