



KC Development Group, LLC, a partnership between two local families, Eric and Brianna Cadwell and Nancy and Harris Kimble, are in process of developing a partially reclaimed surface mine near Bend, into a 19 home rural-residential neighborhood named Tanager. In the process, Tanager has been working to help the Tumalo Irrigation District modernize its 100+ year old distribution system.

The Tanager project provides new housing for the highly competitive housing market in Bend. It also supports local construction jobs and provides tax revenues to Deschutes County and the State. The Cadwells have invested millions of dollars in multiple projects in Central Oregon and own a local business. They want to continue investing locally to provide economic and environmental benefits for their neighbors and community.

THE BENEFITS:

The benefits of this project are many, but among the most notable are fire protection, water conservation, irrigation district modernization, fish and wildlife habitat, increase irrigation flows and economic benefit to farmers, and a model for future public/private partnership.

Critical Fire Protection

The centerpiece of the Tanager development is a pair of ponds, which will provide recreation and aesthetic benefits to property owners. The ponds are seen as a critical fire protection resource for Bend and Deschutes County, and have already been used as the primary source of fire fighting water for the Two Bulls Fire (2014) and the Shevlin Park fire (2015).

According to Scott Chehock, Unit Aviation Officer for the Central Oregon Fire Management Services, the ability to suppress a fast moving fire using the pond “was a great tactical advantage.”

The ponds also create a roughly 22-acre fire break to the north and west of Bend, one of its most fire prone areas.



Conservation & Irrigation District Modernization

The ponds were lined with a “leak proof” liner, and were designed to be used by Tumalo Irrigation District (TID) to store water that would otherwise be lost from the Upper Tumalo Reservoir. This means more water is available later in the year, extending the irrigation season and providing better yields for farms within the irrigation district.

The ponds will serve as a re-regulation facility for TID as it pipes and otherwise modernizes its aging system. TID needs multiple re-regulation facilities in order to continue modernizing its system.

“Cleaning up a former strip mine and storing water for irrigation and recreation should be elements we strive to get. Please enable the project to go forward.”

– Bill Smith, developer of The Old Mill District in Bend



Environmental Benefits

Water stored in the ponds can be held longer and released when live flows from Tumalo Creek and the Deschutes River are low, and at the time of year when additional instream flows are needed to benefit fish.

The ponds can also be used to recapture water released during winter to benefit the Oregon Spotted Frog.

The development provides significant open space to support local deer and elk populations.



Public/Private Partnership

This project is a great model of how private landowners can work collaboratively with local and state government to solve problems when financial resources are increasingly scarce. Oregon needs to do more of this.

The Cadwells are investing in Oregon, seeking to increase the capacity of state and local agencies, including public safety agencies, so that they are able to continue a high level of public service while facing scarce resources.

Many of the surrounding property owners support the project. TID and many of its members support the project.



“My experience in working with the Cadwells is that they are an upstanding family that acts with integrity. I support these applications and believe they should be approved with no delay. The Cadwells have done things the right way, and have acted with integrity on the project,”

– Todd Taylor, president of Taylor NW, former operators of the mining pits on the property