

Summary & Timeline of 710 Properties, LLC comprehensive plan amendment/zone change application in Deschutes County, Oregon

In summary, 710 Properties, LLC submitted a plan amendment/zone change application to Deschutes County requesting a zone change for 710 acres of land from Exclusive Farm Use (EFU) to Rural Residential (RR-10) zoning. Their land use application underwent a public 4-year legal process that received several public comments in support and opposition and was thoroughly reviewed by 5 review bodies under Oregon's land use system. Below is a timeline of the review bodies decisions for 710 Properties, LLC plan amendment/zone change application:

- Applicant, 710 Properties, LLC
 - December 2021 – 710 Properties, LLC submitted a plan amendment/zone change application to Deschutes County Community Development Department requesting a zone change for 710 acres of land from Exclusive Farm Use (EFU) to Rural Residential (RR-10) zoning.
- Independent Hearing's Officer
 - June 2022 – Recommended approval to the Deschutes Board of County Commissioners
- Deschutes Board of County Commissioners (BOCC)
 - September 2022 & August 2024 – Deliberated to approve the plan amendment/zone change requests, with two of the three Commissioners in favor.
- Land Use Board of Appeals (LUBA)
 - July 2023 – Issued a decision remanding the BOCC's decision
 - May 2025 – Issued a decision affirming the BOCC's decision
- Court of Appeals (COA)
 - January 2024 – Issued a decision affirming LUBA's decision for remand back to Deschutes County
 - October 2025 – Issued a decision affirming both LUBA's affirmation and the BOCC's approval
 - March 2026 – Issued a final appellate judgement for the plan amendment/zone change of 710 Properties, LLC, affirming the zone change of their 710-acres to rural residential
- Supreme Court of the State of Oregon
 - February 2026 – Considered the petition for review and ordered that it be denied

In June 2026, the legal team for 710 Properties, LLC, confirmed that their land use decisions are final and cannot be reversed.

Below is a detailed timeline of the reports that 710 Properties, LLC collected from experts to support their plan amendment/zone change request and their legal review process:

- June 2021 – Brian Rabe, Certified Professional Soil Scientist with Valley Science and Engineering, performed a site-specific soil survey of 710 acres of property owned by 710 Properties, LLC in Redmond, Oregon
 - Purpose of report - The purpose of this report is to present the results of an assessment to verify and, where necessary, refine the soils, map units, and boundaries mapped on the site and to determine whether the soils on the site meet the land capability classification criteria for a non-resource zoning designation.
 - Conclusion of report – The published soil survey information was reviewed and direct observations of soil conditions were made at representative locations across the site. Valley has determined that the information from the published soil survey generally was not consistent with observations on the ground. Valley has determined that 507.95 acres, or 71%, of the site consists of Class VII and Class VIII soils. Since the site is predominantly Class VII and Class VIII soils and does not otherwise meet the criteria for further consideration as agricultural land, the site meets the soils criteria for consideration of a non-resource zoning designation.
- September 2021 – The Oregon Department of Land Conservation & Development (DLCD) found 710 Properties, LLC's soils assessment is complete and consistent with reporting requirements.
 - Email from Hilary Foote, DLCD Farm & Forest Specialist - In accordance with OAR 660-033-0045(6)(a), the Department of Land Conservation and Development (DLCD) finds that this soils assessment is complete and consistent with reporting requirements. The county may make its own determination as to the accuracy and acceptability of the soils assessment. DLCD has reviewed the soils assessment for completeness only and has not assessed whether the parcel qualifies as agricultural land as defined in OAR 660-033-0020(1) and 660-033-0030.
- November 2021 – Chris Clemow, Transportation Engineer with Clemow Associates, LLC submitted a traffic impact analysis (TIA) to Deschutes County, which supported a proposed Deschutes County Comprehensive plan amendment and zone change for the 710 Properties project in Deschutes County, Oregon.
 - January 2022 – Submitted a revised TIA with additional traffic information per the request of Deschutes County Planning Staff
- December 2021 – 710 Properties, LLC submitted a plan amendment/zone change application to Deschutes County requesting a zone change for 710 acres of land from Exclusive Farm Use (EFU) to Rural Residential (RR-10) zoning.
 - This initiated the written comment period for the public to submit comments in favor, against, or neutral of the plan amendment/zone change application

- April 2022 – GSI Water Solutions, Inc submitted a groundwater use evaluation for 710 Properties, LLC to understand the impacts of a proposed rural residential development that included approximately seventy-one 10-acre lots, with each lot proposed to have an "exempt use" well.
 - Purpose - 710 Properties asked GSI Water Solutions, Inc. (GSI), to assist with understanding the general aquifer properties and conditions in the vicinity of the development and evaluating potential impacts from the proposed 71 exempt use wells.
 - Conclusions - Based on the published literature, wells logs, and groundwater-level hydrographs from the study area, this desktop evaluation has found that the aquifer underlying the 710 Properties proposed development is part of a vast regional aquifer system consisting of very permeable lava flows and volcanically derived sedimentary deposits. General groundwater flow is in a northwest direction. Most local wells have waterlevel elevations that are coincident with the Deschutes River in the vicinity of Lower Bridge. The long-term groundwater levels in the area are declining at a rate of less than 0.5 ft/year. Using very conservative estimates of aquifer parameters and pumping rates, measurable interference with existing wells is unlikely to occur (less than 0.5 ft) due to the high permeability of the aquifer material and the low pumping rates from domestic wells.

- April 2022 – An independent Hearing Officer for Deschutes County held a public hearing to collect the following: staff report from Deschutes County Planning Staff, burden of proof presentation from 710 Properties, LLC, and oral comments from the public in favor, against, or neutral of the plan amendment/zone change application

- June 2022 – A Deschutes County Hearings Officer issued a recommendation for approval of the plan amendment/zone change application
 - Decision & Recommendation - Based on the foregoing Findings of Fact and Conclusions of Law, the Hearings Officer finds the Applicant has met the burden of proof necessary to justify the request for a Comprehensive Plan Map Amendment to re-designate the subject property from Agriculture to Rural Residential Exception Area and a corresponding request for a Zone Map Amendment (Zone Change) to reassign the zoning of the subject property from Exclusive Farm Use (EFU) to Rural Residential (RR-10). The Deschutes County Board of Commissioners is the final local review body for the applications before the County. DCC 18.126.030. The Hearings Officer recommends approval of the applications based on this Decision and Recommendation of the Deschutes County Hearings Officer.

- August 2022 – The Deschutes Board of County Commissioners (BOCC) held a public hearing to collect the following: staff report from Deschutes County Planning Staff, burden of proof presentation from 710 Properties, LLC, and oral comments from the public in favor, against, or neutral of the plan amendment/zone change application

- September 2022 – The BOCC deliberated to approve the plan amendment/zone change requests, with two of the three Commissioners in favor.
- January 2023 – The BOCC’s decision was appealed to the Oregon Land Use Board of Appeals (LUBA) by several parties: Redside Restoration Project One, LLC, Central Oregon Landwatch, 1000 Friends of Oregon, Billy & Elizabeth Buchanan (Keystone Cattle & Performance Horses, LLC), & Paul J. Lipscomb
- April 2023 – Oral argument at LUBA
- July 2023 – LUBA issued a decision remanding the BOCC’s decision, this remand was appealed to the Oregon Court of Appeals (COA)
- October 2023 – Oral argument at COA
- January 2024 – COA issued a decision affirming LUBA’s decision for remand, so the plan amendment/zone change application was remanded back to the Deschutes Board of County Commissioners for further oral and written arguments
- July 2024 – The Deschutes Board of County Commissioners (BOCC) held a public hearing to collect the following: staff report from Deschutes County Planning Staff, burden of proof presentation from 710 Properties, LLC, and oral comments from the public in favor, against, or neutral of the plan amendment/zone change application
- August 2024 – The BOCC deliberated to approve the plan amendment/zone change requests, with two of the three Commissioners in favor.
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- May 2025 – LUBA issued a decision affirming the BOCC’s approval
- June 2025 – LUBA’s decision was appealed to COA by several parties: Redside Restoration Project One, LLC, Central Oregon Landwatch, & 1000 Friends of Oregon
- October 2025 – COA issued a decision affirming both LUBA’s affirmation and the BOCC’s approval

- November 2025 – COA's decision was appealed to the Supreme Court of the State of Oregon by several parties: Redside Restoration Project One, LLC, and 1000 Friends of Oregon
- February 2026 – The Supreme Court of the State of Oregon considered the petition for review and orders that it be denied.
- March 2026 – COA issued a final appellate judgement for the plan amendment/zone change of 710 Properties, LLC affirming the zone change of their 710-acres to rural residential (RR-10)
- June 2026 – The legal team for 710 Properties, LLC, confirmed that their land use decisions are final and cannot be reversed