
Caldera City Council Resolution – Summary

Exhibit A (the ownership deeds, authorization forms, and consent to annexation) and Resolution No. 3411, adopted December 18, 2024, which selected the site under SB 1537 and specified the required concept plan elements.

Key takeaways:

- **Ownership and structure.** The ~91-acre site is two tax lots — Lot 300 (±25.4 ac, Woodside Ventures LLC) and Lot 200 (±65.67 ac, Caldera Holdings LLC) — but both LLCs share the same office, agent, and sole member/manager, Daniel C. Goodrich. Both authorized AKS Engineering & Forestry for all City permit activity. Lot 200 carries several Avion Water and Arnold Irrigation easements and a 2023 surface-mining covenant with a waiver of the right to remonstrate (the site is the former Miller Pit).
- **Housing mix.** The Resolution approves 716 units (230 multi-unit/32%, 120 townhomes/17%, 366 single-family detached/51%) and 254 deed-restricted affordable units. Paragraph 1 only enumerates the affordable-unit number, affordability levels, and delivery timing as the binding commitments. The 366 single-family detached homes are described in Finding R but are not carried into that binding language — meaning the developer could reduce the detached single-family count later without breaching any adopted commitment. This is the same gap that produced the Easton outcome.
- **Differing unit counts.** Within the Resolution itself, Finding E references "approximately 700 units" while Finding R totals 716. The Avion will-serve letter uses a third figure, 750 EDUs. None of the three has been reconciled in the record.
- **Transportation and wildfire deferred, not committed.** The Brosterhouse/Knott roundabout and the Knott Road pedestrian crossing are described as possibly the applicant's responsibility "depending on the timing of School District responsibility," with timing and cost pushed to future master planning. Wildfire mitigation is required in concept (defensible space, materials, a possible Wildfire Mitigation Plan), but the Resolution leaves the obligated party, enforcement authority, and standards undefined.
- **Standing and process.** Paragraph 6 states the site-selection action is not a land use decision under ORS 197.015, and that judicial review of DLCD's final order may be

initiated only by the City or a site owner per SB 1537 Section 57 — the operative citations for any standing analysis.

- **Items to verify.** This copy of the Resolution has blank resolution-number and vote-tally fields; confirm both against the final executed version. Pull the underlying mining covenant (Instrument 2023-14995) and Avion easements, and use the Avion will-serve letter to reconcile the 700/716/750 discrepancy and confirm its expiration date.