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# Topics

Current permitting processes

Observations on housing shortage

# Current process

Two avenues:

Planning action plus building permit

Straight to building permit

# Planning actions typically required for

Land division

Conditional Use Permit (for potentially incompatible uses)

Site Plan Review (most often in the South Hills Area)

# Planning action process

Tentative followed by final

Neighborhood Applicant Meeting

Potential for appeal, including spite appeals

Discretion gives uncertainty of staff applying code the same as the consultant

Timeline generally 6 months to 2 years, but some can go much longer

Cost generally \$25,000 or more just for consultant

# Straight to building permit

Significantly less risk of appeal

Shorter timeline

Lower cost

No discretion so more certainty

Developers often compromise to fit in inflexible standards but it's an acceptable compromise for certainty, shorter timeline and lower cost

# Observation: housing costs go up when development costs go up

Dividing a property to make more buildable lots will cost more than building more units on one lot

Planning actions cost more than straight to building permit

Costs are both direct (invoices to pay) and indirect (time)

# Costs go up when supply goes down

Eugene didn't expand the UGB during Envision Eugene

Only way to keep supply up is to increase density



# Density complicators

Stormwater

Wetlands

Parking

Trees

Open space

Neighbors

# Thanks

Thanks for listening and I'm happy to clarify or answer questions