



MEMORANDUM

To: Board of County Commissioners

From: Nathaniel Miller, Associate Planner

Date: February 15, 2023

Re: Request for an Improvement Agreement termination specific to a neighboring property of the Windhaven Park Phase 1 subdivision (Deschutes County File No. 247-22-000544-IA).

Subject Property

The property is identified as 1950 NE 2nd Street, Redmond and is further identified on County Assessor's Map 15-13-03CC as tax lot 200.

Background

The applicant requests the termination of the Improvement Agreement associated with the Windhaven Park Phase 1 subdivision specific to the subject property. At the time of the subdivision approval in 1996, the properties were within Deschutes County jurisdiction. The property, and the Windhaven Park Phase 1 subdivision, are now within the City of Redmond.

During the review, (land use file No. TP-96-864), the property was a part of a larger unit of land in which areas were subdivided. The subdivision approval included an Improvement Agreement for infrastructure development as a condition of approval. The improvements were completed and the improvement bond was released on June 27, 2019. The platted lots in the subdivision are now separate and geographically distinct, however, the legal association with the Improvement Agreement remains with the subject property.

The Improvement Agreement continues to encumber the property as there was no termination clause embedded within the contract. The owner has applied for an Improvement Agreement as the permit process by which the termination can be presented to the Board of County Commissioners and lawfully removed from the title of the property.

Next Steps

There is one *Request for Termination of Improvement Agreement* before the Board for signature. Upon recording of the termination, the chain of title can be revised to disassociate the original Improvement Agreement currently associated with the Windhaven Park Phase 1 subdivision.

*Enclosures: Improvement Agreement for TP-96-864
Request for Termination of Improvement Agreement
Location Map
Recorded Release*