

REVIEWED
/s/KR
LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

Order Approving Harper Road annexation
into Rural Fire Protection District #2

ORDER NO. 2025-041

WHEREAS, chief petitioner Scott Lipsky (“Petitioner”) submitted a petition requesting annexation of the property identified in Exhibit A in the petition attached to this Order, into Rural Fire Protection District #2 (“District”); and

WHEREAS, the Deschutes County Assessor’s Office and County Clerk verified that the petition was signed by landowner(s) or elector(s) of the property as applicable and as indicated in Exhibit B in the petition attached to this Order; and

WHEREAS, the Community Development Department reviewed this petition to ensure it is consistent with Title 18, Deschutes County Zoning Ordinance, and Title 23 , Deschutes County Comprehensive Plan as indicated in Exhibit C, and

WHEREAS the Oregon Department of Revenue reviewed the petition map and legal description and issued preliminary approval, as indicated in Exhibit A, and

WHEREAS, the Board held a duly noticed public hearing on September 17, 2025, to determine whether the affected area would benefit by annexation of said territory into the District; now, therefore

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON,
HEREBY ORDAINS as follows:

Section 1. The petition for annexation and all exhibits attached to this Order are hereby incorporated by reference.

Section 2. The petition for annexation is hereby approved, and the property identified in Exhibit A is declared annexed and included in the District.

Section 3. A copy of the signed Order will be forwarded to the Oregon Department of Revenue, Oregon Secretary of State Archives Division, Deschutes County Assessor’s Office and County Clerk’s Office, and the District.

Section 4. The purpose of this District is to provide fire protection services.

Dated this _____ day of _____, BOARD OF COUNTY COMMISSIONERS
2025. OF DESCHUTES COUNTY, OREGON

ANTHONY DeBONE, Chair

PATTI ADAIR, Vice Chair

ATTEST:

Recording Secretary

PHIL CHANG, Commissioner

**PETITION TO ANNEX PROPERTY TO DESCHUTES COUNTY
RURAL FIRE PROTECTION DISTRICT #2**

To: The Board of County Commissioners Deschutes County, Oregon

The undersigned, in support of this Petition, state as follows:

1. This Petition for Annexation is filed pursuant to ORS 198.705 to 198.955
2. This annexation Petition affects only Deschutes County and Deschutes County Rural Fire Protection District #2 (DCRFPD #2)
3. The principal act for DCRFPD #2 is ORS 478.0-01, et seq.
4. The territory that is subject to this petition for annexation is primarily inhabited. The attached petitions in support of this annexation are signed by land owners and registered voters in the area proposed to be annexed as indicated opposite their respective signatures, and that all signatures were obtained on or after the 15 day of July, 2025
5. It is requested that the proceedings be taken for the annexation of said territory to Deschutes County Rural Fire Protection District #2, Deschutes County, Oregon. A description of the boundaries of the territory to be annexed is attached hereto and marked Exhibit "A".
6. That said petition has been signed by 15 percent of the electors, or 100 electors whichever number is lesser, or 15 owners or owners of 10 percent of the land, (whichever is greater) within the area proposed to be annexed. N/A

Dated this _____ day of _____, _____.

NAME SCOTT LIPSKY NAME _____

ADDRESS PO Box 16648 ADDRESS _____

Seattle, WA 98116

scotllipsky@gmail.com

PHONE 206.938.7644 PHONE _____

Approved by the Board of directors of Deschutes County Rural Fire Protection District #2 this 15th day of July, 2025

Approved by City of Bend

Board of Directors DCRFPD #2

Board President

Board Vice-President

EXHIBIT A

NAME OF DISTRICT: Deschutes County R.F.P.D. #2

☒ Annexation

	PRINT NAME	DATE SIGNED	PROPERTY ADDRESS/ RESIDENCE ADDRESS (If Different)	LANDOWNER IN THE PROPOSED TERRITORY/
1	Scott Lipsky [Redacted Signature]	Date 7-7-25	20620 Harper Rd. Bend, OR 97703 PROPERTY ADDRESS 20630 Harper Rd. Bend, OR 97703 RESIDENCE ADDRESS (If Different)	Landowner Yes <u>X</u> No _____ Acreage <u>20</u>
2	Scott Lipsky [Redacted Signature]	Date 7-7-25	20630 Harper Rd. Bend, OR 97703 PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <u>X</u> No _____ Acreage <u>20</u>
	Print Name Signature	Date	PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____
4	Print Name Signature	Date	PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____
5	Print Name Signature	Date	PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____

County of Deschutes State of Oregon
 SUBSCRIBED AND SWORN before me this 7th day of July 2025
 Notary Public for Oregon
Sarah Rose Bashaw My Commission Expires June 5, 2026



APPLICATION FOR FIRE PROTECTION BY A RURAL FIRE PROTECTION DISTRICT

On forestland included within a forest protection district under ORS 477.205 to 477.281 as provided by ORS 478.140

TO: Deschutes County (No. 2)

Rural Fire Protection District

Enter Name and Address below

Scott Lipsky

20630 Harper Rd., Bend, OR 97703
and

20620 Harper Rd., Bend, OR 97703

Telephone Number: 206.938.7644

R.F.P. DISTRICT USE ONLY

ASSESSOR'S USE ONLY

Date Received

Approved

Date Received

Approved

INSTRUCTIONS TO APPLICANT

1. Applicant must own the property or be purchasing it under contract.
2. File separate application for each tax account.
3. File original form with the Rural Fire Protection District in which your property is located.
4. Retain a copy for your files.

INSTRUCTIONS TO RURAL FIRE PROTECTION DISTRICT

1. Forward a copy to the assessor of the county in which the property is located within 20 days of receipt from applicant.

PROPERTY DESCRIPTION☒ Deed or ☐ Contract Deed Volume and Page or Instrument Number: _____ Date Recorded: _____Deschutes County Account Number (as shown on your tax statement): 1612090000200 & 201

Section Subdivision or Name of Addition	Section or Lot	Township or Block	Range	Acres
The east half of the northwest quarter of the northeast quarter of section nine,	09	16	12	20
township 16 south, range 12 east of the Willamette Meridian,				
Deschutes County, Oregon.				
The west half of the northwest quarter of the northeast quarter of section 9,	09	16	12	20
township 16 south, range 12, east of the Willamette Meridian,				
Deschutes County, Oregon.				

I, as owner, hereby request that part of the above-described property which is protected against fire by the State Board of Forestry under the provisions of Oregon Revised Statute (ORS) 477.205 to 477.281, also be protected against fire by the rural fire protection district in which it is located.

1. This property is located within the exterior boundaries of the above-named Rural Fire Protection District and a forest protection district as defined in ORS 477.205 to 477.281.
2. I understand that I will be taxed for fire protection on the county tax roll by both the rural fire protection district and by the State Board of Forestry under ORS Chapter 477.

DECLARATION

I declare under the penalties for false swearing as contained in ORS 305.990(4) that this document has been examined by me and to the best of my knowledge and belief is a true and complete statement.

Applicant

☒

Date

7-7-25

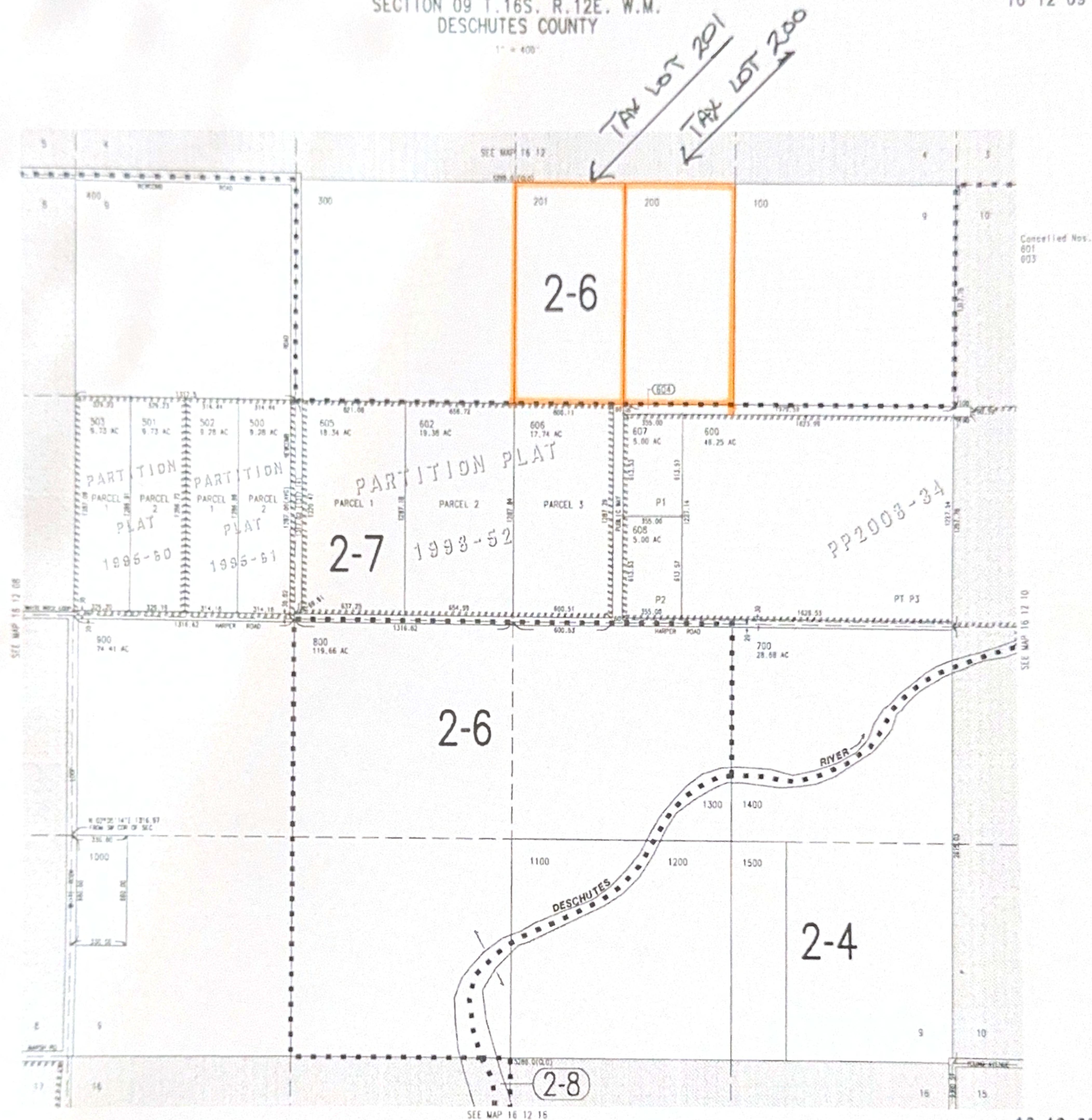
150-310-

RFPD—Original; Applicant—Make copy

SECTION 09 T.16S. R.12E. W.M.
DESCHUTES COUNTY

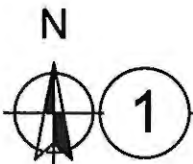
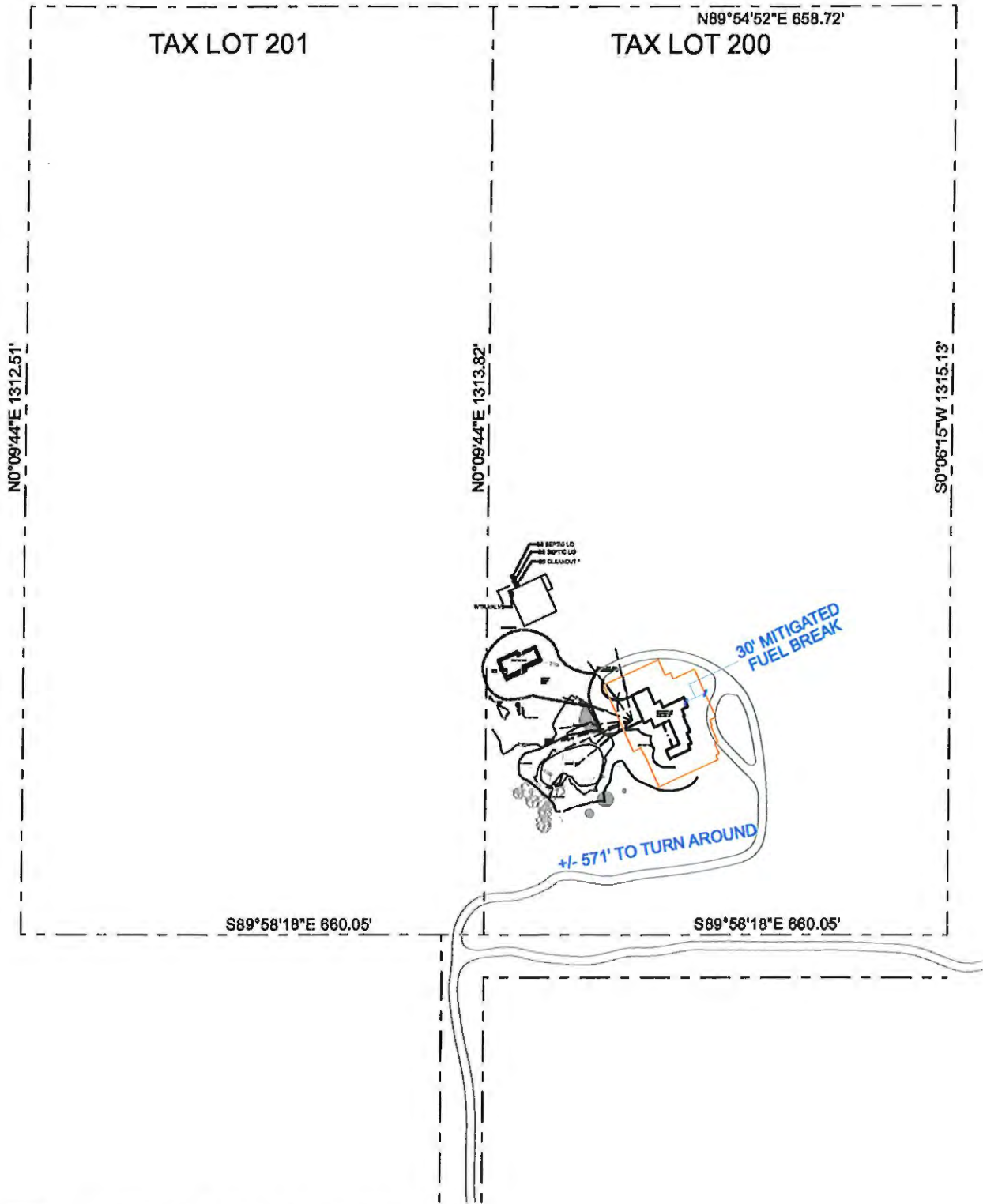
1" = 400'

16 12 09



16 12 09

EXHIBIT A



SITE PLAN - ANNEXATION

SCALE: 1" = 200'



Bend, OR 97703

www.myopenroaddesign.com

openroaddesignco@gmail.com

Tel: 541-550-9389

EXHIBIT
1-C

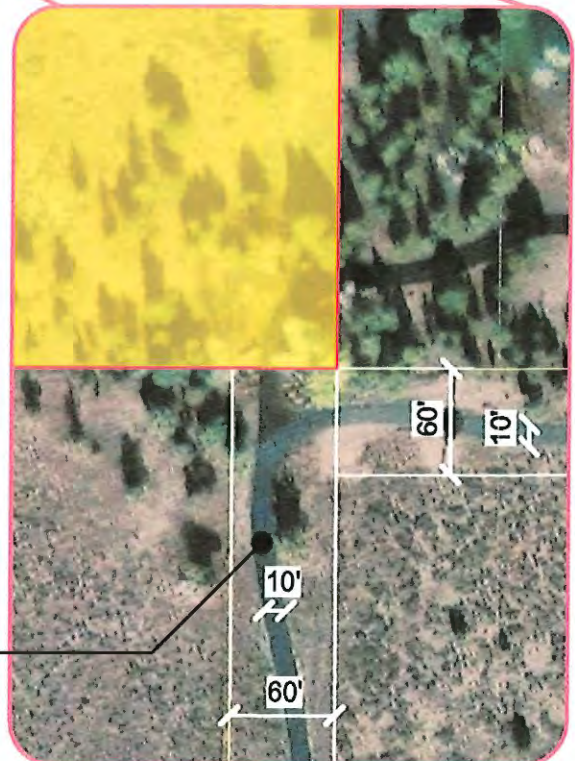
EXHIBIT A



EXISTING ACCESS ROAD OVERVIEW



CLOSE UP ACCESS POINT



ACCESS ROAD ENLARGED VIEW

(10' WIDE EXIST. PAVED ROAD)
(14'-20' ACCESS ROAD REQUIRED)
19.9 ACRES REQUIRES 20' ACCESS
60' WIDE ACCESS AVAILABLE

Bend, OR 97703

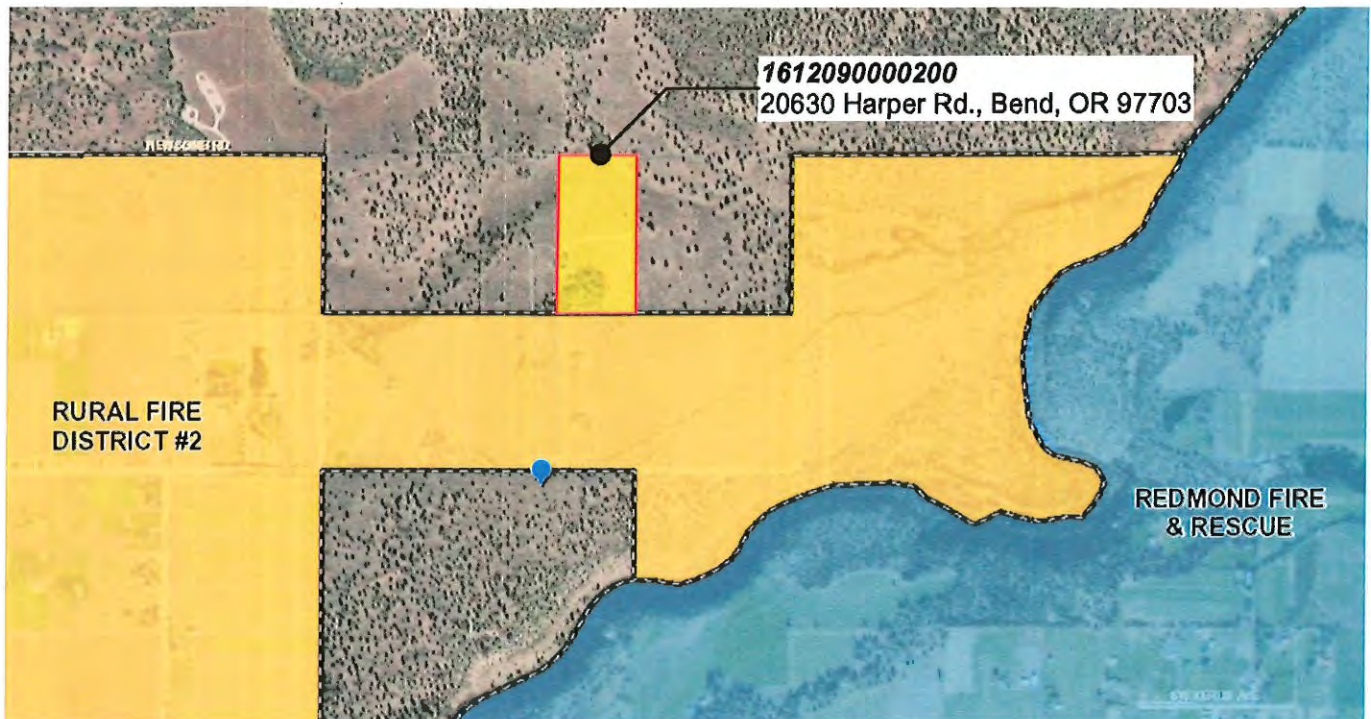
www.myopenroaddesign.com

openroaddesignco@gmail.com

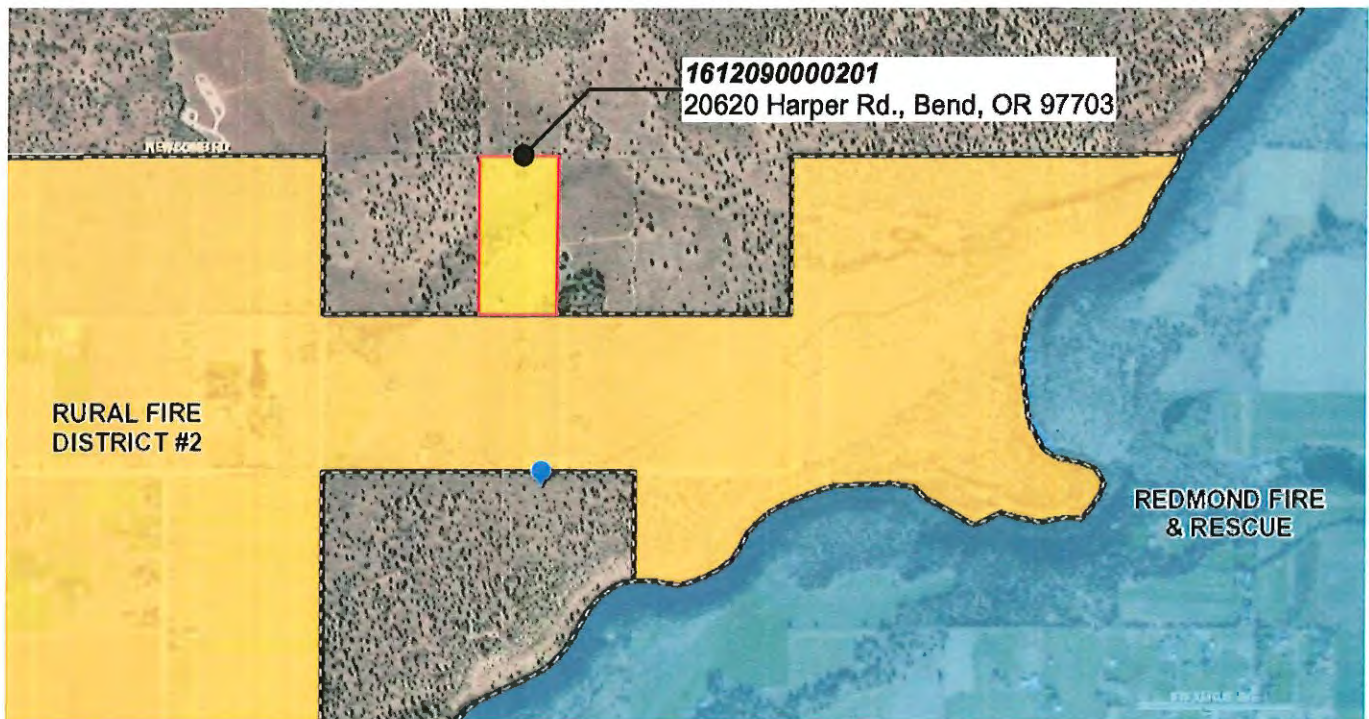
Tel: 541-550-9389

EXHIBIT 1-B

EXHIBIT A



FIRE DISTRICT LOT 200



FIRE DISTRICT LOT 201

Bend, OR 97703

www.myopenroaddesign.com

openroaddesignco@gmail.com

Tel: 541-550-9389

EXHIBIT 2-C

Boundary Change Preliminary Review

EXHIBIT A

DOR 9-P132-2025



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

Deschutes County RFPD 2
Executive Director
1212 SW Simpson Ave
Bend OR 97702

August 13, 2025

Documents received: 8/4/2025, 8/11/2025
From: Gary Marshall

This letter is to inform you that the Description and Map for your planned Annexation to Deschutes County Rural Fire Protection District No 2 (Chief Petitioner: Scott Lipsky) in Deschutes County have been reviewed per your request. They MEET the requirements of ORS 308.225 for use with an Order, Ordinance, or Resolution which must be submitted to the Deschutes County Assessor and the Department of Revenue in final approved form before March 31 of the year in which the change will become effective.

If you have any questions please contact Robert Ayers, 503-983-3032



EXHIBIT B
DESCHUTES COUNTY ASSESSOR'S OFFICE
CARTOGRAPHY DEPARTMENT

1300 NW Wall Street, Suite 204 | Bend, Oregon 97703

Office: (541) 388-6508 | **Fax:** (541) 382-1692

Website: <https://www.deschutes.org/assessor>

Property Info: <https://dial.deschutes.org/>

August 19, 2025

Steve Dennison

Deschutes County Clerk

Re: DC Rural Fire Protection District #2 (LIPSKY, SCOTT E)

Account #150805 & 162948

Map/Taxlot # 1612090000200 & 201

Please be advised the attached petition meets the requirements of ORS 198.

Sincerely,

Gregg Rossi



Gregg Rossi | Chief Cartographer

Deschutes County Assessor's Office, Cartography Dept.

1300 NW Wall St. Suite 204 | Bend, Oregon 97703 PO Box 6005 | Bend, Oregon 97708

Tel: (541) 617-4703 | Fax: (541) 382-1692



**Petition for Annexation to
Deschutes County Rural Fire Protection District #2
(20620 & 20630 Harper Rd, Bend,
Taxlots 1612090000200 & 1612090000201)**

Clerk's Certification

I, Steve Dennison, Deschutes County Clerk, do hereby certify that the signatures on the attached petition sheet have been verified and the two (2) signers are not valid registered voters within the proposed area to be annexed. As of this date, there are no registered voters within the proposed area to be annexed.

Dated this 25th day of August, 2025.

Steve Dennison
Deschutes County Clerk



EXHIBIT C

COMMUNITY DEVELOPMENT

TO: Deschutes County Board of Commissioners

FROM: Will Groves, Planning Manager

DATE: August 14, 2025

SUBJECT: Land Use Compatibility, 20260 and 20630 Harper Road - Deschutes County Rural Fire Protection District #2 Annexation

The materials contained in the petition propose to annex lands to the Deschutes County Rural Fire Protection District #2

This annexation is consistent with Title 18, Deschutes County Zoning Ordinance, and Title 23, Deschutes County Comprehensive Plan. There are no local land use regulations or policies that specifically address this annexation¹.

¹ Policy 3.6.1 “encourages the formation of special service districts to serve rural needs rather than have the County serve those needs.” Policy 3.8.1 recognizes the importance to “cooperate with public agencies and local park districts to provide park and recreation lands, facilities and opportunities.”