



# MEMORANDUM

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

From: Anthony Raguine, Principal Planner

Date: January 20, 2022

Re: Improvement Agreement (247-22-00013-IA) for Phase A of the Caldera Springs Destination Resort Expansion

## Summary

Phase A of the Caldera Springs expansion includes two subdivisions. The first is a 70-lot residential subdivision approved under land use file number 247-21-000654-TP. See Figure 1 below.

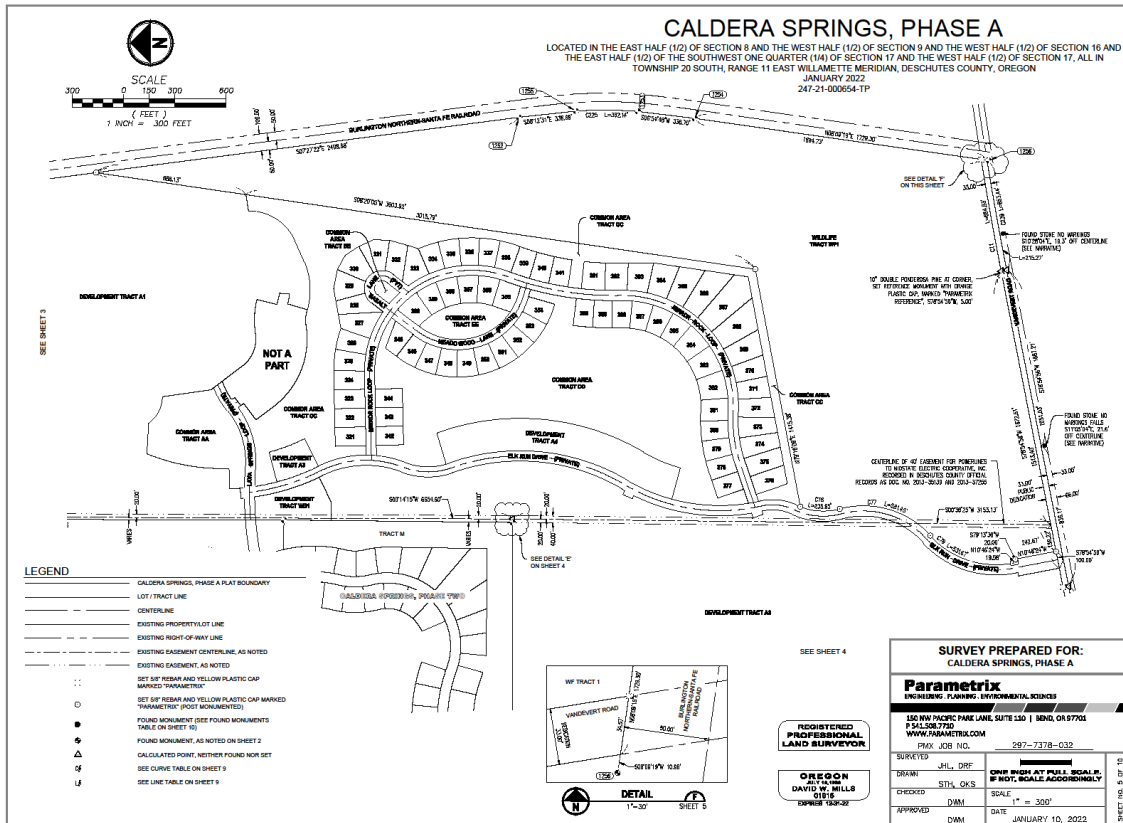
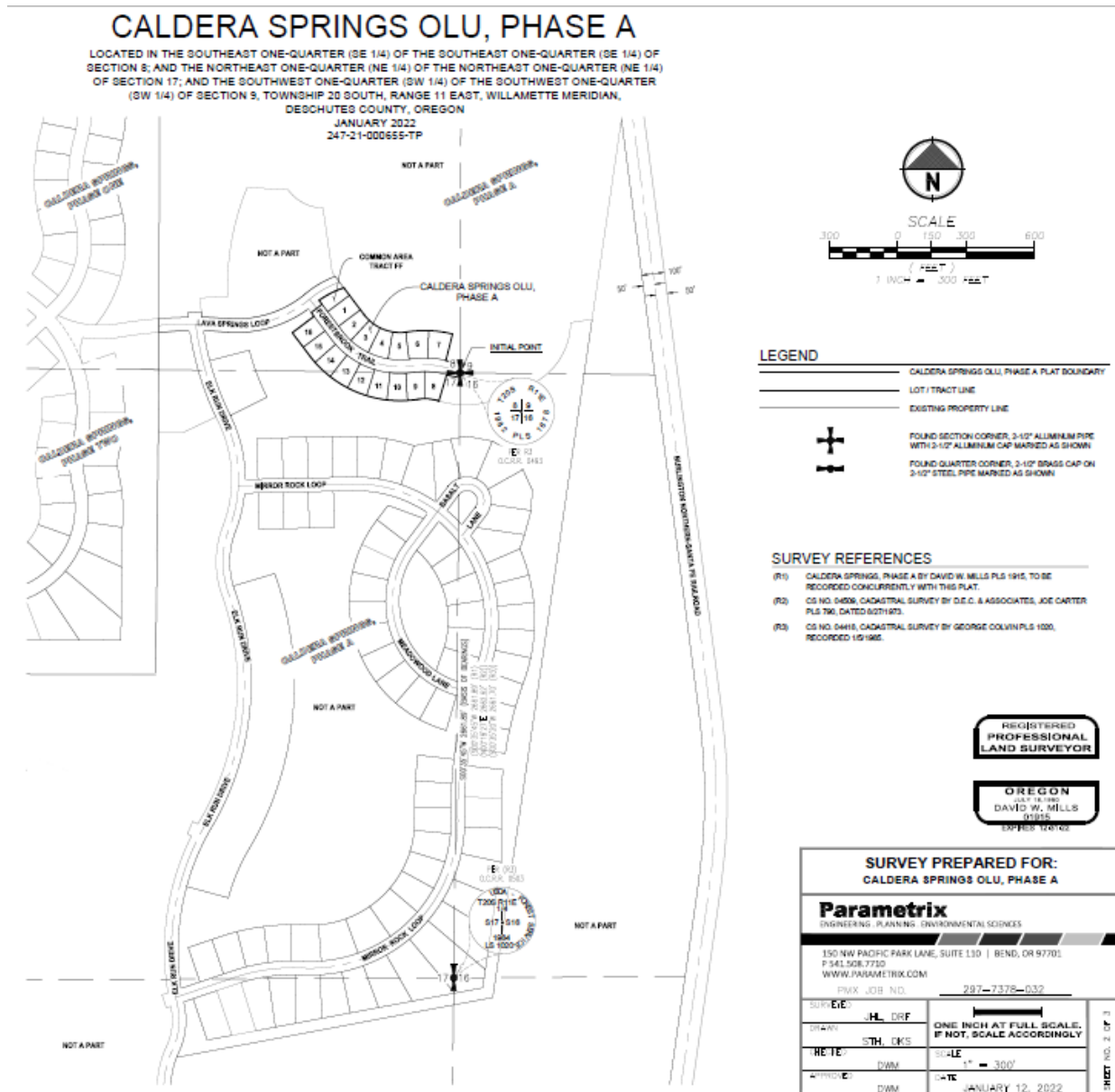


Figure 1. Phase A 70-lot residential subdivision (Source: Parametrix)

The second is a 16-lot subdivision for overnight lodging units (“OLU”) approved under land use file number 247-21-000655-TP. Figure 2 below illustrates the OLU subdivision.



**Figure 2.** Phase A 16-lot OLU subdivision (Source: Parametrix)

Caldera Springs submitted the attached Improvement Agreement for road and utility infrastructure associated with both subdivisions. The cost estimate for said improvements is \$6,992,887.80, which was reviewed and approved by the 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 Caldera Springs is in the amount of \$8,391,465.36.

**Requested Action**

Board consideration and signature of Document No. 2022-141.

Attachment

- A. Document No. 2022-141: Improvement Agreement for Caldera Springs Expansion – Phase A