



MEMORANDUM

To: Deschutes Board of County Commissioners (“Board”)

From: Haleigh King, Associate Planner

Date: March 27, 2024

Re: Work Session - Improvement Agreement for Phase C-2 and Remaining Improvements in Phase C-1 of the Caldera Springs Destination Resort (Document No. 2024-0254, County File No. 247-23-000818-IA)

The Board will conduct a work session on April 1, 2024, regarding an Improvement Agreement associated with the Caldera Springs Destination Resort. Staff anticipates the Improvement Agreements will return as a Consent Item on April 3, 2024 for Board signature of Document No 2024-254.

Background and Summary

Phase C of the Caldera Springs expansion includes two subdivisions. The first is a 16-lot subdivision for overnight lodging units (“OLU”) approved under land use file number 247-22-000182-TP. The second is a 72-lot residential subdivision approved under land use file number 247-22-000183-TP. The developer has elected to plat Phase C in phases. Phase C-1 was platted and recorded on January 11, 2023. Phase C-1 included 37 single-family residential lots and 16 OLU (8 lots). The developer is now moving forward with platting of Phase C-2, which includes 35 single-family residential lots and 14 OLU (7 lots).

The developer requests an Improvement Agreement related to the infrastructure costs associated with the roads and utilities for the Phase C-2- OLU subdivision. Furthermore, the developer plans to incorporate required improvements associated with the Phase C-1 OLU subdivision into this Improvement Agreement. This requires an amendment to recorded County Document No. 2022-954 in which the County Administrator is authorized to execute. The remaining improvements required will be accounted for in the new Phase C-2 Improvement Agreement.

See Figure 1 below.

CALDERA SPRINGS OLU, PHASE C-2

BEING A REPEAT OF A PORTION OF DEVELOPMENT TRACT A1, CALDERA SPRINGS, PHASE A
LOCATED IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 8 OF TOWNSHIP 20
SOUTH, RANGE 11 EAST WILLAMETTE MERIDIAN,
DESCHUTES COUNTY, OREGON
DECEMBER 2023
247-22-000182-TP

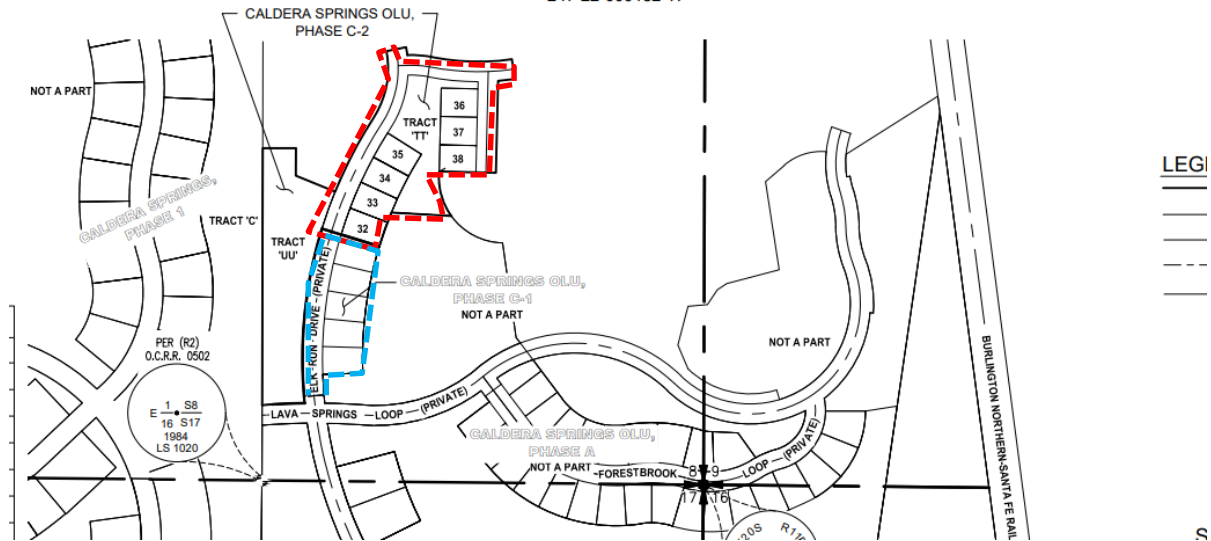


Figure 1. Phase C-1 (blue outline) and Phase C-2 (red outline) (Source: Parametrix)

Caldera Springs submitted the attached Improvement Agreement for road and utility infrastructure associated with Phase C-2 within the OLU subdivisions as well as the remaining improvements within Phase C-1 OLU subdivision. The cost estimate is included below and included in the attached agreement. The cost estimates were reviewed and approved by the Road Department.

- 247-23-000818-IA: Phase C-2 (road and utility infrastructure for OLU subdivision) in addition to remaining improvements associated with Phase C-1 OLU subdivision - \$1,328,430.29

Per Deschutes County Code 17.24.130(B), the security amount must be 120 percent of the cost estimate. For this reason, the bonds submitted by Caldera Springs for Phase C-2 and remaining improvements in Phase C-1 OLU infrastructure are in the amount of \$1,594,116.35.

Next Steps

Staff anticipates the Improvement Agreements will return as a Consent Item on April 3, 2024 for Board signature of Document No. 2024-254. Following Board signature, the County Administrator is an authorized signatory on Document No. 2024-255, the amendment to recorded County Document No. 2022-954 (Phase C-1 Improvements).

Attachments:

- A. Document No. 2024-254: Improvement Agreement for Caldera Springs Expansion – Phase C-2 (Road and Infrastructure) and Remaining Improvements in Phase C-1.