

## MEMORANDUM

To: Deschutes Board of County Commissioners ("Board")

From: Haleigh King, Senior Planner

Date: November 25, 2025

Re: Consent Item - Improvement Agreement for Phase E1 of the Caldera Springs Destination Resort Expansion (County File No. 247-25-000570-IA)

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The Board will review this as a consent item on December 3, 2025, regarding an Improvement Agreement associated with the Caldera Springs Destination Resort. Staff recommends the Board authorize signatures on Document No. 2025-935 at the December 3, 2025, meeting. Staff conducted a Work Session with the Board on December 1, 2025.

### Background and Summary

Phase E of the Caldera Springs Destination Resort expansion includes two subdivisions. The first is an 86-lot residential subdivision approved pursuant to land use file number 247-25-000291-TP. The second is a 38-lot Overnight Lodging Unit ("OLU") subdivision approved pursuant to land use file number 247-25-000292-TP. The applicant is proposing to complete the final plat requirements for Phase E within two sub-phases, Phase E1 and E2. The applicant has submitted the final plat for Phase E1 which includes 40 single-unit residential lots and nine (9) OLU lots which will include a total of 18 OLUs.

Before the developer can record the final plat for the Phase E1 subdivisions, they have requested County authorization of an Improvement Agreement related to the infrastructure costs associated with the roads and utilities for the Phase E1 subdivision, both the single-unit residential and OLU subdivisions.

See Figure 1 and 2 below.

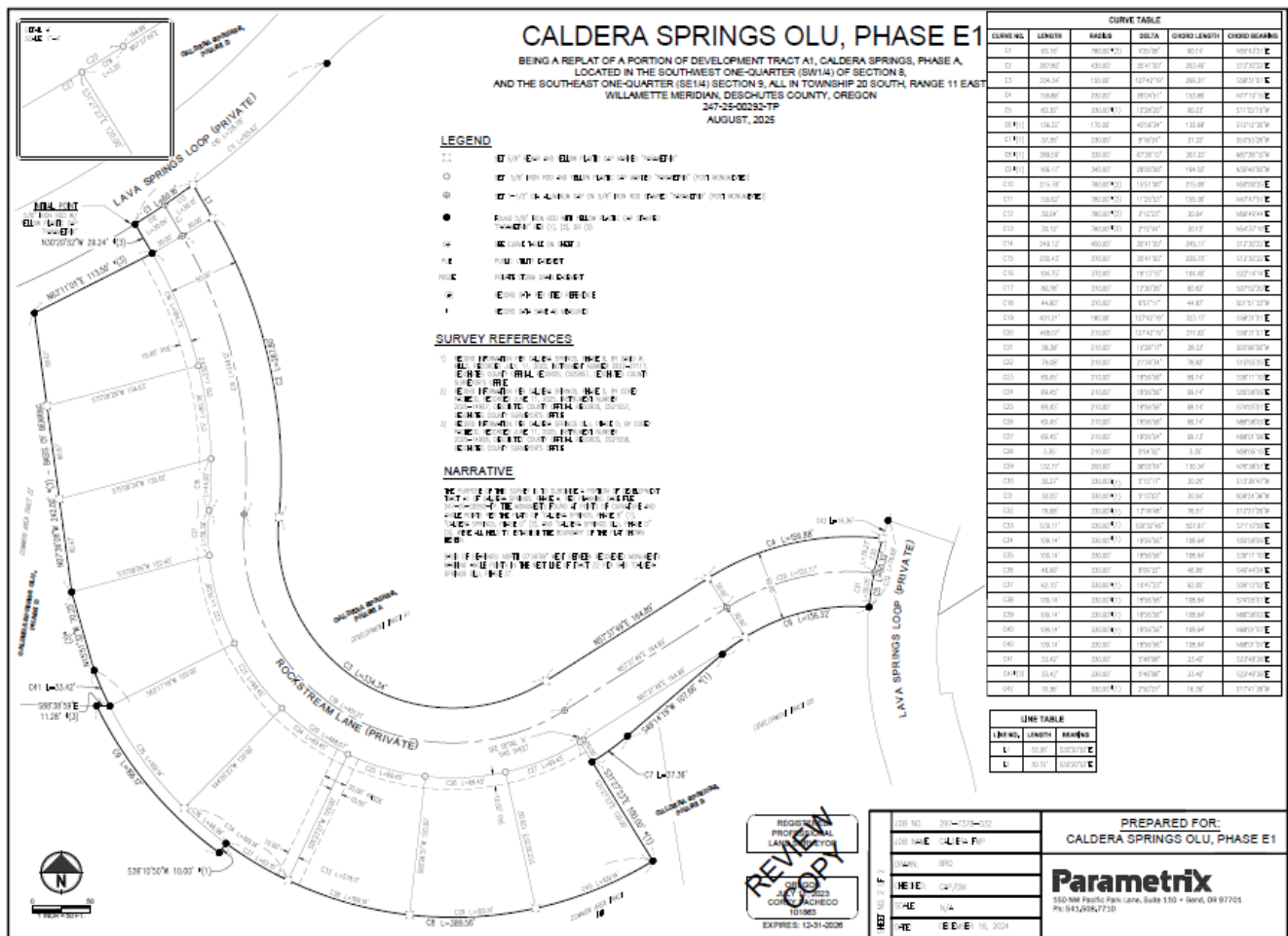
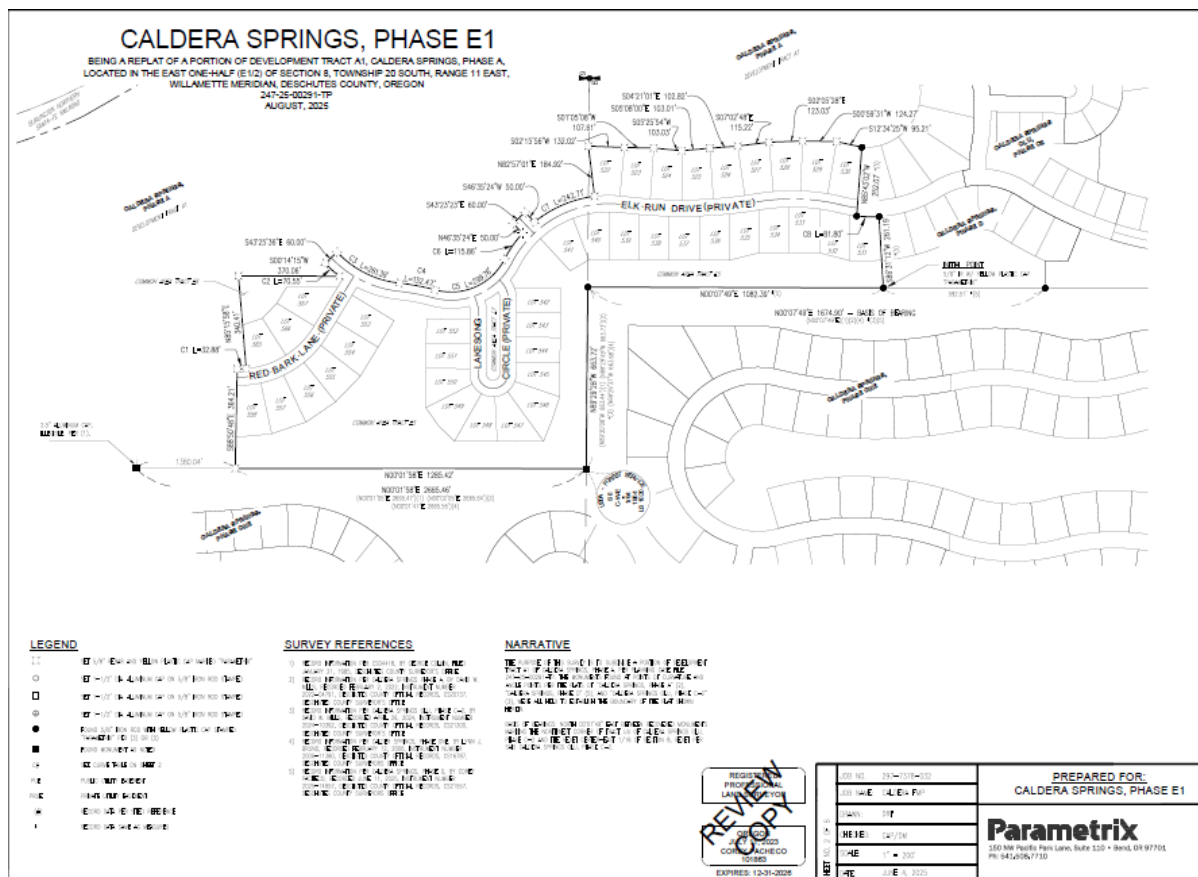


Figure 1. Phase E1 – OLU Subdivision (Source: Parametrix)



Attachment A includes the Improvement Agreement and supporting documents in their entirety. The cost estimate was reviewed and approved by the County Road Department and is for the amount of \$3,628,792.88.

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 the developer for Phase E1 is in the amount of **\$4,354,552.**

## Next Steps

Staff recommends the Board move to approve signatures of Document No. 2025-935.

**Attachment:**

- A. Document No. 2025-935: Improvement Agreement for Caldera Springs Expansion – Phase E1