

Land Use File Number: PDT 17- 001

Date: 4/30/2026

Request		Tax Lots		
Type	Request	Map	Tax Lot	Area in Acres
Application Name	PUD Tentative	18030431	00100	1.45
Application Name	Capital Hill PUD	18030431	00200	0.82
Site Location	Capital Drive	18030431	00201	6.33
Site Location	Create 35 lots	18030431	00300	0.96
Site Location	Revised to 34 lots as of 11-28-17	18030431	00400	3.60
Initial Request				
Planner	Nick Gioello			
Phone	(541) 682-5453			
Email	ngioello@eugene-or.gov			
Events				
Event	Date	Status	Comment	
Application Received	03/03/17			
Completeness Review Completed	03/31/17	Incomplete		
Applicant Notified Re: Completed CR	03/31/17			
Supplemental Material Submitted	06/19/17		Incomplete as of 6-26-17	
Supplemental Material Submitted	08/22/17			
Application Deemed Complete	08/29/17		Applicant requests application deemed complete	
Send Referrals	08/31/17			
Mail Public Notice	12/08/17		9/8/17: applicant requested 30 day time extension 9/28/17: applicant requested a 70 day time extension 70 day timeline extension granted	
Public Hearing	01/10/18	Postponed		
Mail Public Notice	02/02/18			
Public Hearing	03/07/18	Record Held Open		
Record Closed	04/06/18			
Decision	04/20/18	App with Conditions		
Appeal Staff Report Available	04/22/18			
Notice of Decision Sent	04/23/18			
Appeal Period Ends	05/07/18			
Appeal Filed	05/07/18			
Decision Becomes Effective	05/08/18			
Mail Appeal Public Notice	05/09/18			
Appeal Public Hearing	05/22/18	Held & Closed		
Appeal Public Hearing Deliberation	06/04/18	Held & Closed		
Appeal Public Hearing Deliberation	06/12/18	Held & Closed		
Appeal Public Hearing Deliberation	06/14/18	Held & Closed		
Appeal Decision	06/14/18	Affirm/Modify Dec.		
Notice of Appeal Decision Sent	06/15/18			
Appeal to LUBA	07/05/18		Applicant appeals to LUBA 7/5/18. Neighborhood appealed to LUBA 7/9/18	
LUBA Decision	02/27/19	Remand	Applicant files LUBA appeal - 7/5/18. Neighbors file LUBA appeal - 7/9/18. LUBA decision with remand on geotech - 11/20/18. Applicant files appeal of LUBA decision with Court of Appeals - 12/12/18. Court of Appeals affirms LUBA decision without opinion - 2/27/19. Court of Appeal issues appellate judgement - 4/22/19, applicant's 180 day clock to request remand starts 4/22/19. Remand starts: 5/7/19. 120 day expires 9/14/19	
Mail Appeal Public Notice	05/16/19			
Appeal Public Hearing Deliberation	08/06/19	Continued	Planning Commission deliberations on the LUBA remand. See 5-16-19 Public Notice for all details: 1st Open Record Period ends 5:00 PM June 18, 2019 – limited written testimony/evidence from anybody. 2nd Open Record Period between 5:01 PM June 18, 2019 to 5:00 PM July 9, 2019 – written testimony/evidence from anybody limited to testimony submitted in 1st Period. Final Open Record Period between 5:01 PM July 9, 2019 to 5:00 PM July 16, 2019 – written testimony/evidence from applicant only.	
Appeal Public Hearing Deliberation	08/13/19	Held & Closed		
Appeal Decision	08/13/19	Affirm/Modify Dec.		
Notice of Appeal Decision Sent	08/15/19			