City of Eugene
Planning & Development
Building and Permit Services
Date: 11/14/2026

Land Use File Number: PDT 17- 001

Request	
Type	PUD Tentative
Application Name	Capital Hill PUD
Site Location	Capital Drive
Initial Request	Create 35 lots Revised to 34 lots as of 11-28-17
Planner	Nick Gioello
Phone	(541) 682-5453
Email	ngioello@eugene-or.gov

Tax Lots

Map	Tax Lot	Area in Acres
18030431	00100	1.45
18030431	00200	0.82
18030431	00201	6.33
18030431	00300	0.96
18030431	00400	3.60

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
Public Hearing	01/10/18	Postponed	70 day timeline extension granted
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		