



MEMORANDUM

To: Deschutes Board of County Commissioners ("Board")

From: Haleigh King, Associate Planner

Date: March 12, 2025

Re: Consent Item - Improvement Agreement for Phase D of the Caldera Springs Destination Resort Expansion (County File No. 247-25-000018-IA)

The Board will review this as a consent item on March 19, 2025, regarding an Improvement Agreement associated with the Caldera Springs Destination Resort. Staff recommends the Board authorize signatures on Document No. 2025-145 at the March 19, 2025 meeting.

Background and Summary

Phase D of the Caldera Springs Destination Resort expansion includes two subdivisions. The first is a 29-lot residential subdivision approved pursuant to land use file number 247-24-000360-TP. The second is an 8-lot Overnight Lodging Unit ("OLU") subdivision approved pursuant to land use file number 247-24-000361-TP. The applicant states they have completed improvements for the Phase D OLU subdivision. Therefore, this improvement agreement is for the remaining Phase D – Single-Family Residential improvements.

Before the developer can record their final plat, they have requested County authorization of an Improvement Agreement related to the infrastructure costs associated with the roads and utilities for the Phase D single-family residential subdivision.

See Figure 1 below.



Caldera Springs submitted the attached Improvement Agreement for road and utility infrastructure associated with Phase D single-family residential subdivision. The cost estimate is included below and included in the attached agreement. The cost estimate was reviewed and approved by the County Road Department.

Per Deschutes County Code 17.24.130(B), the security amount must be 120 percent of the cost estimate. For this reason, the bond submitted by the developer for Phase D is in the amount of **\$2,360,428.**

Staff recommends the Board move to approve signatures of Document No. 2025-145.

- A. Document No. 2025-145: Improvement Agreement for Caldera Springs Expansion – Phase D