



## ATTACHMENT 2 - APPENDIX

On July 26, 2023, the Board of County Commissioners (Board) will conduct deliberations on an applicant-initiated legislative text amendment to Deschutes County's Destination Resort (DR) Combining Zone (file no. 247-22-000835-TA), following a public hearing that was held on July 12, 2023.

In response to the four (4) total proposed text modifications submitted to record on behalf of Caldera Springs Real Estate, Juniper Preserve, Kenneth Katzaroff, and Garrett Chrostek, staff has provided a collection of the proposed texts within this Appendix as a single reference. These comments and text proposals are responsive to the economic concerns of the existing Destination Resorts in Deschutes County and seek to provide clarification around how the proposed amendment would apply to new resort proposals.

If the Board elects to include language modifications to the proposal, County staff and legal counsel recommend utilizing the language proposed by Caldera Springs Real Estate based on its specificity and compliance with ORS 197.455(1)(a). Additionally, Garrett Chrostek has indicated that he sees no issues with the language proposed by Caldera Springs Real Estate should the Board opt to incorporate their proposed text modification.

### I. Caldera Springs Real Estate – Steve Hultberg (July 11, 2023)

*"Within 24 air miles of an urban growth boundary with an existing population of 100,000 or more, residential uses are limited to those necessary for the staff and management of the resort, provided that this provision shall apply only to newly proposed resorts seeking Conceptual Master Plan approval under DCC 18.113.050 or expansion proposals of existing developments under DCC 18.113.025."*

### II. Garrett Chrostek (July 12, 2023)

*"I wanted to advocate for some clarifying edits to the above referenced text amendment. I think it is very awkward and confusing to insert the proposed language into Section 18.113.030 and 19.106.030 if the intent is to be narrowly focused on new resorts. A better approach is to include language in Sections 18.113.070 and 19.106.070 that essentially makes the limitation a mandatory condition of approval for new resort approvals."*

### III. Kenneth Katzaroff (March 14, 2023)

*"J. Within 24 air miles of an urban growth boundary with an existing population of 100,000 or more, except for destination resorts with conceptual master plan approval as of the [date of*

*adoption], new residential uses are limited to those necessary for staff and management of the resort."*

**IV. Juniper Preserve (formerly Pronghorn Resort) – Alex Berger/Corinne Celko (February 13, 2023)**

*"Within 24 air miles of an urban growth boundary with an existing population of 100,000 or more, residential uses are limited to those necessary for the staff and management of the resort, provided that this provision applies only to new proposed destination resorts and not to existing developments approved as destination resorts."*