



MEMORANDUM

TO: Board of County Commissioners

FROM: Nathaniel Miller, AICP, Associate Planner

DATE: May 10, 2023

SUBJECT: Deliberations: A Plan Amendment and Zone Change (File nos. 247-22-000313-ZC, 314-PA).

The Board of County Commissioners (“Board”) will conduct deliberations on May 10, 2023, to consider a request for a Comprehensive Plan Amendment and Zone Change (File nos. 247-22-000313-ZC, 314-PA). The subject properties are located east of, and adjacent to, the City of Bend Urban Growth Boundary. Tax Lot 1200 and Tax Lot 1201 contain a combined area of approximately 93 acres. The properties are addressed as 62385 Hamby Road and 21480 Highway 20. A location map is included as **Attachment A**.

I. BACKGROUND

A public hearing was conducted by a Hearings Officer on November 15, 2022. On December 15, 2022, the Hearings Officer issued a recommendation of approval for the proposed Plan Amendment and Zone Change. On April 5, 2023, the Board held a public hearing to hear additional testimony on the applications. The applicant agreed to an Open Record Period of a 7-day *New Evidence and Testimony* phase and 7-day *Rebuttal* phase. The applicant agreed to waive the *Applicant’s Final Legal Argument* phase. The Open Record period closed at 4:00pm on April 19, 2022.

The attached Decision Matrix (**Attachment B**) is designed to assist the Board in their deliberations. It focuses on the contested aspects of the application and that require Board determinations or interpretations. There are four key issues identified in testimony and materials that are related to approval criteria for the subject application.

II. SUMMARY

Please see the Decision Matrix for Issue items and summaries.

III. RECORD

At the hearing, the applicant submitted written testimony and provided oral testimony, but did not raise new issues. A new letter of objection from an opponent was also submitted prior to the hearing. These submittals can be accessed on the project website and record located at the link below.

The record for file nos. 247-22-000313-ZC, 314-PA is as presented at the following Deschutes County Community Development Department website:

<https://www.https://www.deschutes.org/cd/page/247-22-000313-zc-247-22-000314-pa-te-amo-despacio-llc-cth-investments-llc-properties.org/cd/page/247-22-000313-zc-247-22-000314-pa-te-amo-despacio-llc-cth-investments-llc-properties>

Attachment A: Location Map
Attachment B: Decision Matrix