



March 13, 2024

Regular Meeting | 7:00 p.m.

Troutdale Police Community Center – Kellogg Room
234 SW Kendall Ct, Troutdale, OR 97060

Agenda

1. Call to Order, Roll Call, & Pledge of Allegiance
2. Public Comment on Non-Agenda Items
3. Climate Friendly Equitable Communities (CFEC) Presentation – Evan Manvel, Department of Land Conservation and Development (DLCD)
4. Public Hearing
 - a. Case File No. LU-0005-2024 – East County Pickleball Courts
 - i. Conditional Use
 - b. Case File No. LU-0007-2024 – Checkmat Portland
 - i. Conditional Use
5. Discussion
 - a. Discussion - Use Tables
6. Staff Communications
7. Commissioner Comments
8. Adjournment

Participation

The public may attend the meeting in person or via Zoom. Please email comdev@troutdaleoregon.gov to request Zoom meeting access credentials.

This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting to the City of Troutdale (comdev@troutdaleoregon.gov or 503-665-5175).



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.



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:

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- *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 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.
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.



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

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.

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



STAFF REPORT

DATE OF NOTICE: March 06, 2024
DATE OF HEARING: March 13, 2024

FILE NUMBER / NAME	LU-0007-2024 Checkmat Portland		
APPLICATION TYPE	Type III Conditional Use		
PROJECT APPLICANT	Antonio Roberto Crivelari Junior	PROPERTY OWNER	Austell Columbia Gorge Equities LLC et al.
PROJECT LOCATION	450 NW 257th Way, suite 354	TAX MAP / TAX LOT #	1N3E25BC-00100
COMPREHENSIVE PLAN DESIGNATION	Commercial (C)	LAND USE ACTIVITY	Brazilian Jiu Jitsu Academy
ZONING DISTRICT	General Commercial (GC)	OVERLAY DISTRICT	Town Center

PROPOSAL

The Applicant is seeking **Conditional Use** approval for a Brazilian Jiu Jitsu Academy at the subject property. No significant improvements to the subject property are included in this review, nor apart of the applicant’s proposal.

VICINITY MAP



STREET VIEW – Google 2023

View of the subject property looking east from the parking lot off NW 257th way.

APPLICATION HISTORY

No pre-application meeting was held for this application. The applicant submitted their application on January 31, 2024, and it was deemed complete February 20, 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. 3.312** General Commercial (GC); **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 1

CITY OF TROUTDALE | STAFF REPORT

Public Works	See Attachment 2	Multnomah County Transportation	See Attachment 3
Building	See Attachment 4		

OTHER COMMENTS

The City did not receive any comments from nearby property owners or other stakeholders during the comment period.

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 issued 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.
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3. Proposed mats will need to meet flame spread requirements of chapter 8 in the OSSC/OFC.

Multnomah County Transportation Division

1. 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 Nik Ramstad at 503-674-7261 or nik.ramstad@troutdaleoregon.gov.



THE CITY OF TROUTDALE OREGON EST. 1907

FINDINGS OF FACT & FINAL ORDER

HEARING & DECISION
DATE:

March 13, 2024

FILE NUMBER / NAME LU-0007-2024 Checkmat Portland

APPLICATION TYPE	Type III Conditional Use		
PROJECT APPLICANT	Antonio Roberto Crivelari Junior	PROPERTY OWNER	Austell Columbia Gorge Equities
PROJECT LOCATION	450 NW 257th Way, Suite 354	TAX MAP / TAX LOT #	1N3E25BC -00100
COMPREHENSIVE PLAN DESIGNATION	Commercial (C)	LAND USE ACTIVITY	Brazilian Jiu Jitsu Academy
ZONING DISTRICT	General Commercial (GC)	OVERLAY DISTRICT	Town Center

PROPOSAL

The Applicant is seeking **Conditional Use** approval for a Brazilian Jiu Jitsu Academy at the subject property. No significant improvements to the subject property are a part of this review, nor apart of the applicant's proposal.

PROCEDURE

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- *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 _____ 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 proposed use at the subject site is a jiu jitsu studio. Per the Troutdale Development Code (TDC) general definitions TDC 1.020, a Jiu Jitsu studio most closely falls under the ‘recreation facility (active)’. TDC defines active recreation as:

*A place or use that contains facilities or features that includes recreational components beyond those of a typical passive park. These amenities include but are not limited to sports fields, sports courts, skateboard facilities, **indoor recreation facilities**, larger scaled playgrounds, water-play features, dog parks, or other similar amenities where utilization may lead to traffic, lighting, or noise impacts to surrounding areas.*

Due to the TDC not having a “gym” or similar use, the jiu jitsu studio most closely resembles an indoor recreation facility and is within the recreation facility (active) use.

The subject property is zoned GC (general commercial). Under the Troutdale Development Code Land Use Table for Commercial Zoning Districts TDC 3.320 lists recreation facility (active) as a conditionally approved use. **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 proposed location of the jiu jitsu studio is at 450 NW 257th way, suite 354 at the Columbia Gorge Outlets. This site already exists and is approximately 2763 square feet in size which is a more than adequate size and shape to accommodate the use. The majority of the space will be used for mats, and there will be a front desk and waiting area, seating adjacent to the mats, small storage areas for items related to the use, and a restroom. The existing improvements adequately serve the proposed site plan.

Based on the most recent parking study for the subject property (LU-0015-2019 EV charging installation), 450 NW 247th way provides 840 vehicle parking spaces. At the time of that review, the minimum required parking for 450 NW 247th way is 671 vehicle parking spaces (TDC 9.015). The provided parking well exceeds the minimum required parking by 169 spaces. Despite no trip generation report submittal, the anticipated trip generation of Checkmat Portland is not anticipated to exceed the outlets current parking capacity.

According to the applicant, the location was strategically chosen by the applicant to allow for easy access from I-84, as its anticipated some students and families will travel to the subject site from nearby cities.

There are no concerns related to the topography or natural features of the site that would impact the proposed use. **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: 450 NW 257th way suite 354 is accessed via NW Graham Rd, an arterial road maintained by Multnomah County, and NW 257th way, a local road maintained by the City of Troutdale. The applicant has not provided a trip generation estimate report. Checkmat Portland’s trip generation is anticipated to have a negligible impact on NW Graham Rd, however Multnomah County has required a trip generation memorandum to be submitted as a condition of approval to confirm the existing transportation systems can accommodate the proposed use.

CITY OF TROUTDALE | Findings of Fact & Final Order

As for NW 257th Way, this local road was designed and engineered with the Columbia Gorge Outlets in mind. This local road has the capacity to accommodate the traffic generation of a fully occupied outlet mall. Currently, the outlet mall has a number of vacancies. Considering that NW 257th Way can accommodate the traffic of a fully occupied Columbia Gorge Outlet center, and that the outlets are only partially occupied, the trip generation of Checkmat Portland is anticipated to not have a significant impact on NW 257th's AADT (annual average daily traffic).

In addition to the above accesses, the outlets of 450 NW 257th Way can be accessed via TriMet bus route 77 and 81 who have stops along the intersection of NW Graham Rd and NW 257th Way.

As for the conditional use's potential impact on public facilities and services, the City of Troutdale Public Works Department was asked to provide comments and conditions for the conditional use. Public Works Director Travis Hultin has provided comments stating there are no comments, conditions, or requirements of this use. Based on this comment we can conclude the existing public systems and facilities are more than adequate to accommodate the proposed conditional use. **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 proposed use has no open space standards per the TDC, and no open space areas are going to be installed. Therefore, open space, or lack thereof, is creating no adverse effects the surrounding properties or uses.

Landscaping is triggered during construction of new development or modification of parking areas (TDC 9.015, TDC 9.045). No changes are occurring to the footprint or exterior of the suite, nor parking area, therefore landscaping is not applicable to this review.

The aesthetic design of suite 354 is consistent with the aesthetic design of Columbia Gorge Outlets and imposes no adverse effects. **As such, this criterion is met.**

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: No nuisances are anticipated as a result of the proposed use. Per the applicant's narrative, "The use will comply with all applicable regulations and guidelines, including those related to noise, air quality, and waste disposal. Past operations at other locations demonstrate a track record of compliance and respect for the community. Therefore, we are confident that our proposed use of suite 354 at CGO [Columbia Gorge Outlets] will not cause any negative impacts on the community or the surrounding properties." **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 _____ the Conditional Use for Case File No. LU-0007-2024 Checkmat Portland 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:

NAYS:

ABSTAINED:

ABSENT:

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.
2. The approval of case file LU-0007-2024 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.
3. Proposed mats will need to meet flame spread requirements of chapter 8 in the OSSC/OFC.

Multnomah County Transportation Division

1. 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.



FIRE DEPARTMENT

1333 NW Eastman Parkway, Gresham, Oregon 97030
Phone 503-618-2355 • Fax 503-666-8330
GreshamOregon.gov/fire
GFD@GreshamOregon.gov

2/29/2024

Checkmat Portland
LU-0007-2024
450 NW 257th Wy, STE 354

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.
3. Proposed mats will need to meet flame spread requirements of chapter 8 in the OSSC/OFC.

Samantha Chandler
Deputy Fire Marshal
503-618-2345

From: [Travis Hultin](#)
To: [Community Development](#)
Cc: [Erika Palmer](#); [Tina Leahy](#); [Nikolas Ramstad](#); [KrisAnn Washington](#); [Christopher Priano](#); [Nick Massey](#); [Scott Waddell](#); [Dylan Jay](#); [Ryan Largura](#)
Subject: RE: LU-0007-2024 Notice of Public Hearing
Date: Thursday, February 22, 2024 10:25:19 AM
Attachments: [image002.png](#)
[image003.png](#)

Public Works has no comments, conditions, or requirements for this Conditional Use application.

Travis Hultin PE (he | him)
 Public Works Director & Chief Engineer
office: 503.674.7265 | [website](#) | [facebook](#) | [twitter](#) | [instagram](#)
CITY OF TROUTDALE
Public Works Department
 342 SW 4th Street, Troutdale, OR 97060



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From: KrisAnn Washington <krisann.washington@troutdaleoregon.gov>
Sent: Thursday, February 22, 2024 8:52 AM
To: Heather Jones <heather.jones@troutdaleoregon.gov>; Travis Hultin <travis.hultin@troutdaleoregon.gov>; Marlee Boxler <marlee.boxler@troutdaleoregon.gov>; Gresham Fire Department <GFD@Greshamoregon.gov>
Cc: Community Development <comdev@troutdaleoregon.gov>; Erika Palmer <erika.palmer@troutdaleoregon.gov>; Tina Leahy <tina.leahy@troutdaleoregon.gov>; Nikolas Ramstad <nik.ramstad@troutdaleoregon.gov>
Subject: LU-0007-2024 Notice of Public Hearing

Good morning,

We've received a land use application for **LU-0007-2024 Checkmat Portland**. Tax map/Tax lot # 1N3E25BC -00100.

To review their submittal items, click on the link below. If you have any comments, please submit them by 5:00 PM on Tuesday, March 5, 2024, for us to include in the Staff Report.

Submittal items: <https://www.dropbox.com/scl/fo/mlxmy2374o2a6xwpmw5d7/h?rlkey=ljuwcq8ssbtr477wt3gy2vqpk&dl=0>

Feel free to reach out if you have any questions. Attached is the Notice of Public Hearing for more information.

Thank you,

KrisAnn Washington
 Planning Administrative Assistant
Please note that my work hours are M-F

0800 to Noon

office: 503-674-7230

KrisAnn.Washington@troutdaleoregon.gov

[Please Take Our Customer Service Survey](#)

**CITY OF TROUTDALE****Community Development Department**

2200 SW 18th Way – Troutdale, OR 97060

[website](#) | [facebook](#) | [twitter](#) | [instagram](#)

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: 450 NW 257th Ave, Suite 354, Troutdale, OR

SUBJECT: **Checkmat Portland – County Transportation Planning Review**
 (Troutdale LU-0007-2024, Multnomah County TPREXT-2024-0012)

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: [Heather Jones](#)
To: [Nikolas Ramstad](#)
Cc: [KrisAnn Washington](#)
Subject: LU-0007-2024 Checkmat Portland - Building Division Comments
Date: Tuesday, March 5, 2024 2:03:41 PM
Attachments: [image001.png](#)

Nik,

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 Change of Use 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

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