



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner  
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[www.portland.gov/bds](http://www.portland.gov/bds)

Date: May 5, 2022

From: Andrew Gulizia, Land Use Services  
503-865-6714 / [Andrew.Gulizia@portlandoregon.gov](mailto:Andrew.Gulizia@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 22-123436 CU**  
**Pre-App: PC # 21-013637**

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via email. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Andrew Gulizia at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or email [andrew.gulizia@portlandoregon.gov](mailto:andrew.gulizia@portlandoregon.gov). After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 or [hearingsofficeclerks@portlandoregon.gov](mailto:hearingsofficeclerks@portlandoregon.gov).

The Bureau of Development Services recommendation will be published 10 days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed at least 20 days prior to the hearing.

- **Please send your response to BDS no later than June 6, 2022.**  
(If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by June 17, 2022.**
- **A public hearing before the Hearings Officer is scheduled for June 27, 2022 at 1:30 PM.**

**Applicants:** Eric Linman  
Multnomah University  
8435 NE Glisan St.  
Portland, OR 97220  
(503) 251-6492  
[elinman@multnomah.edu](mailto:elinman@multnomah.edu)

Jeff Enquist  
Portland City United Soccer Club  
3439 NE Sandy Blvd. #348  
Portland, OR 97232  
(503) 810-2313  
[jenquist@pcusc.org](mailto:jenquist@pcusc.org)

**Property Owner:** Multnomah University  
8435 NE Glisan St.  
Portland, OR 97220-5814

**Site Address:** 8435 NE Glisan St.

**Legal Description:** BLOCK 3 LOT 9-13 EXC PT IN ST, PARK TERR HMS; BLOCK 3 LOT 14, PARK TERR HMS; BLOCK 3 LOT 15, PARK TERR HMS; BLOCK 3 LOT 16, PARK TERR HMS; BLOCK 3 LOT 17, PARK TERR HMS; BLOCK 3 LOT 18, PARK TERR HMS; TL 7500 19.25 ACRES, SECTION 33 1N 2E R644800360, R644800410, R644800420, R644800430, R644800440, R644800450, R942330160

**Tax Account No.:**

**State ID No.:** 1N2E33BC 03400, 1N2E33BC 03900, 1N2E33BC 04000, 1N2E33BC 04100, 1N2E33BC 04200, 1N2E33BC 04300, 1N2E33BC 07500, 1N2E33BC 07500

**Quarter Section:** 2939 & 3039

**Neighborhood:** Montavilla, contact Adam Wilson at [adam@montavillapdx.org](mailto:adam@montavillapdx.org)

**Business District:** None

**District Coalition:** Southeast Uplift, contact Matchu Williams at [matchu@seuplift.org](mailto:matchu@seuplift.org)

**Plan District:** None

**Zoning:** CI1 – Campus Institutional 1

**Case Type:** CU – Conditional Use Review

**Procedure:** Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

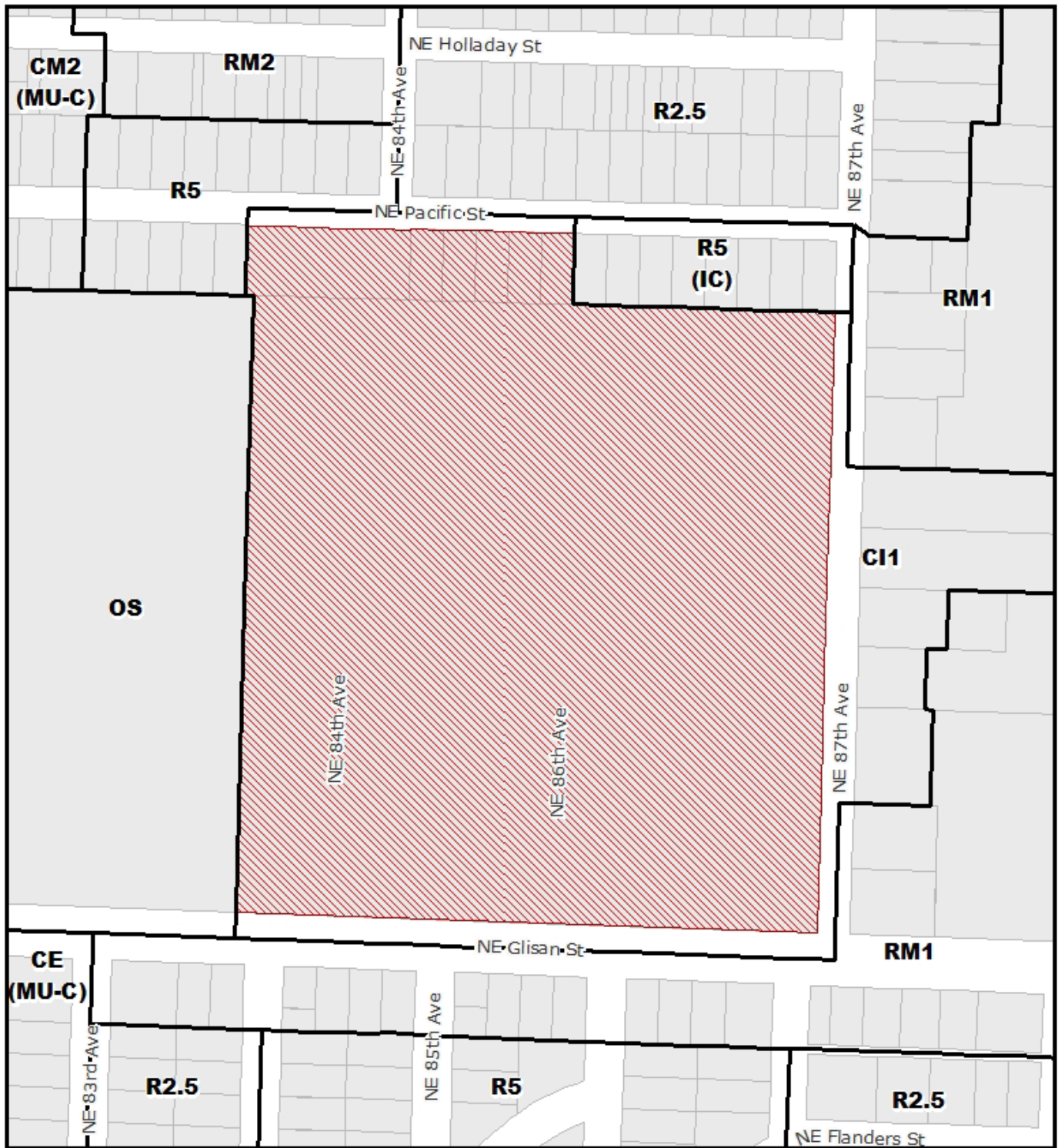
**Proposal:**  
The applicants propose to install four new, 60-foot-tall, LED field lights around a sports field on the north side of the Multnomah University campus. The new lights are designed to focus light narrowly onto the field. While the university use and the sports field are allowed outright in the CI1 zone, the new lights require Conditional Use Review approval per Zoning Code Section 33.150.100.B.6.

**Approval Criteria:**  
To be approved, this proposal must comply with the approval criteria of Title 33, the Portland Zoning Code. The applicable approval criteria are in Zoning Code Section 33.815.105.

Zoning Code Section 33.700.080 states that land use review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is

complete at the time of filing or complete within 180 days. This application was filed on March 16, 2022 and determined to be complete on April 28, 2022.

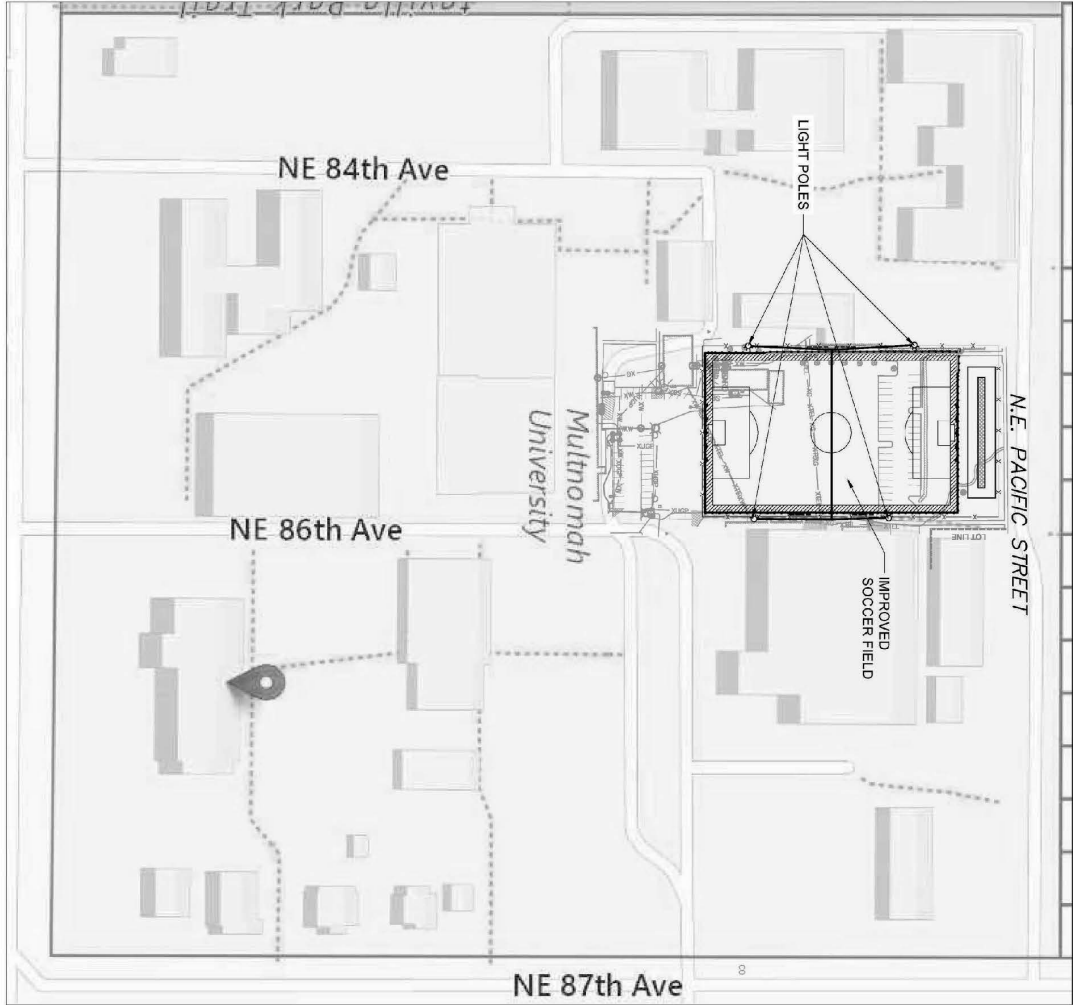
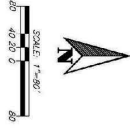
Enclosures: Zoning map, Site Plan



**ZONING**   
 For Zoning Code in effect Post August 1, 2021

 Site

File No.	LU 22 - 123436 CU
1/4 Section	2939,3039
Scale	1 inch = 200 feet
State ID	1N2E33BC 7500
Exhibit	B Mar 23, 2022



CAMPUS MAP  
SCALE: 1" = 60'

1/2

PROJECT NUMBER	MAL001
DATE	04/02/22
SCALE	AS SHOWN
Drawn By	JBN
Designed By	GD
Checked By	CTD

REV.	DATE	BY

MULTNOMAH UNIVERSITY EXISTING  
ATHLETIC FIELD IMPROVEMENTS  
PORTLAND, OR  
CAMPUS PLAN



**DIA**  
DL CONSULTING WA, LLC  
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Portland, OR 97204  
(503) 587-4888