



CITY OF TROUTDALE

# Request for Conditional Use

## EAST COUNTY PICKLEBALL COURTS

27100 SE STARK ROAD TROUTDALE, OR 97060

# NARRATIVE

East County Pickleball Courts is extremely excited to be the host sports facility to the fastest growing sport in the United States for the fifth consecutive year in a row, according to the Association of Pickleball Professionals - Yahoo! Life August 2023. Not only will it be the largest indoor court facility in the State of Oregon with 12 official sanctioned courts; even more so, our facility will currently be the largest indoor Pickleball Courts facility on the West Coast!

As co-owners and operators, Stayce and Amelia take immense pride in having their Pickleball business based in the City of Troutdale. Amelia and Stayce attended Reynolds and Gresham High Schools; they are East County residents and have raised their families here. They have been established individual business owners and are also licensed commercial real estate brokers that understand the permitting process and promote the economical development of the region.

East County Pickleball Courts will be a positive impact for the local community and local economy. The facility will be a destination location and draw patrons from the entire tri-county metro area region, as well out of state patrons for regional and national tournaments. The anticipation of the hotel bookings and prepared meals from local restaurants is to be expected to increase revenue for the local surrounding businesses.

Pickleball promotes a healthy lifestyle and exercise for all participants of all ages and player levels; leisurely or competitively. Indoor courts are very conducive in the Pacific Northwest environment; whether in rain, shine, snow, ice or the infamous East Winds, you can play Pickleball anytime!

Please consider our application for Conditional Use and let's together encourage and provide the game of Pickleball to the City of Troutdale, Oregon!



# APPROVAL 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.** *YES, the use of the space is listed as the appropriate, similar type use in the underlying district. The property is zoned Community Commercial. "Recreation, Active" is listed as a conditional use in this zone. Previously in this building, a smaller tenant space was approved for use as a Gymnastics Studio, also a "Recreation, Active" use. Other tenant spaces within Troutdale Market Place also feature this use, including Anytime Fitness and Technics Jiu-Jitsu.*
- B. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features.** *YES, the type of use is suitable for the building space as a sports court facility. All twelve (12) courts fit adequately within the interior space. There were minimum improvement necessary; only the resurfacing of the floors with court material. The facility is suitably located near residential neighborhoods; and welcomes all community members and families to join and participate.*
- C. All the 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.** *YES, all public related systems and services all currently exist to adequately support the sports court facility; no additional improvements are required. The facility's parking lot has ample parking spaces to meet the capacity of member parking, while utilizing the facility as is shown on the Proposed Site Plan, G-003. The site was designed for a high level of commercial activity with ample parking and is also served by public transit.*
- D. The proposed use will provide adequate open space, landscaping, and aesthetic design to mitigate any possible adverse effect on the surrounding properties and uses.** *YES, the proposed use does provide all necessary requirements and will not pose any adverse effect onto surrounding properties, businesses and uses. The sports facility will not infringe upon other existing spaces; it is an exclusive, enclosed indoor sports court facility; there are no outdoor courts within the proposed use. Additionally, the existing site features a generous parking area with mature landscaping. All proposed parking and loading is appropriately screened from neighboring residential areas with existing, mature vegetation, wood fencing and block walls. An existing multi-use trail along the east side of the property provides an open space amenity to the site and community.*
- E. The proposed use, as conditioned, will not cause or not 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.** *YES, the proposed use does conform as conditioned and will not cause any negative impact or nuisances to the public's health or safety, nor will not cause any damage or pollute any of the natural outdoor elements. Building 300 was originally approved for use as a grocery store, a use which had greater potential for noise and related negative impacts to the surrounding area. This sports court facility is an exclusive, enclosed indoor facility. All court noise will be enclosed within the sound-proof interior space; there will be no outdoor play use throughout all seasons.*
- F. The proposal satisfies the applicable provisions of this Code.** *YES, this proposal satisfies the applicable provisions of this Code. It meets all requirements and does not require any additional modifications, improvements, etc. to be applicable.*





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