

## MEMORANDUM

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

From: Haleigh King, Associate Planner

Date: December 14, 2022

Re: Work Session - Improvement Agreement (247-22-000860-IA, 247-22-000861-IA) for Phase C-1 and Phase A of the Caldera Springs Destination Resort Expansion

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The Board will conduct a work session on December 19, 2022, regarding two (2) Improvement Agreements associated with the Caldera Springs Destination Resort. Staff anticipates the Improvement Agreements will return as a Consent Item on December 21, 2022 for Board signature on of Documents Nos 2022-954 and 2022-955.

### **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 property owner requests two Improvement Agreements. The first is related to the infrastructure costs associated with roads and utilities for Lots 421 through 457 (Phase C-1) within the Residential Subdivision and Lots 24 through 31 of the OLU Subdivision (Phase C-1). See Figure 1 and 2 below.

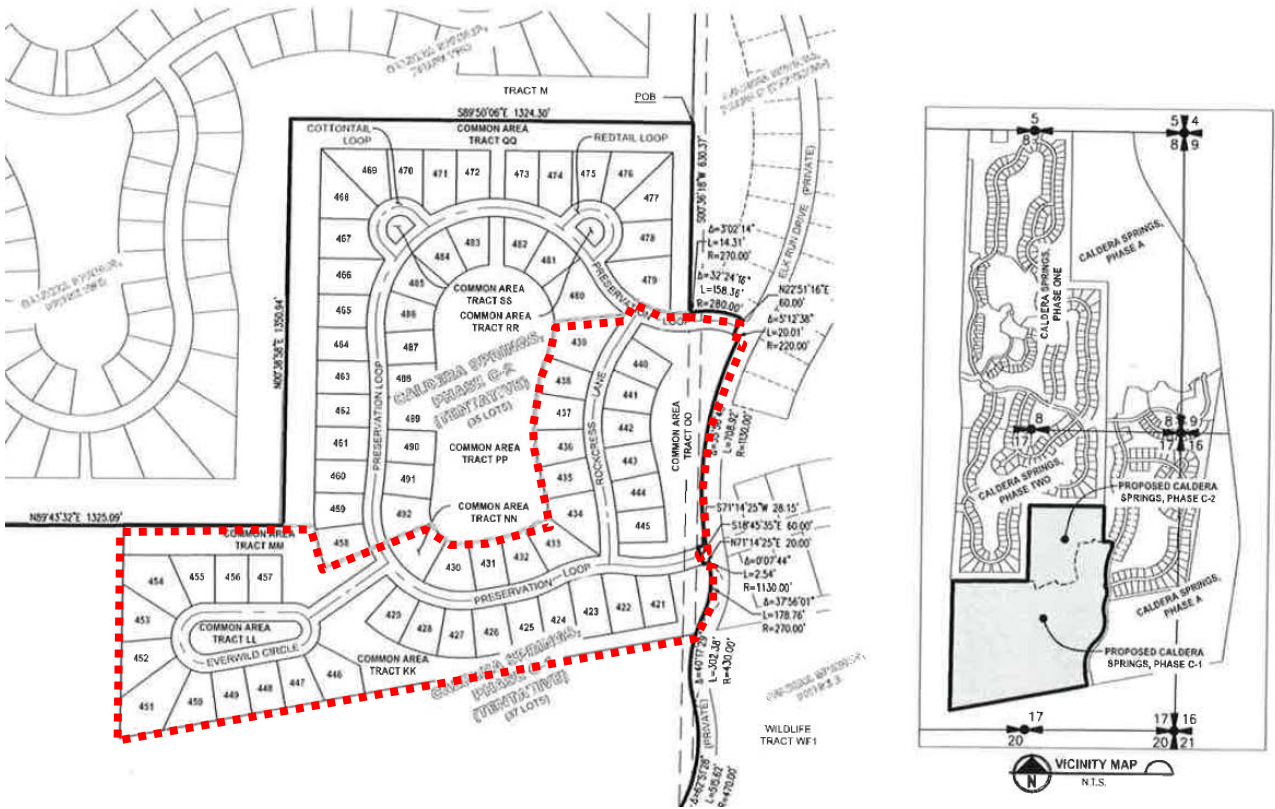


Figure 1. Phase C-1 (red outline) within Phase C, 72-lot residential subdivision (Source: Parametrix)

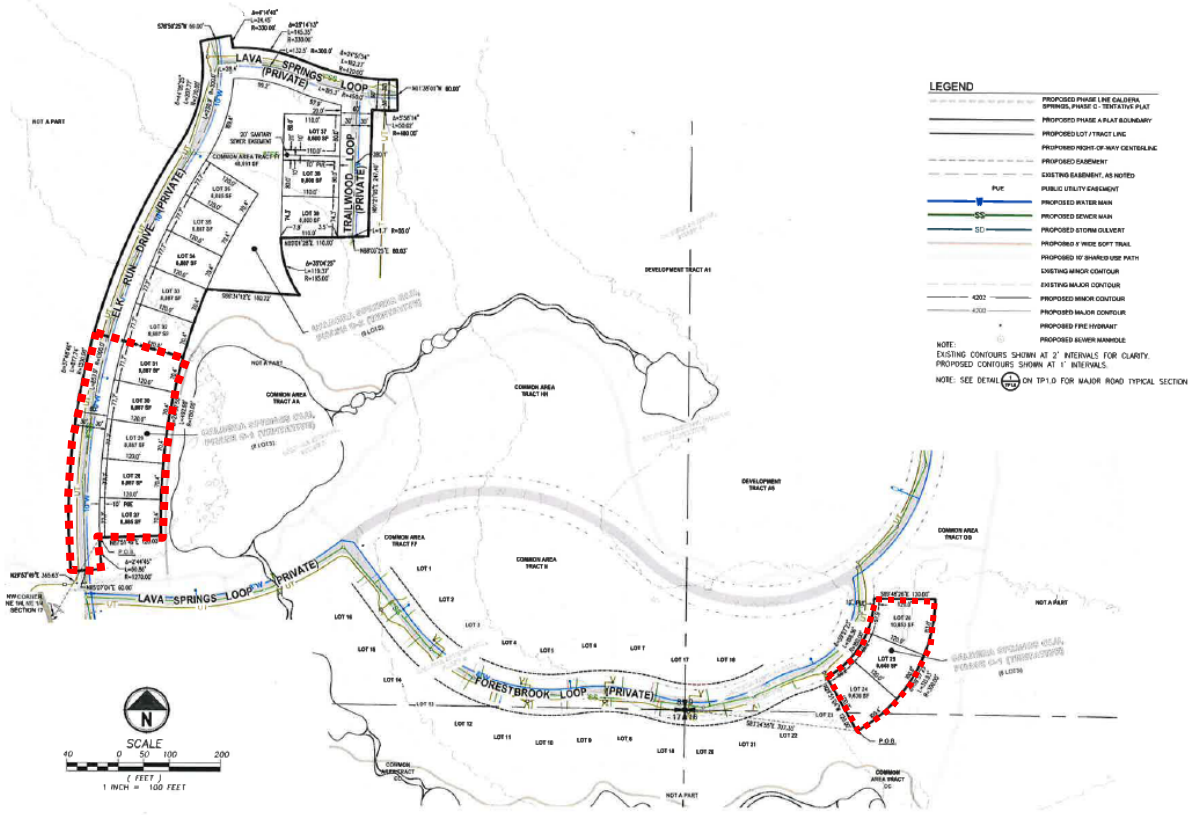
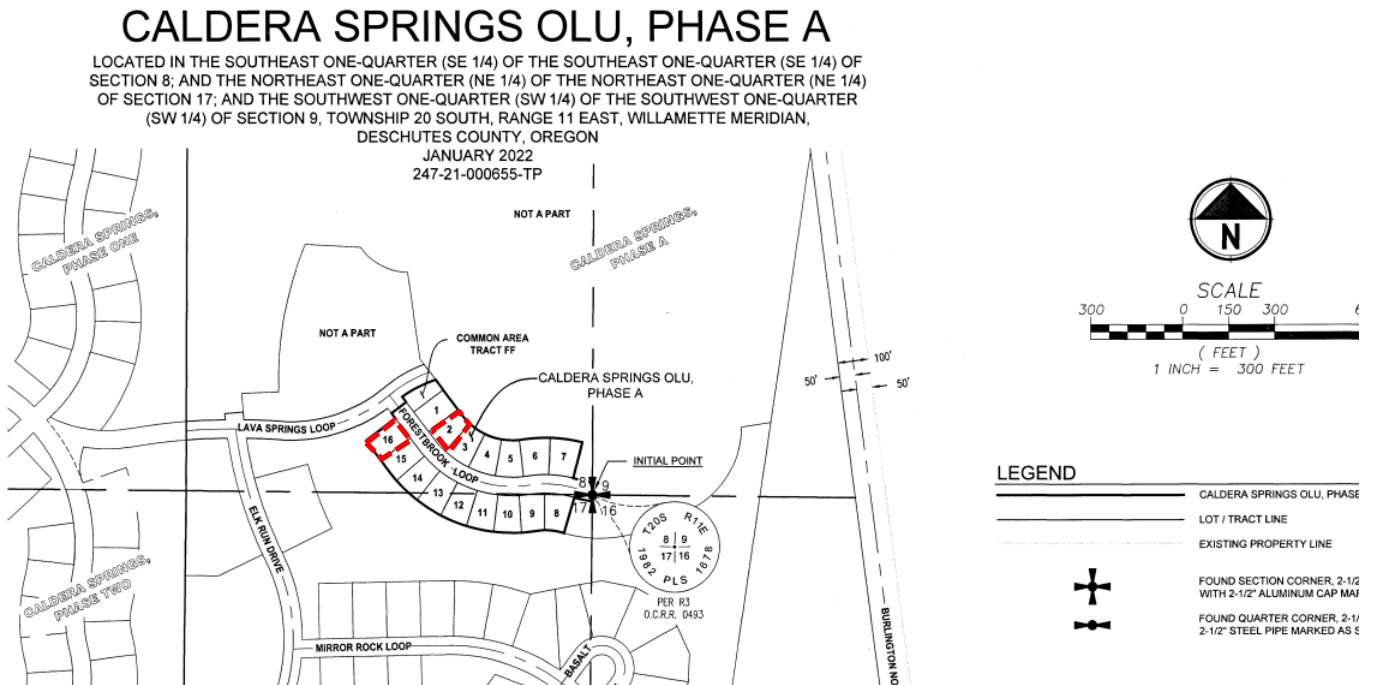


Figure 2. Phase C-1 (red outline) within Phase C, 16-lot OLU subdivision (Source: Parametrix)

The second improvement agreement request pertains to the actual construction costs for the construction of four (4) OLU's within Phase A. Condition of Approval No. 7 for the Phase C OLU Tentative Plat (247-22-00182-TP) requires a certain number of OLU's to be constructed or otherwise bonded prior to final approval of the Phase C-1 Plat. The applicant proposes to bond for 4 OLU's to ensure the required 2.3:1 resort-wide OLU to single-family residential ratio is met.



**Figure 3:** Lot 2 and 16 within Phase A (Source: Parametrix)

Caldera Springs submitted the attached Improvement Agreements for road and utility infrastructure associated with Phase C-1 within both the OLU and residential subdivisions, as well as an Improvement Agreement for four (4) OLU's within Phase A as required prior to final plat approval for Phase C. The cost estimates for each is included below and included in the attached agreement. The cost estimates were reviewed and approved by the Road Department.

- 247-22-000860-IA: Phase C-1 (road and utility infrastructure for OLU and residential subdivisions) - \$3,060,934.89
- 247-22-000861-IA: Phase A (Lot 2 and Lot 16 OLU construction) - \$890,966.04

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-1 infrastructure (22-860-IA) and OLU units within Phase A (22-861-IA) Improvement Agreements are in the amount of \$3,673,122.00 and \$1,069,159.25, respectively.

## **Next Steps**

Staff anticipates the Improvement Agreements will return as a Consent Item on December 21, 2022 for Board signature of Document No. 2022-954 and Document No. 2022-955.

## **Attachments:**

- A. Document No. 2022-954: Improvement Agreement for Caldera Springs Expansion – Phase C-1 (Road and Infrastructure)
- B. Document No. 2022-955: Improvement Agreement for Caldera Springs Expansion – Phase A (OLU Construction)