



NOTICE OF PUBLIC HEARING

MEETING FORMAT

In response to the COVID-19 public health emergency, Oregon Governor Kate Brown issued Executive Order 20-16 (later enacted as part of HB 4212) directing government entities to utilize virtual meetings whenever possible and to take necessary measures to facilitate public participation in these virtual meetings. Since May 4, 2020, Deschutes County public hearings have been conducted primarily in a virtual format. Additionally, on August 13, 2021, the Public Health Division of the Oregon Health Authority adopted into Administrative Rule requirements that all persons 5 years of age or older must wear face coverings and/or masks in indoor spaces (OAR 333-019-1025).

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 NUMBERS:** 247-21-000537-SP and 247-21-000998-A
- OWNER:** Central Land and Cattle Company, LLC
- APPLICANT:** Central Land and Cattle Company, LLC
Kameron DeLashmutt
- PROPOSAL:** Site Plan Review of Welcome Center, Gatehouse, Golf Clubhouse and Community Hall
- LOCATION:** Map and Tax Lots: 7700, 7800 Assessor's Map 15-12-00
- HEARING DATE:** December 8, 2021
- HEARING START:** 6:00 pm
- STAFF CONTACT:** Angie Brewer, Senior Planner
Email: Angie.Brewer@Deschutes.org
Telephone: 541-385-1704

DOCUMENTS: Can be viewed and downloaded from:
www.buildingpermits.oregon.gov

STANDARDS AND APPLICABLE CRITERIA:

Final Master Plan (FMP) Approval, file no. M-07/MA-08-6
Title 18 of the Deschutes County Code, the 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 5 pm on December 7, 2021. 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/81170396115>
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 1-312-626-6799. When prompted, enter the following: Webinar ID: 811 7039 6115.
- 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. Additionally, all participants attending in person must wear a face covering at all times.

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. 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, Angie Brewer
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to angie.brewer@descutes.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 PHASE A-1 FACILITIES SITE PLAN

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



VICINITY MAP - SCALE: 1" = 10,000'

OWNER/DEVELOPER
CENTRAL LAND AND CATTLE COMPANY
2447 NW CANYON DR
REDMOND, OR 97756
PH: (541) 350-8479

SURVEYOR/ENGINEER
HICKMAN WILLIAMS & ASSOCIATES INC.
62930 O.B. RILEY ROAD, SUITE 100
BEND, OR 97703
P. (541) 389-9351

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HWA
180110-SP-CLUBHOUSE-IMP

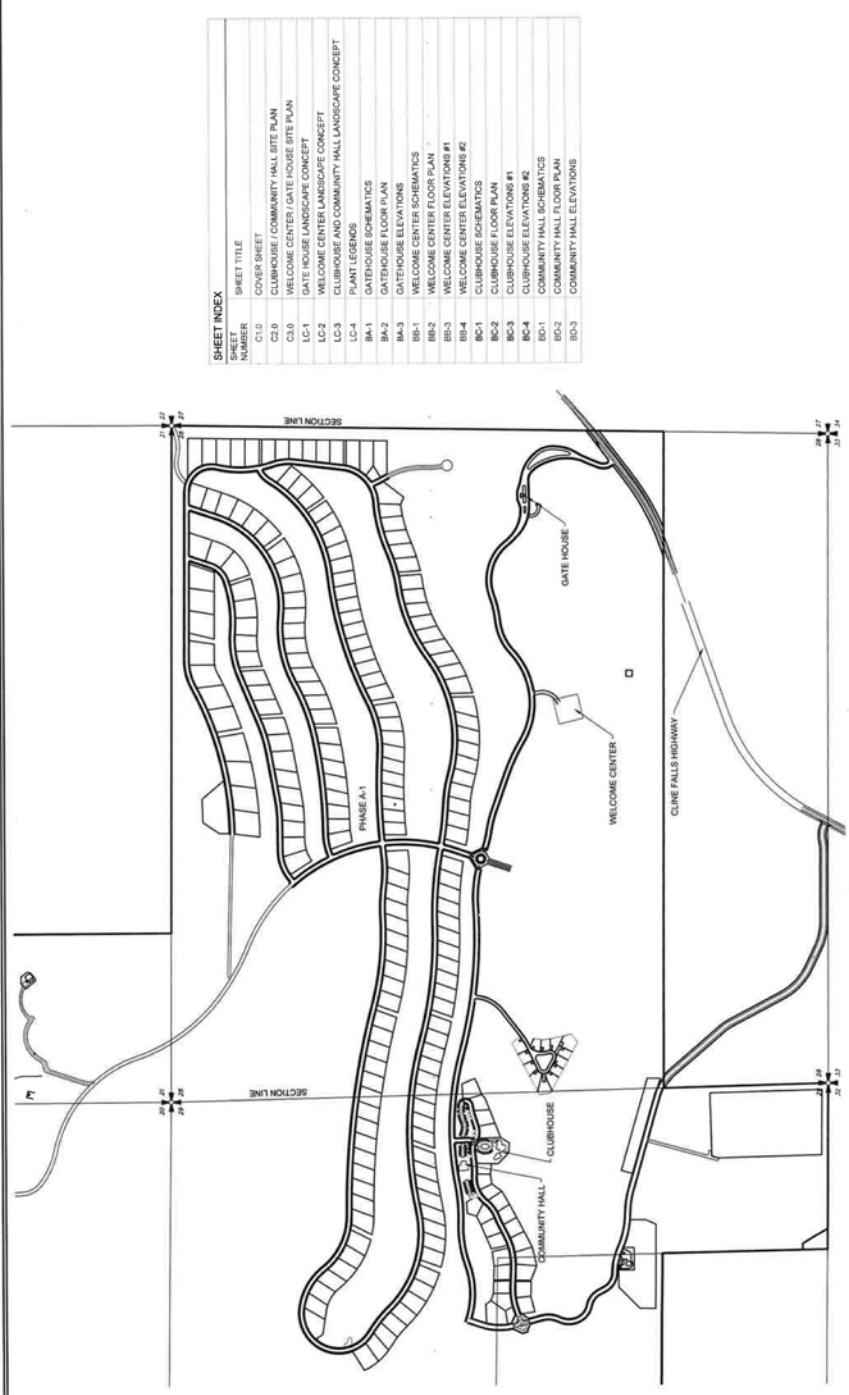
THORNBURGH RESORT PHASE A-1
COVER SHEET
DESCHUTES COUNTY OREGON

HWA
HICKMAN WILLIAMS & ASSOCIATES INC.
62930 O.B. RILEY ROAD, SUITE 100
BEND, OREGON 97703
PH: (541) 389-9351
WWW.HWA-OR.COM

REGISTERED PROFESSIONAL ENGINEER
NO. 180110-SP-CLUBHOUSE-IMP
DATE: 05/28/2021

SHEET
C1.0

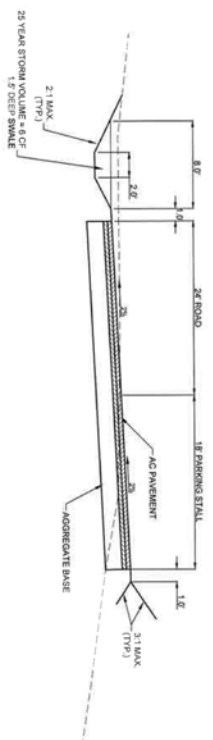
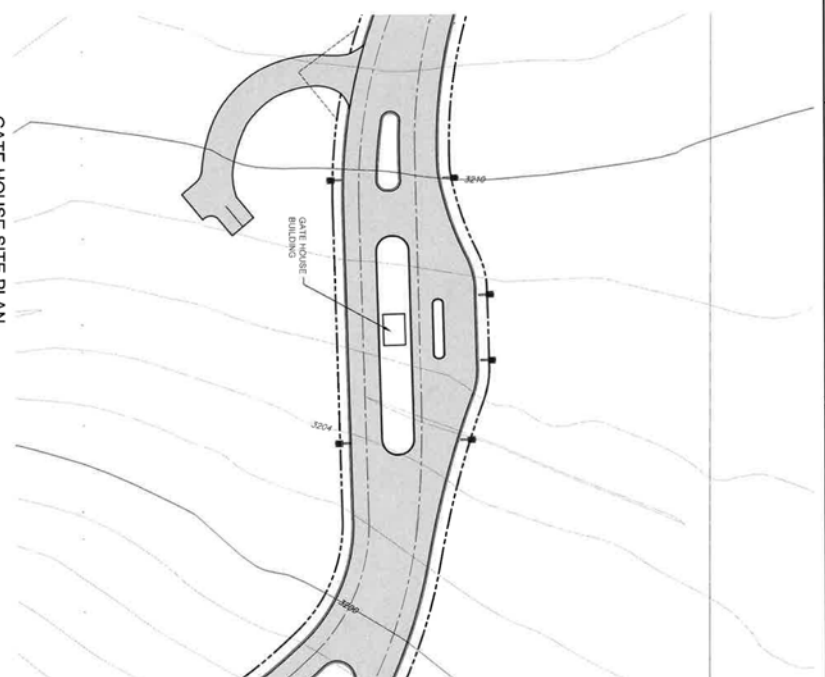
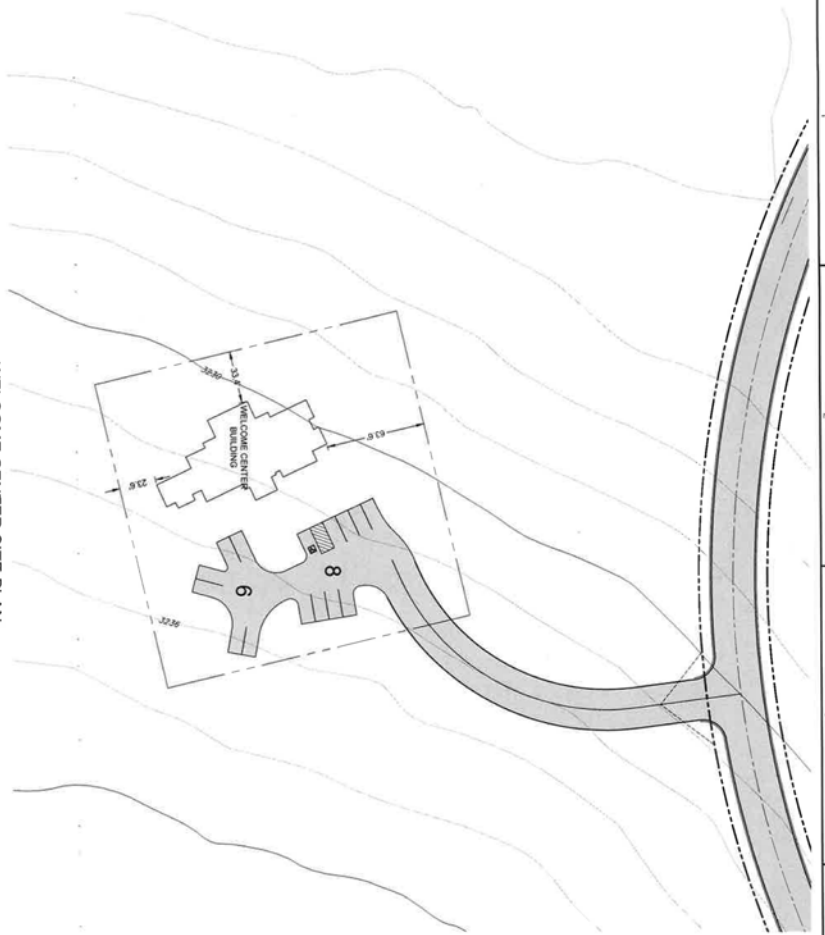
180110



SHEET NUMBER	TITLE
C1.0	COVER SHEET
C2.0	CLUBHOUSE / COMMUNITY HALL SITE PLAN
C3.0	WELCOME CENTER / GATE HOUSE SITE PLAN
LC-1	GATE HOUSE LANDSCAPE CONCEPT
LC-2	WELCOME CENTER LANDSCAPE CONCEPT
LC-3	CLUBHOUSE AND COMMUNITY HALL LANDSCAPE CONCEPT
LC-4	PLANT LEGENDS
BA-1	GATEHOUSE SCHEMATICS
BA-2	GATEHOUSE FLOOR PLAN
BA-3	GATEHOUSE ELEVATIONS
BR-1	WELCOME CENTER SCHEMATICS
BR-2	WELCOME CENTER FLOOR PLAN
BR-3	WELCOME CENTER ELEVATIONS #1
BR-4	WELCOME CENTER ELEVATIONS #2
BC-1	CLUBHOUSE SCHEMATICS
BC-2	CLUBHOUSE FLOOR PLAN
BC-3	CLUBHOUSE ELEVATIONS #1
BC-4	CLUBHOUSE ELEVATIONS #2
BD-1	COMMUNITY HALL SCHEMATICS
BD-2	COMMUNITY HALL FLOOR PLAN
BD-3	COMMUNITY HALL ELEVATIONS

LEGEND	
	CURB OF PAVEMENT
	WATER LINE (SIZE AS NOTED)
	SANITARY SEWER LINE (SIZE AS NOTED)
	STORM CHASE DRAINAGE (SIZE AS NOTED)
	DRAINAGE BASIN
	COMMON UTILITY LINE
	UTILITY SERVICE
	ASPHALT PAVING
	CONCRETE
	FIRE HYDRANT
	WATER VALVE (G.V. / B.F.V.)
	WATER METER
	ELECTRICAL TRANSFORMER
	SECTIONALIZING CABINET/TRANSFORMER
	CLUSTER POSTAL DELIVERY BOX
	SIGN
	SERVER MANHOLE
	INTERNAL
	EXTERNAL
	CLEAR WOOD
	PROPERTY BOUNDARY
	EDGE OF PAVEMENT
	SANITARY SEWER LINE (SIZE AS NOTED)
	FIRE HYDRANT
	WATER VALVE (G.V. / B.F.V.)
	WATER METER
	ELECTRICAL TRANSFORMER
	SECTIONALIZING CABINET/TRANSFORMER
	CLUSTER POSTAL DELIVERY BOX
	SIGN
	SERVER MANHOLE
	INTERNAL
	EXTERNAL
	DECIDUOUS TREE (SIZE AS NOTED)
	JUMPUP TREE (SIZE AS NOTED)

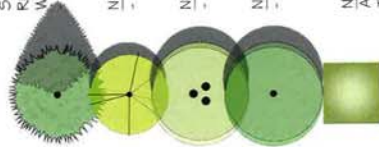
SITE MAP
SCALE: 1" = 500'



<p>CONTRACT NO. 180110</p> <p>DATE 180110</p>	<p>C3.0</p>	<p>HWA</p> <p>CIVIL ENGINEERING SURVEYING PLANNING</p> <p>200 S. 10th Street, Ste. 100, Bend, OR 97701</p> <p>503.325.2000</p> <p>www.hwa-engineers.com</p>	<p>THORNBURGH RESORT PHASE A-1</p> <p>PHASE A-1 FACILITIES</p> <p>WELCOME CENTER AND GATE HOUSE</p> <p>SITE PLAN</p> <p>DESCHUTES COUNTY OREGON</p>	<p>CONTRACT NO. 180110</p> <p>DATE 180110</p>

CONCEPT PLANT SCHEDULE GATE HOUSE

EXISTING HERITAGE JUNIPER TREES TO BE SAVED THESE TREES ARE THE "HERITAGE" JUNIPERS THAT HAVE BEEN STAKED IN THE FIELD FOR THE PURPOSE OF SAVING IN PLACE. THESE TREES HAVE SIGNIFICANT CHARACTER AND/OR SIZE, RELATIVE TO OTHER TREES IN THE WORK AREA.



NEW ACCENT TREES - TALL

NEW ACCENT TREES - LARGE

NEW NATIVE TREES

NATIVE REVEG ZONE
AREAS OF DISTURBANCE TO BE TREATED WITH NATIVE VEGETATION TO BLEND IN SEAMLESSLY WITH THE ADJACENT UNDISTURBED NATIVE

TRANSITIONAL ZONE
TRANSITIONAL LANDSCAPING BETWEEN NATIVE REVEG/UNDISTURBED NATIVE AND ORNAMENTAL LANDSCAPING - TO INCLUDE SOME NATIVES AND SOME NON-NATIVES

ORNAMENTAL LANDSCAPING
HIGH DENSITY ACCENTED OR ORNAMENTAL LANDSCAPING NEAR BUILDINGS

SEE LEGENDS ON SHEET LC-4 FOR PLANTS FOR EACH ZONE AND TREE TYPE

ALL LOTS WILL HAVE LOW-VOLTAGE LANDSCAPE LIGHTING TO ILLUMINATE PATHS AND LANDSCAPE AS NECESSARY. LIGHTING WILL BE CONTAINED WITHIN THE LOT AND WILL NOT SPREAD INTO ADJACENT LOTS.

PLAN SHOWN IS CONCEPTUAL - FINAL ADJUSTMENTS TO DISTURBANCE LIMITS AND DESIGN LAYOUT WILL BE UNDERTAKEN DURING CONSTRUCTION. THE QUANTITY OF EXISTING JUNIPER TREES SHOWN TO BE SAVED ON THE PLANS MAY CHANGE DURING CONSTRUCTION AS WE DISCOVER HOW CLOSE DISTURBANCE LIMITS COME TO THE ROOT STRUCTURE OF THE TREES.



SHEET TITLE

PROJECT

SPECIFICATIONS

SHEET#	BOOK#
PROJ. MOR.	KA
DRAWN:	DF
CHECKED:	DF
PROJ. NO:	PT222
DATE:	05-27-21
SCALE:	1" = 50'-0"
REVISIONS:	
Δ	X
Δ	X
Δ	X
Δ	X
Δ	X
Δ	X
Δ	X
Δ	X
Δ	X

SHEET TITLE: WELCOME CENTER LANDSCAPE CONCEPT

PROJECT: THORNBURGH RESORT

PROJ. MOR. KA

PROJ. NO. P2122

DATE: 05-27-21

SCALE: 1" = 50'

REVISIONS:

Δ	X
Δ	X
Δ	X
Δ	X
Δ	X
Δ	X
Δ	X
Δ	X

SPECIFICATIONS

SHEET	BOOK
PROJ. MOR.	KA
DRAWN:	DF
CHECKED:	DF
PROJ. NO.:	P2122
DATE:	05-27-21
SCALE:	1" = 50'

CONCEPT PLANT SCHEDULE WELCOME CENTER

EXISTING HERITAGE JUNIPER TREES TO BE SAVED
THESE TREES ARE THE "HERITAGE"
JUNIPERS THAT HAVE BEEN STAKED IN
THE FIELD FOR THE PURPOSE OF
PRESERVING THEM. THE SIZE IS
SIGNIFICANT CHARACTER AND/OR SIZE,
RELATIVE TO OTHER TREES IN THE
WORK AREA.

NEW ACCENT TREES - LARGE

NEW NATIVE TREES

NATIVE REVEG ZONE
AREAS OF DISTURBANCE TO BE
TREATED WITH NATIVE VEGETATION TO
BLEND IN SEAMLESSLY WITH THE
ADJACENT UNDISTURBED NATIVE

TRANSITIONAL ZONE
TRANSITIONAL LANDSCAPING BETWEEN
NATIVE REVEG AND UNDISTURBED NATIVE
LANDSCAPING. INCLUDE SOME NATIVES AND SOME
NON-NATIVES

ORNAMENTAL LANDSCAPING
HIGH DENSITY ACCENT OR
ORNAMENTAL LANDSCAPING NEAR
BUILDINGS

LAWN

SEE LEGENDS ON SHEET LC-4 FOR
PLANTS FOR EACH ZONE AND TREE TYPE

ALL LOTS WILL HAVE LOW-VOLTAGE
LANDSCAPE LIGHTING TO ILLUMINATE
PATHS AND LANDSCAPE AS
NECESSARY. LIGHTING WILL BE
CONTAINED WITHIN THE LOT AND WILL
NOT SPREAD INTO ADJACENT LOTS.

PLAN SHOWN IS CONCEPTUAL - FINAL ADJUSTMENTS TO
DISTURBANCE LIMITS AND DESIGN LAYOUT WILL BE
UNDERTAKEN DURING CONSTRUCTION. THE QUANTITY OF
EXISTING JUNIPER TREES SHOWN TO BE SAVED ON THE PLANS
MAY CHANGE DURING CONSTRUCTION AS WE DISCOVER HOW
CLOSE DISTURBANCE LIMITS COME TO THE ROOT STRUCTURE
OF THE TREES.



SHEET TITLE: PROJECT: SHEET NO. **LC-3**

SPECIFICATIONS	SHEET	BOOK	KA
	PROJ. MGR.	DF	DF
	DRAWN:	DF	DF
	CHECKED:	DF	DF
	PROJ. NO.	P2122	
	DATE:	02-29-21	
	SCALE:	1" = 80' 0"	
REVISIONS			
△ X			
△ X			
△ X			
△ X			
△ X			
△ X			
△ X			



PLAN SHOWN IS CONCEPTUAL - FINAL ADJUSTMENTS TO DISTURBANCE LIMITS AND DESIGN LAYOUT WILL BE UNDERTAKEN DURING CONSTRUCTION. THE QUANTITY OF EXISTING JUNIPER TREES SHOWN TO BE SAVED ON THE PLANS MAY CHANGE DURING CONSTRUCTION AS WE DISCOVER HOW CLOSE DISTURBANCE LIMITS COME TO THE ROOT STRUCTURE OF THE TREES.

ALL LOTS WILL HAVE LOW-VOLTAGE LANDSCAPE LIGHTING TO ILLUMINATE PATHS AND LANDSCAPE AS NECESSARY. LIGHTING WILL BE CONTAINED WITHIN THE LOT AND WILL NOT SPREAD INTO ADJACENT LOTS.

CONCEPT PLANT SCHEDULE CLUBHOUSE

EXISTING JUNIPER TREES - ALL EXISTING JUNIPER TREES SHALL BE PROTECTED IN PLACE WITH CONSTRUCTION FENCING.

EXISTING JUNIPER TREES - TO BE SAVED

NEW ACCENT TREES - TALL

NEW ACCENT TREES - LARGE

TRANSITIONAL ZONE LANDSCAPING

ORNAMENTAL LANDSCAPING

LAWN

SEE LEGEND ON SHEET LC-4 FOR PLANTS FOR EACH ZONE AND TREE TYPE.