

# Land Use Application: LU-0007-2024 CUP Checkmat Portland (450 NW 257th Way, Suite 354 Columbia Gorge Outlets)

News Release Date  
03-22-2024

**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 are apart of the applicant’s proposal.

**ADDRESS:** 450 NW 257th Way, Suite 354 Columbia Gorge Outlets)

**TAX MAP & TAX LOT ID#:** 1N3E25BC-00100

**DECISION MAKING PROCESS:** 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]

**PUBLIC HEARING DATE:** The public hearing will be held at 7:00 p.m. on Wednesday, March 13, 2024, in the Kellogg Room of the Troutdale PoliceCommunity Center, located at 234 SW Kendall Court. To watch or join via Zoom please contact the Planning Division at comdev [at] troutdaleoregon.gov or call 503-674-7229 at least one (1) week prior to the hearing date.

**HOW TO PROVIDE COMMENT ON THE PROPOSAL:** You may provide testimony on the proposal in the following ways:

1. In Writing: For your comments to be addressed in the staff report to the Planning Commission comments must be received by 5:00 PM PT on March, Tuesday, March 5, 2024, for inclusion in the Staff Report and may be submitted by any of these methods:

Email: comdev [at] troutdaleoregon.gov

Fax: (503)667-0524

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

Delivery(package/drop-off): Community Development Dept.City of Troutdale2200 SW 18thWay Troutdale, OR 97060

Please note: Your written testimony is welcomed up to the time of the public hearing.

2. In Person: You may provide written or verbal testimony during the hearing in the Kellogg Room of the Troutdale Police Community Center, located at 234 Kendall Court. The location of the hearing is accessible to people with disabilities. If you require accommodations, please contact the Planning Division at comdev [at] troutdaleoregon.gov or call 503-674-7229 at least one week prior to the hearing date.

3. By Zoom: To provide testimony online during the hearing via Zoom please email comdev [at] troutdaleoregon.gov to request access credentials.

**GENERAL INQUIRIES:** For more information please contact Dakota Meyer at dakota.meyer [at] troutdaleoregon.gov or at 503-674-1249

**Project Documents -- SEE SUPPORTING DOCUMENTS BELOW, FOR APPLICATION SUBMITTAL, STAFF REPORT, and FINAL DECISION**

## Supporting Documents

LU-0007-2024 Notice of Public Hearing 560.2 KB
Project Narrative 65.38 KB
Site Plan 393.24 KB
Planning Commission Staff Report 03.06.2024 1.62 MB
Planning Commission Presentation 03.13.2024 1.7 MB
Findings of Fact & Final Order Signed 3.55 MB