



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, April 6, 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, April 5, 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/84820193208> 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 1-253-215-8782. When prompted, enter the following Webinar ID: 848 2019 3208.
- 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.

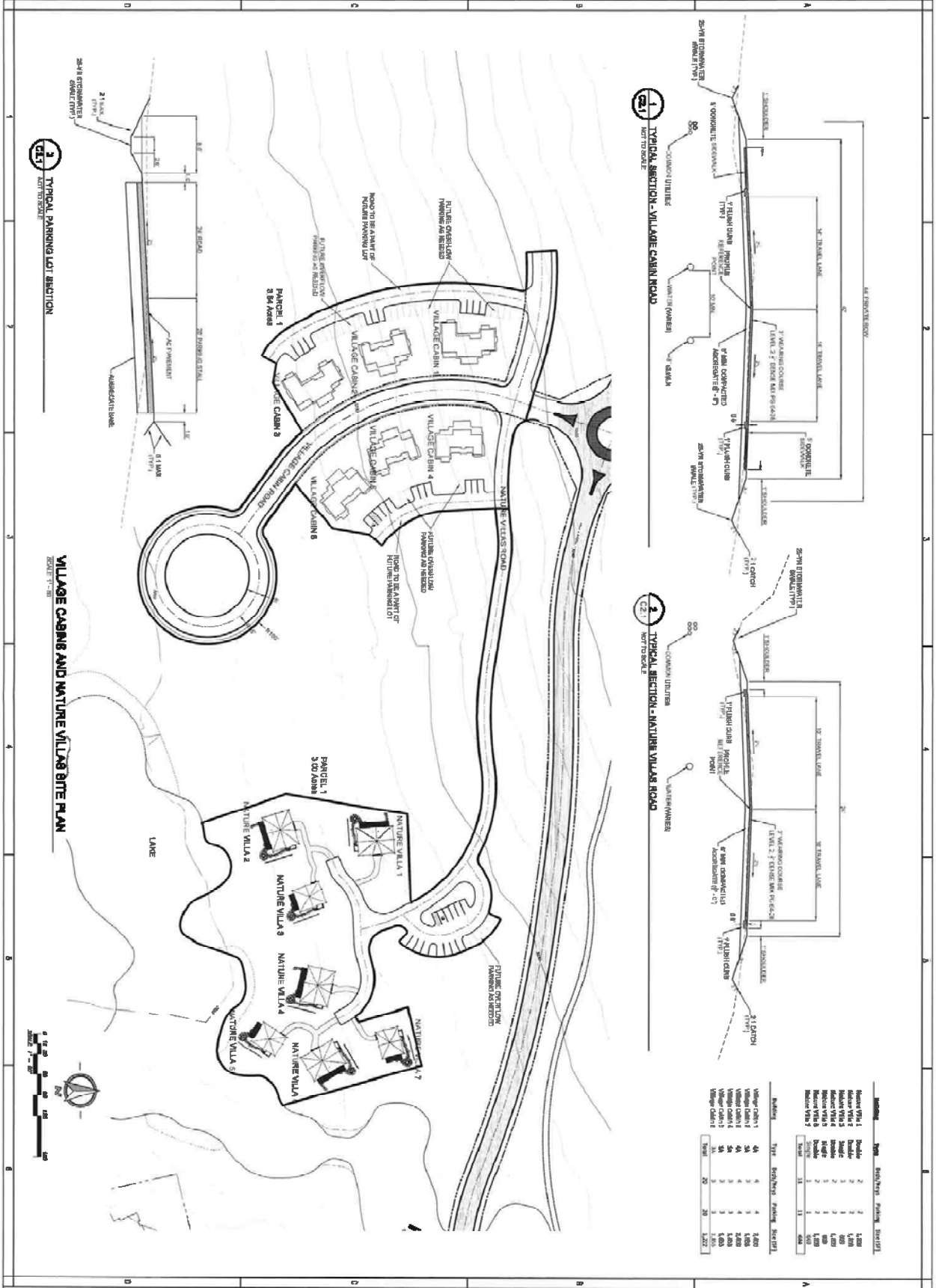


Lot	Type	Subdiv	Public	Private	Area
L-257	4A	4	1	1	2,400
L-258	4A	2	2	1	1,500
L-259	4A	2	2	1	1,500
L-260	4A	2	2	1	1,500
L-261	4A	2	2	1	1,500
L-262	4A	2	2	1	1,500
L-263	4A	2	2	1	1,500
L-264	4A	2	2	1	1,500
L-265	4A	2	2	1	1,500
L-266	4A	2	2	1	1,500
L-267	4A	2	2	1	1,500
L-268	4A	2	2	1	1,500
L-269	4A	2	2	1	1,500
Total		26	20	10	15,000

GOLF CABINS SITE PLAN



<p>DATE: 12/21/2021</p> <p>SCALE: 1" = 20'</p> <p>C2.0</p>	<p>HWA</p> <p>CONSULTANTS</p> <p>1201 100TH</p>	<p>THORNBURGH RESORT PHASE A-1 VILLAGE CABINS SITE PLAN</p> <p>GOLF CABINS SITE PLAN</p> <p>DE SCHUETTE COUNTY OREGON</p>	<p>PROJECT NO. 140710-SP-w</p> <p>DATE: 12/21/2021</p> <p>SCALE: 1" = 20'</p>
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C2.1
TYPICAL LOT SECTION

VILLAGE CABINS AND NATURE VILLAS SITE PLAN

C2.1
TYPICAL SECTION - VILLAGE CABIN ROAD

C2.2
TYPICAL SECTION - NATURE VILLAS ROAD

Building	TYPE	NO. OF UNITS	PARKING	AREA (SQR FT)
Village Cabin 1	4A	4	3	3,600
Village Cabin 2	4A	4	3	3,600
Village Cabin 3	4A	4	3	3,600
Village Cabin 4	4A	4	3	3,600
Village Cabin 5	4A	4	3	3,600
Nature Villa 1	5A	5	5	5,000
Nature Villa 2	5A	5	5	5,000
Nature Villa 3	5A	5	5	5,000
Nature Villa 4	5A	5	5	5,000
Nature Villa 5	5A	5	5	5,000
Total		23	13	400

DATE: 12/21/2011

PROJECT: C2.1

SCALE: 1/8" = 1'-0"

THORNBURGH RESORT PHASE A-1

VILLAGE CABINS AND NATURE VILLAS SITE PLAN

DESCHUTES COUNTY OREGON

DATE: 12/21/2011

PROJECT: C2.1

SCALE: 1/8" = 1'-0"