



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: December 20, 2023

SUBJECT: Approval of a Water Pipeline and Access Easement to Avion Water Company, and a Gas Pipeline and Access Easement to Cascade Natural Gas

RECOMMENDED MOTION:

Move approval of Board Signature of Order No. 2023-056 to authorize a Water Pipeline and Access Easement to Avion Water Company and a Gas Pipeline and Access Easement to Cascade Natural Gas near Eagle Road in Bend, and further authorizing the Deschutes County Property Manager to execute the easements.

BACKGROUND AND POLICY IMPLICATIONS:

In 1976, Deschutes County acquired a 0.64-acre property by Bargain & Sale Deed for zero cost. The property is located just east of Eagle Road, Bend, and currently serves as access to roughly four adjacent privately owned parcels. The property known as Map and Tax Lot 171226AB00500 has a real market value of zero as determined by the Deschutes County Assessor's Office.

It appears that the intent of the grantor in the 1976 transaction was to dedicate the property to public road right-of-way, but it has remained in the County's real property inventory since that time. Because the access road does not meet road standards, the Road Department confirmed it is unable to recommend a dedication to public right-of-way. Therefore, the property should remain in the County's real property inventory until such time the area is annexed into the City of Bend and a possible dedication to public right-of-way can be considered.

In March 2023 the County authorized a Road and Access Easement over Tax Lot 00500 to two adjacent property owners. Subsequently, one of the two adjacent property owners, Jason and Danielle Wohlfahrt who own Map and Tax Lot 171226AB00100, are developing their parcel and discovered that they do not have nearby water or natural gas connections.

The Wohlfahrt's have therefore requested the County grant a Water Pipeline and Access Easement to Avion Water Company, Inc. and a Gas Pipeline and Access Easement to Cascade Natural Gas, corporation over Tax Lot 00500.

BUDGET IMPACTS:

Wohlfehrt pays the expense of recording fees.

ATTENDANCE:

Kristie Bollinger, Property Manager

Emily Pyle, Property Specialist