



COMMUNITY DEVELOPMENT

HEARINGS OFFICER HEARING - LAND USE - AUGUST 24, 2021

6:00 PM, TUESDAY, AUGUST 24, 2021

Barnes Sawyer Rooms - Deschutes Services Bldg - 1300 NW Wall St - Bend

(541) 388-6575 | www.deschutes.org

AGENDA

MEETING FORMAT

This meeting will be conducted electronically, by phone, in person, and using Zoom.

Members of the public may view the meeting in real time via the Public Meeting Portal at www.deschutes.org/meetings.

Members of the public may listen, view, and/or participate in this meeting 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/84866230051?pwd=TnFKdkpvSEFoN0lRNVBNUWJ5LzdiUT09>

Passcode: 041680

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: 848 6623 0051 and Passcode: 041680. Written comments can also be provided for the public comment section to willg@deschutes.org by 6pm on August 24. They will be entered into the record.

PUBLIC HEARING

1. FILE NUMBERS: 247-21-000731-A, 18-386-TP, 18-454-SP, 18-542-MA, LUBA No. 2018-140, Court of Appeals A171603

OWNER: Central Land and Cattle Co., LLC

APPLICANTS: Central Land and Cattle Co., LLC

Kameron DeLashmutt

PROPOSAL: Remand of the tentative plan for Phase A-1 the Thornburgh Resort on remand from LUBA and the Oregon Court of Appeals



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 call (541) 617-4747.



NOTICE OF PUBLIC HEARING

The Deschutes County Hearings Officer will conduct the public hearing as described below by video, telephone and in person. Options for participating in the public hearing are detailed in the Public Hearing Participation section.

PROJECT DESCRIPTION

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LUBA No. 2018-140
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OWNER: Central Land and Cattle Co., LLC

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PROPOSAL: Remand of the tentative plan for Phase A-1 the Thornburgh Resort on remand from LUBA and the Oregon Court of Appeals

LOCATION: The proposed Thornburgh Destination Resort is large and is comprised of numerous tax lots. The lots which are subject to this application are in the southern portion of the destination resort are denoted with a (*) below.

Map Number & Tax Lot	Address
15-12-5000	11800 Eagle Crest Blvd.
15-12-5001	11810 Eagle Crest Blvd.
15-12-5002	11820 Eagle Crest Blvd.
15-12-7700*	67205 Cline Falls Rd.*
15-12-7701	67705 Cline Falls Rd.
15-12-7800*	67555 Cline Falls Rd.*
15-12-7801*	67525 Cline Falls Rd.*
15-12-7900*	67545 Cline Falls Rd.*
15-12-8000	67400 Barr Rd.

HEARING DATE: August 24, 2021

HEARING START: 6:00 pm

STAFF PLANNER: Will Groves, Senior Planner
Phone: 541-388-6518
Email: will.groves@deschutes.org

DOCUMENTS: Can be viewed and downloaded from:
www.buildingpermits.oregon.gov and <http://dial.deschutes.org>

STANDARDS AND APPLICABLE CRITERIA:

Deschutes County Code

- Title 17, Deschutes County Subdivision and Partition Ordinance
 - Chapter 17.12, Administration and Enforcement
 - Chapter 17.16, Approval of Subdivision Tentative Plans and Master Development Plans
 - Chapter 17.36, Design Standards
 - Chapter 17.44, Park Development
 - Chapter 17.48, Design and Construction Specifications

- Title 18, Deschutes County Zoning Ordinance
 - Chapter 18.16, Exclusive Farm Use Zones
 - Chapter 18.113, Destination Resorts Zone
 - Chapter 18.116, Supplementary Provisions
 - Chapter 18.124, Site Plan Review

Title 22, Deschutes County Development Procedures Ordinance

Oregon Revised Statutes (ORS)

- Chapter 92, Subdivisions and Partitions
- Chapter 215, County Planning; Zoning; Housing Codes
 - 215.435 Deadline for final action by county on remand of land use decision; exception.

PUBLIC HEARING PARTICIPATION

- If you wish to provide testimony during the public hearing, please contact the staff planner by 5 pm on August 23, 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/84866230051?pwd=TnFKdkpvSEFoN0lRNVBNUWJ5LzdiUT09>
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: 848 6623 0051 and Password: 041680.
- 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, masks are required for in-person participants who are not fully vaccinated. Fully vaccinated means at least two weeks have elapsed since your last shot. Thank you for your help keeping our communities safe and healthy.

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, Anthony Raguine
P.O. Box 6005
Bend, OR 97708-6005

Email

Email submittals should be directed to will.groves@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.