



Mailing Date:
Friday, April 8, 2022

COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

HEARING FORMAT

The Deschutes County Hearings Officer will conduct the public hearing described below by video and telephone. If participation by video and telephone is not possible, in-person testimony is available. Options for participating in the public hearing are detailed in the Public Hearing Participation section.

PROJECT DESCRIPTION

- FILE NUMBER:** 247-21-001111-SP
- OWNER/APPLICANT:** Central Land & Cattle Co., LLC – Kameron DeLashmutt
- PROPOSAL:** Site Plan review for 70 Overnight Lodging Units (OLUs) in the Thornburgh Destination Resort.
- PROPOSAL LOCATION:** 67205 CLINE FALLS RD, REDMOND, OR 97756 / 67555 CLINE FALLS RD, REDMOND, OR 97756 / 67545 CLINE FALLS RD, REDMOND, OR 97756
Map and Taxlots: 1512000007700 / 1512000007800 / 1512000007900
- HEARING DATE:** Wednesday, May 4, 2022
- HEARING START:** 6:00 pm
- STAFF PLANNER:** Caroline House, Senior Planner
Caroline.House@deschutes.org / 541-388-6667
- RECORD:** Record items can also be viewed and downloaded from:
<https://www.deschutes.org/cd/page/247-21-001111-sp-thornburgh-destination-resort-70-overnight-lodging-units>

STANDARDS AND APPLICABLE CRITERIA:

Final Master Plan (FMP) Approval, File nos. M-07-2/MA-08-6
Deschutes County Code (DCC)

Title 18, Deschutes County Zoning Ordinance

Chapter 18.16, Exclusive Farm Use Zones (EFU)

Chapter 18.113, Destination Resorts Zone (DR)

Chapter 18.116, Supplementary Provisions

Chapter 18.124, Site Plan Review

Title 22, Deschutes County Development Procedures Ordinance

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 4 pm on Tuesday, May 3, 2022. Testimony can be provided as described below.
- Members of the public may listen, view, and/or participate in this hearing using Zoom. Using Zoom is free of charge. To login to the electronic meeting online using your computer, copy this link: <https://us02web.zoom.us/j/88331970785> Using this option may require you to download the Zoom app to your device.
- Members of the public can access the meeting via telephone, dial 1-346-248-7799. When prompted, enter the following Webinar ID: 883 3197 0785.
- Written comments can also be submitted to the record. Please see the Document Submission section below for details regarding written submittals.
- If participation during the hearing by video and telephone is not possible, the public can provide testimony in person at 6 pm in the Barnes and Sawyer Rooms of the Deschutes Services Center, 1300 NW Wall Street, Bend. Please be aware County staff will enforce the 6-foot social distancing standard in the hearing room.

All documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost at the Deschutes County Community Development Department (CDD) at 117 NW Lafayette Avenue. Seven (7) days prior to the public hearing, a copy of the staff report will be available for inspection at no cost at CDD and on the websites listed above. Copies of all documents, evidence and the staff report can be purchased at CDD for (25) cents a page.

ALL INTERESTED PERSONS MAY APPEAR, BE HEARD, BE REPRESENTED BY COUNSEL, OR SEND WRITTEN SIGNED TESTIMONY. ANY PARTY TO THE APPLICATION IS ENTITLED TO A CONTINUANCE OF THE INITIAL EVIDENTIARY HEARING OR TO HAVE THE RECORD LEFT OPEN IN ACCORDANCE WITH SECTION 22.24.140 OF THE DESCHUTES COUNTY CODE.

Failure to raise an issue in person at a hearing or in writing precludes appeal by that person to the Land Use Board of Appeals (LUBA), and that failure to provide statements or evidence sufficient to

afford the decision maker an opportunity to respond to the issue precludes appeal to LUBA based on that issue.

Deschutes County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodations to make participation possible, please contact the staff planner identified above.

DOCUMENT SUBMISSION

Any person may submit written comments on a proposed land use action. Documents may be submitted to our office in person, U.S. mail, or email.

In Person

We accept all printed documents.

U.S. Mail

Deschutes County Community Development
Planning Division, Caroline House
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to Caroline.House@deschutes.org and must comply with the following guidelines:

- Submission is 20 pages or less
- Documents can be printed in black and white only
- Documents can be printed on 8.5" x 11" paper

Any email submittal which exceeds the guidelines provided above must be submitted as a paper copy.

Limitations

- Deschutes County does not take responsibility for retrieving information from a website link or a personal cloud storage service. It is the submitter's responsibility to provide the specific information they wish to enter into the record. We will print the email which includes the link(s), however, we will not retrieve any information on behalf of the submitter.
- Deschutes County makes an effort to scan all submittals as soon as possible. Recognizing staff availability and workload, there is often a delay between the submittal of a document to the record, and when it is scanned and uploaded to Accela Citizen Access (ACA) and

Deschutes County Property Information (DIAL). For this reason, the official record is the file that resides in the Community Development office. The electronic record in ACA and DIAL is not a substitute for the official record.

- To ensure your submission is entered into the correct land use record, please specify the land use file number(s).
- For the open record period after a public hearing, electronic submittals are valid **if received by the County's server** by the deadline established for the land use action.
- IF YOU WISH TO BE NOTIFIED OF ANY DECISION RELATED TO THIS APPLICATION, YOU MUST PROVIDE A MAILING ADDRESS.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

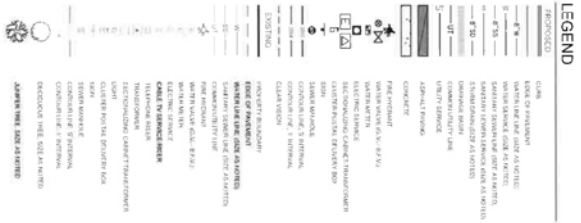
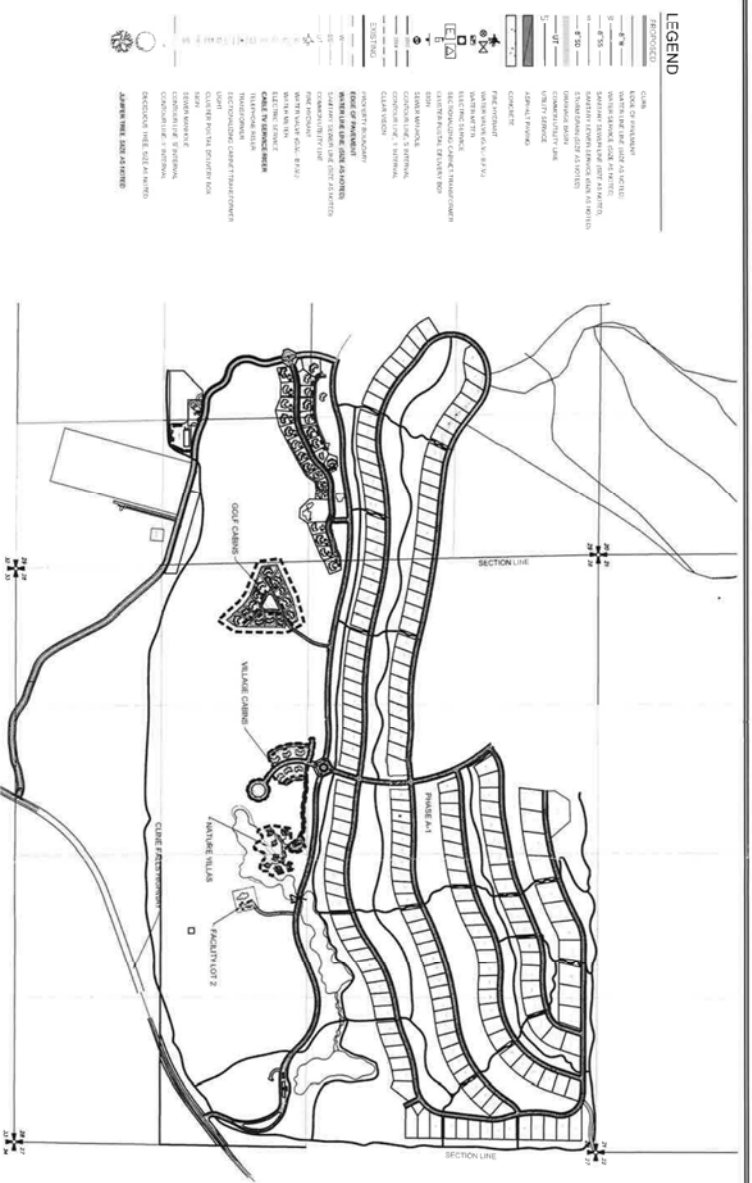
This Notice was mailed pursuant to Deschutes County Code Chapters 22.20 and 22.24.

THORNBURGH RESORT GOLF CABINS, VILLAGE CABINS, AND NATURE VILLAS SITE PLAN

LOCATED AT TOWNSHIP 15 SOUTH, REGION 12 EAST SECTIONS 28 & 29
DESCHUTES COUNTY, OREGON



VICINITY MAP - SCALE 1" = 10.00'



OWNER/DEVELOPER
CENTRAL LAND AND CATTLE COMPANY
2447 NW CANNON DR
REDFORD, OR 97756
PH (541) 359-9878
SURVEYOR/ENGINEER
THORNBURGH & ASSOCIATES, INC.
6280 O.B. RILEY ROAD, SUITE 100
BEND, OR 97713
P (541) 389-9351

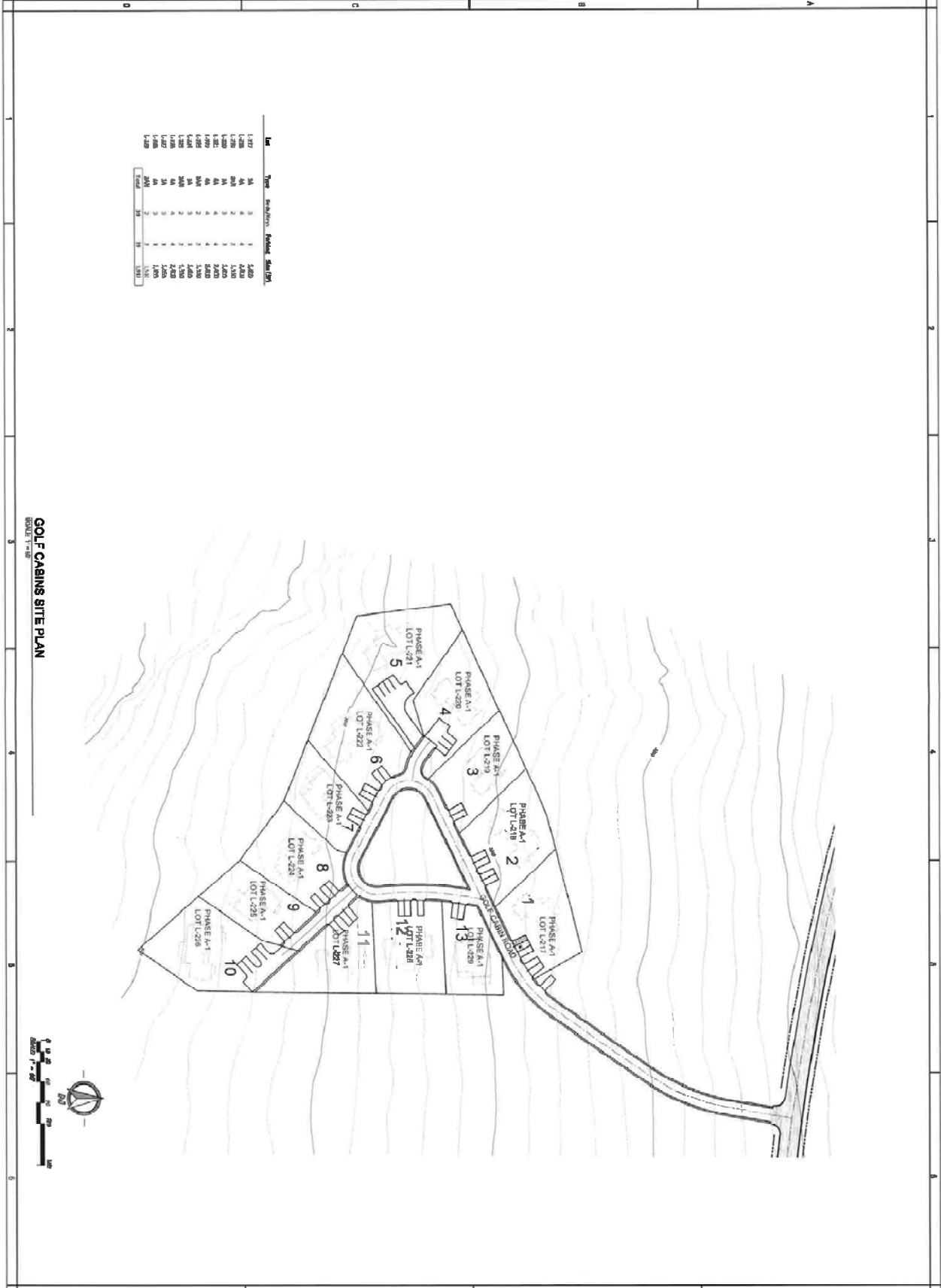
SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GOLF CABINS SITE PLAN
C1.2	NATURE VILLAS VILLAGE CABIN PLAN
C1.3	VILLAGE CABINS AND NATURE VILLAGE CABIN PLAN
C1.4	VILLAGE CABINS AND NATURE VILLAGE CABIN PLAN
C1.5	VILLAGE CABINS AND NATURE VILLAGE CABIN PLAN
C1.6	LANDSCAPE CONCEPTS
C1.7	LANDSCAPE CONCEPTS
C1.8	LANDSCAPE CONCEPTS
C1.9	LANDSCAPE CONCEPTS
C1.10	LANDSCAPE CONCEPTS
C1.11	LANDSCAPE CONCEPTS
C1.12	LANDSCAPE CONCEPTS
C1.13	LANDSCAPE CONCEPTS
C1.14	LANDSCAPE CONCEPTS
C1.15	LANDSCAPE CONCEPTS
C1.16	LANDSCAPE CONCEPTS
C1.17	LANDSCAPE CONCEPTS
C1.18	LANDSCAPE CONCEPTS
C1.19	LANDSCAPE CONCEPTS
C1.20	LANDSCAPE CONCEPTS
C1.21	LANDSCAPE CONCEPTS
C1.22	LANDSCAPE CONCEPTS
C1.23	LANDSCAPE CONCEPTS
C1.24	LANDSCAPE CONCEPTS

HWA
Civil Engineering | Surveying | Planning
1221 1/2 20th Street, Bend, OR 97701
Ph: (541) 339-4600
Fax: (541) 339-4601
www.hwa.com

PROJECT: THORNBURGH RESORT PHASE A-1 VILLAGE CABINS
DATE: 12/21/2021

THORNBURGH RESORT PHASE A-1
VILLAGE CABINS SITE PLAN

COVER SHEET
DESCHUTES COUNTY, OREGON

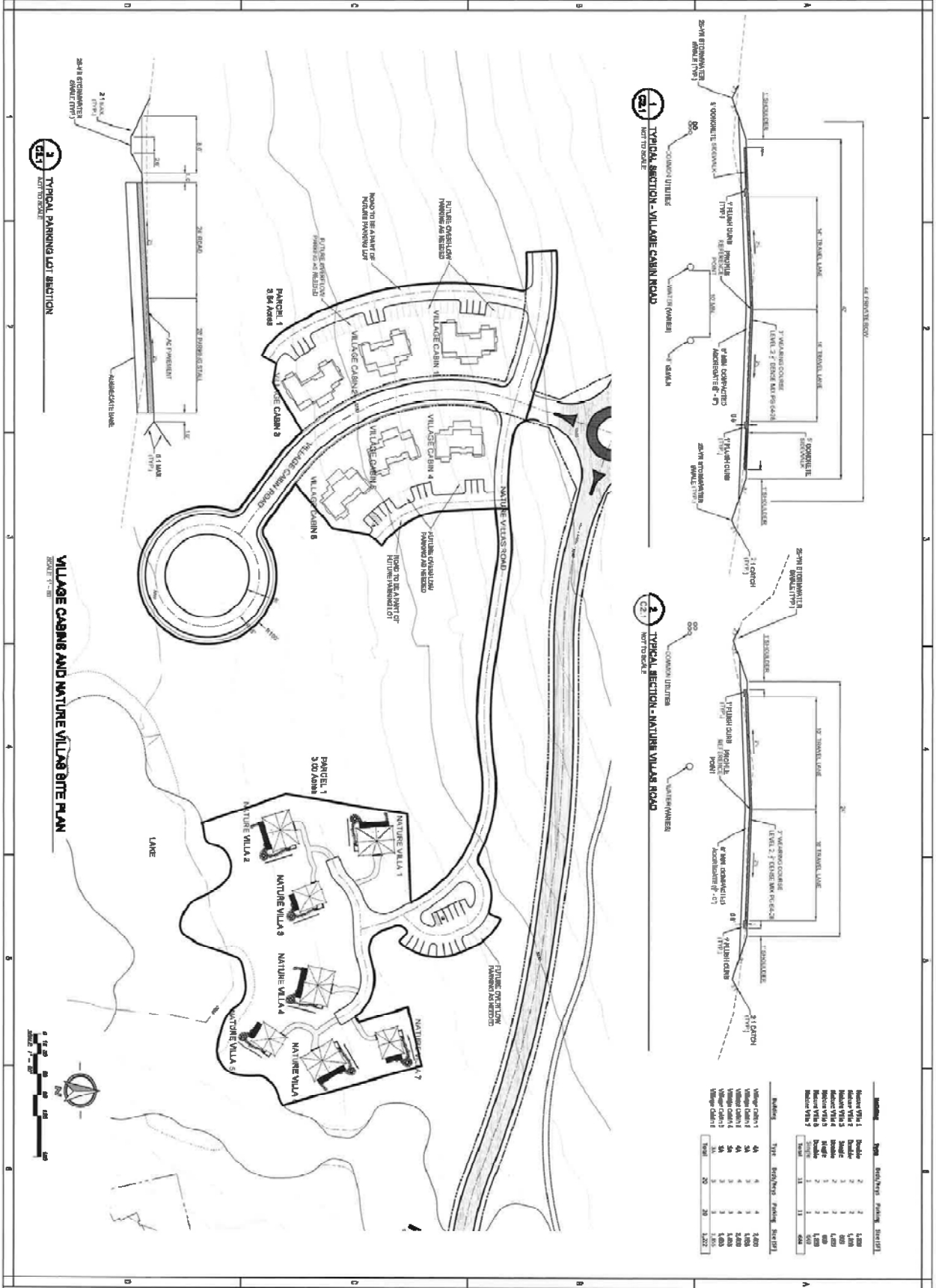


Lot	Type	Subdiv	Public	Private	Area
L-257	4A	4	1	1	1,400
L-258	4A	2	2	1	1,300
L-259	4A	2	2	1	1,300
L-260	4A	2	2	1	1,300
L-261	4A	2	2	1	1,300
L-262	4A	2	2	1	1,300
L-263	4A	2	2	1	1,300
L-264	4A	2	2	1	1,300
L-265	4A	2	2	1	1,300
L-266	4A	2	2	1	1,300
L-267	4A	2	2	1	1,300
L-268	4A	2	2	1	1,300
L-269	4A	2	2	1	1,300
Total		26	13	13	13,000

GOLF CABINS SITE PLAN



<p>SCALE: 1" = 20'</p> <p>C2.0</p> <p>DATE: 1/28/11</p>	<p>HWA</p> <p>CONSULTANTS</p> <p>1321 0021</p>	<p>THORNBURGH RESORT PHASE A-1</p> <p>VILLAGE CABINS SITE PLAN</p> <p>GOLF CABINS SITE PLAN</p> <p>DE SCHUETTE COUNTY OREGON</p>	<p>DATE: 1/28/11</p> <p>SCALE: 1" = 20'</p> <p>PROJECT: THORNBURGH RESORT PHASE A-1 VILLAGE CABINS</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: 1/28/11</p>
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C2.1

1/2" = 1' (8/11/11)

HWA

ARCHITECTURE | INTERIORS | PLANNING

1227 W. 10TH AVENUE, SUITE 100, ASTORIA, OR 97103

TEL: 503.325.1100 FAX: 503.325.1101

WWW.HWAARCHITECTS.COM

THORNBURGH RESORT PHASE A-1

VILLAGE CABINS SITE PLAN

VILLAGE CABINS AND NATURE VILLAS SITE PLAN

DESCHUTES COUNTY OREGON

owner	agent	address	cityStZip	type	cdd id
CENTRAL OREGON IRRIGATION DIST.	KELLY O'ROURKE / CRIAG HORRELL	ELECTRONIC		NOPH 2	21-1111-SP
DESCHUTES CO. ASSESSOR		ELECTRONIC		NOPH 2	21-1111-SP
DESCHUTES CO. BUILDING SAFETY		ELECTRONIC		NOPH 2	21-1111-SP
DESCHUTES CO. ENVIR. HEALTH		2577 NE COURTNEY DR.	Bend, OR 97701	NOPH 2	21-1111-SP
DESCHUTES CO. ENVIRONMENTAL SOILS DIV.		ELECTRONIC		NOPH 2	21-1111-SP
DESCHUTES CO. ROAD DEPT.	CODY SMITH	ELECTRONIC		NOPH 2	21-1111-SP
DESCHUTES CO. SR. TRANS. PLANNER	PETER RUSSELL	ELECTRONIC		NOPH 2	21-1111-SP
ODOT REGION 4 PLANNING	DON MOREHOUSE	ELECTRONIC		NOPH 2	21-1111-SP
OR DEPT. OF AG LAND USE PLANING COORD.	JIM JOHNSON	635 CAPITOL ST NE	SALEM, OR 97301	NOPH 2	21-1111-SP
OREGON DEPT OF FISH & WILDLIFE	Chandra Ferrari / Corey Heath / Danette Faucera	ELECTRONIC		NOPH 2	21-1111-SP
OREGON DEPT OF FISH & WILDLIFE - District Fish Biologist	GERALD GEORGE	ELECTRONIC		NOPH 2	21-1111-SP
OREGON DEPT OF STATE LANDS	ATTN: LAND MANAGEMENT (A)	775 SUMMER ST NE #100	SALEM, OR 97301	NOPH 2	21-1111-SP
OREGON DEPT OF STATE LANDS	Daniel Evans	ELECTRONIC		NOPH 2	21-1111-SP
OREGON WATER RESOURCES DEPARTMENT	Dwight French / Lisa Jaramillo / Kyle Gorman / Jonathan La Marche / Mike Thoma	ELECTRONIC		NOPH 2	21-1111-SP
PROPERTY ADDRESS COORDINATOR		ELECTRONIC		NOPH 2	21-1111-SP
REDMOND FIRE & RESCUE	Tom Mooney	ELECTRONIC		NOPH 2	21-1111-SP
REDMOND FIRE & RESCUE	Tom Mooney	341 NW DOGWOOD AVE	Redmond, OR 97756	NOPH 2	21-1111-SP
U.S. FISH & WILDLIFE SVC.	Emily Weidner	ELECTRONIC		NOPH 2	21-1111-SP
WATERMASTER - DISTRICT 11	Sam VanLingham / Jeremy Giffin	ELECTRONIC		NOPH 2	21-1111-SP
Central Land and Cattle Company, LLC	Kameron DeLashmutt	2447 NW Canyon	Redmond, OR 97756	NOPH 2	21-1111-SP
Liz Fancher		2465 NW Sacagawea Ln	Bend, OR 97703	NOPH 2	21-1111-SP
J. Kenneth Katzaroff		1420 5th Ave Ste 3400	Seattle, WA 98101	NOPH 2	21-1111-SP
BLM, PRINEVILLE DIST. - DESCHUTES FIELD MGR.	JEFF KITCHENS	3050 N.E. THIRD ST.	Prineville, OR 97754	NOPH 2	21-1111-SP
USA				NOPH 2	21-1111-SP
CENTRAL LAND & CATTLE COMPANY LLC	C/O LOYAL LAND	2223 CEDAR ELM TERR	WESTLAKE, TX 76262	NOPH 2	21-1111-SP
CENTRAL LAND & CATTLE COMPANY LLC		2447 NW CANYON DR	REDMOND, OR 97756	NOPH 2	21-1111-SP
OREGON DEPT OF STATE LANDS	ATTN: LAND MANAGEMENT (A)	775 SUMMER ST NE #100	SALEM, OR 97301	NOPH 2	21-1111-SP
STATE OF OR	DEPT OF STATE LANDS ASSET MGMT	775 SUMMER ST NE #100	SALEM, OR 97301-1279	NOPH 2	21-1111-SP
PINNACLE UTILITIES LLC		2447 NW CANYON DR	REDMOND, OR 97756	NOPH 2	21-1111-SP
DELASHMUTT, KAMERON		2447 NW CANYON DR	REDMOND, OR 97756	NOPH 2	21-1111-SP
Alisha Braatz		18160 Cottonwood Rd PMB 238	Sunriver, OR 97707	NOPH 2	21-1111-SP
Bob Rocks		3088 NW 17th St	Redmond, OR 97756	NOPH 2	21-1111-SP
Byron Pittam		2807 NE Lotno Dr	Bend, OR 97701	NOPH 2	21-1111-SP
Christine Larson		20200 Marsh Rd	Bend, OR. 97703	NOPH 2	21-1111-SP
Cathy Colburn		21659 Boones Borough Dr	Bend OR 97701	NOPH 2	21-1111-SP
Ceva Knight		645 Parks Loop	Redmond, OR 97756	NOPH 2	21-1111-SP
Chuck & Sue Martin		18340 Pinehurst Rd	Bend, OR 97703	NOPH 2	21-1111-SP
Cliff Schroeder		1060 Cinnamon Teal Dr	Redmond, OR 97756	NOPH 2	21-1111-SP
Dawn Lillis		19960 Cedar Lane	Bend, OR 97703	NOPH 2	21-1111-SP
David A Arnold		19830 Connarn Rd	Bend, OR 97703	NOPH 2	21-1111-SP
Diane Butler		5353 SW Loma Linda Dr	Redmond, OR 97756	NOPH 2	21-1111-SP
Dirk Van Houweling		65160 Smokey Ridge Rd	Bend, OR 97703	NOPH 2	21-1111-SP
Ellen and Randy Walberg		2115 Cinnamon Teal Dr	Redmond, OR 97756	NOPH 2	21-1111-SP
Julie St Peter		2070 Cinnamon Teal Dr	Redmond, OR 97756	NOPH 2	21-1111-SP
Kate Havstad		2595 NW Elm Ln	Madras, OR 97741	NOPH 2	21-1111-SP
Heather Coleman		721 SW Industrial Way, Ste 120	Bend, OR 97702	NOPH 2	21-1111-SP
Inge & Andreas Strieve		P.O. Box 760	Sisters, OR 97759	NOPH 2	21-1111-SP
Jeffrey L. Kleinman		1207 SW Sixth Avenue	Portland, OR 97204	NOPH 2	21-1111-SP
Kim Brannock		163 NW Flagline Dr	Bend, OR 97703	NOPH 2	21-1111-SP
Jim Dunn		70 SW Century Drive #100	Bend, OR 97702	NOPH 2	21-1111-SP
Laura Metzger		65710 Mariposa Lane	Bend, OR 97703	NOPH 2	21-1111-SP
Marie Winterscheid		1855 Cinnamon Teal Dr	Redmond, OR 97756	NOPH 2	21-1111-SP
Michael Nyberg		19395 Innes Market Road	Bend, OR 97703	NOPH 2	21-1111-SP
Michelle van Hilten		65260 Gerking Market Rd	Bend, OR 97703	NOPH 2	21-1111-SP

Mike Parrish
Nunzie Gould
Paul Knight
Paula Latasa
Paul Lipscomb
Randy Brant
Ruby Swanson
Scott Nance
Scott Stuart
Steven and Jean Carlton
Van Evans

2736 SW 28th Dr	Portland, OR 97219	NOPH 2	21-1111-SP
19845 JW Brown Rd	Bend, OR 97703	NOPH 2	21-1111-SP
645 Parks Loop	Redmond, OR 97756	NOPH 2	21-1111-SP
65180 76th St	Bend, OR 97703	NOPH 2	21-1111-SP
PO Box 579	Sisters, OR 97759	NOPH 2	21-1111-SP
20038 Tumalo Rd	Bend, OR 97703	NOPH 2	21-1111-SP
60451 Umatilla Cir	Bend, OR 97702	NOPH 2	21-1111-SP
7465 NW Eagle Dr	Redmond, OR 97756	NOPH 2	21-1111-SP
631 Sundance Ridge Ct	Redmond, OR 97756	NOPH 2	21-1111-SP
19455 White Horn Lane	Bend, OR 97703	NOPH 2	21-1111-SP
1565 NW Portland Ave	Bend, OR 97703	NOPH 2	21-1111-SP