

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

Order Approving Skyline Ranch annexation *
into Rural Fire Protection District #2 * ORDER NO. 2024-015
*

WHEREAS, Skyline Ranch Development Inc. ("Petitioner") submitted a petition requesting annexation of the property identified in Exhibit A in the petition attached to this Order, into Deschutes County Rural Fire Protection District #2 ("District"); and

WHEREAS, the Deschutes County Clerk's Office and Assessor's Office verified that the petition was signed by a registered voter or a landowner, respectively, for the property as indicated in Exhibit B in the petition attached to this Order; and

WHEREAS, pursuant to ORS 198.857(4), the Deschutes County Community Development Department reviewed the petition regarding the land use compatibility statement in Exhibit C in the petition attached to this Order; and

WHEREAS, Oregon Department of Revenue reviewed the petition and granted preliminary approval, as indicated in Exhibit D in the petition attached to this Order; and

WHEREAS, the Board held a duly noticed public hearing on May 1, 2024, to determine whether, in accordance with the County Comprehensive Plan, any applicable service agreement between a local government and the affected district, and the criteria prescribed by ORS 197.175, 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 services.

Dated this ___ day of _____, 2024.

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PATTI ADAIR, CHAIR

ANTHONY DeBONE, VICE CHAIR

ATTEST:

Recording Secretary

PHIL CHANG, COMMISSIONER

EXHIBIT A

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 14th day of February, 2024.
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.

Dated this 14th day of February, 2024.

NAME: Skyline Ranch Development, inc.
ADDRESS: P.O. Box 5143
Bend, OR 97708
PHONE: 541-410-8168

Approved by the Board of directors of Deschutes County Rural Fire Protection District #2 this ___ day of ___, 2024.

Approved by City of Bend

Board of Directors DCRFPD #2

By: _____

By: [Signature]

EXHIBIT A

DESCHUTES COUNTY RURAL FIRE PROTECTION DISTRICT #2

PRINT NAME	DATE SIGNED	PROPERTY ADDRESS/RESIDENCE ADDRESS (If Different)	LANDOWNER IN THE PROPOSED TERRITORY/ REGISTERED VOTER IN THE PROPOSED TERRITORY
Skyline Ranch Development, Inc. Signature: Robin Coats	 Date 2/14/24	62984 LEVINS LN, BEND, OR 97703 PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <u>X</u> No _____ Acreage: 131.49 Registered Voter Yes <u>X</u> No _____
Dustin Whitaker Signature Jennifer Treber	 Date 2/15/24	62819 OSTROM DR, BEND, OR 97703 PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <u>X</u> No _____ Acreage: 3.03 Registered Voter Yes <u>X</u> No _____
Pahl Living Trust dated July 15, 1997 Signature: William G. Pahl, Trustee of the Pahl Living Trust dated July 15, 1997	 Date 2/19/24	62826 IMBLER DR, BEND, OR 97703 PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <u>X</u> No _____ Acreage: 2.52 Registered Voter Yes <u>X</u> No _____

County of Deschutes)
)
State of Oregon) ss.

SUBSCRIBED AND SWORN to before me this 19th day of February, 2024.
I, Claire Holman, certify that I circulated this petition, and every person who signed this petition did so in my presence.



Notary Public for Oregon

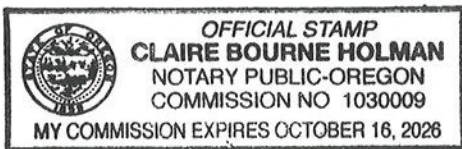


EXHIBIT A

DESCHUTES COUNTY RURAL FIRE PROTECTION DISTRICT #2

<p>Khuri Revocable Trust U/T/A dated March 4, 2021</p> <p>Signature: Mark Khuri, Co-Trustee of the Khuri Revocable Trust U/T/A dated March 4, 2021</p>	<p><u>2/19/24</u> Date</p>	<p>62846 IMBLER DR, BEND, OR 97703</p> <p>PROPERTY ADDRESS</p>	<p>Landowner Yes <u>X</u> No _____ Acreage: 2.50 Registered Voter Yes <u>X</u> No _____</p>
<p>Signature: Christina Cruz Khuri, Co-Trustee of the Khuri Revocable Trust U/T/A dated March 4, 2021</p>	<p>Date <u>2/19/24</u></p>	<p>RESIDENCE ADDRESS (If Different)</p>	
<p>The Allen H. Schacter and R. Durelle Schacter 1998 Trust dated 12/14/1998</p> <p>Signature: Alan H. Schacter, Trustee of The Allen H. Schacter and R. Durelle Schacter 1998 Trust dated 12/14/1998</p>	<p><u>2/19/24</u> Date</p>	<p>62917 LEVINS LN, BEND, OR 97703</p> <p>PROPERTY ADDRESS</p>	<p>Landowner Yes <u>X</u> No _____ Acreage: 2.63 Registered Voter Yes <u>X</u> No _____</p>
<p>Signature: R. Durelle Schacter, Trustee of The Allen H. Schacter and R. Durelle Schacter 1998 Trust dated 12/14/1998</p>	<p>Date <u>2/19/24</u></p>	<p>RESIDENCE ADDRESS (If Different)</p>	

County of Deschutes)
)
State of Oregon) ss.

SUBSCRIBED AND SWORN to before me this 19th day of February, 2024.
I, Claire Holman, certify that I circulated this petition, and every person who signed this petition did so in my presence.

[Handwritten Signature]

Notary Public for Oregon

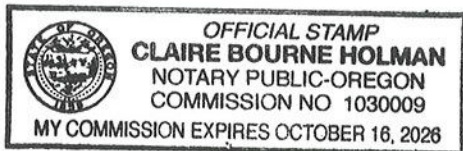


EXHIBIT A

**Exhibit A
Skyline Ranch
Deschutes County Rural Fire Protection District #2
Annexation**

All those lands within the Southeast Quarter of Section 23, and the West half of Section 24, Township 17 South, Range 11 East, Willamette Meridian, Deschutes County, Oregon, more particularly described as follows:

PARCEL 1: Skyline Ranch Phase I as per Plat recorded February 3, 2021, as Instrument No. 2021-07240, Official Records, Deschutes County, Oregon;

PARCEL 2: Skyline Ranch Phase II as per Plat recorded March 24, 2022 as Instrument No. 2022-12291, Official Records, Deschutes County, Oregon;

PARCEL 3: Skyline Ranch Phase III as per Plat recorded February 27, 2024 as Instrument No. 2024-04533, Official Records, Deschutes County, Oregon;

PARCEL 4: All that portion of the Southwest Quarter of the Southwest Quarter of said Section 24, Township 17 South, Range 11 East lying east of said Skyline Ranch Phase III, and Skyline Ranch Phase I.

PARCEL 5: All that portion of the Northwest Quarter of the Southwest Quarter of said Section 24, Township 17 South, Range 11 East lying east of Skyline Ranch Phase III.

PARCEL 6: The following described portion of the South half of the Northwest Quarter of said Section 24, Township 17 South, Range 11 East;
Commencing at the West One-Quarter (1/4) corner of said Section 24;
Thence North 47°06'15" East 157.56 feet along the boundary of said Skyline Ranch Phase III to the point of Beginning of PARCEL 6;
Thence North 47°06'15" East 1002.19 feet;
Thence South 57°36'20" East 581.92 feet to the East line of the land described in Bargain and Sale Deed recorded April 17, 2017 as Document No. 2017-14430, Deschutes County Official Records;
Thence South 12°35'15" West 88.49 feet along said East line, to the East line of the Southwest Quarter of the Northwest Quarter of said Section 24;
Thence South 00°08'38" West 391.14 feet along said East line of the Southwest Quarter of the Northwest Quarter of said Section 24 to the South line of said Southwest Quarter;
Thence South 89°59'34" West 1079.89 feet along said South line to the boundary of said Skyline Ranch Phase III;
Thence along said boundary of Skyline Ranch Phase III the following two courses;
North 59°20'24" West 66.64 feet;
Thence North 42°53'45" West 100.00 feet to the point of Beginning of PARCEL 6.

All of the above PARCELS 1 through 6 being further described as follows:

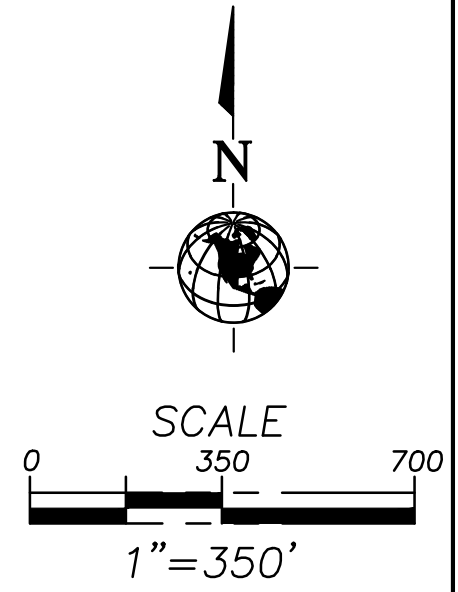
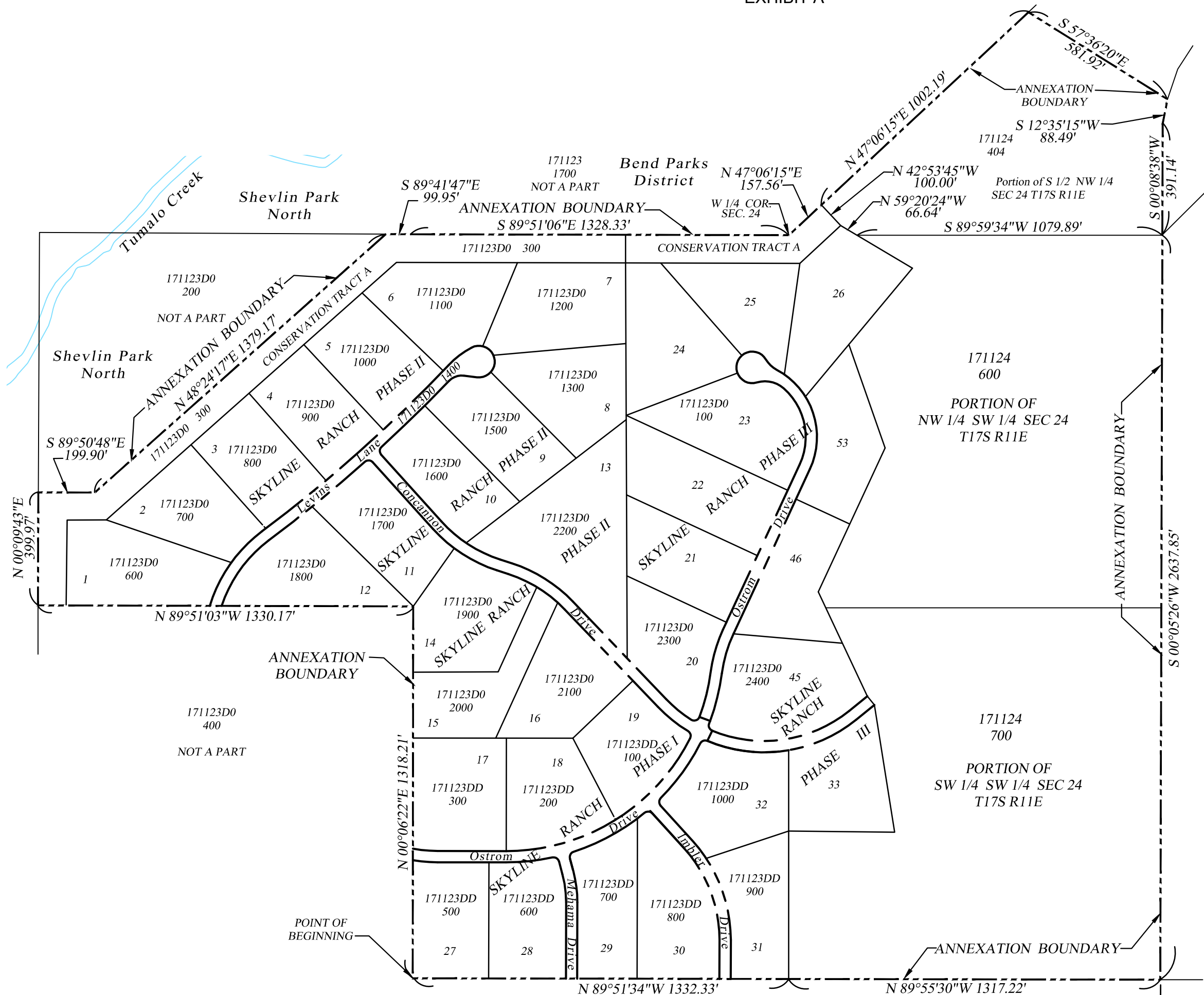
Beginning at the Southwest corner of said Skyline Ranch Phase I;
Thence along the boundaries of said Skyline Ranch Phases I, II, and III, the following eight courses;
North 00°06'22" East 1318.21 feet;
Thence North 89°51'03" West 1330.17 feet;

EXHIBIT A

Thence North 00°09'43" East 399.97 feet;
Thence South 89°50'48" East 199.90 feet;
Thence North 48°24'17" East 1379.17 feet;
Thence South 89°41'47" East 99.95 feet;
Thence South 89°51'06" East 1328.33 feet;
Thence North 47°06'15" East 157.56 feet;
Thence leaving said boundaries of Skyline Ranch Phases I,II, and III, and along the boundary of land described in Statutory Bargain and Sale Deed, recorded July 1, 2020, as Instrument No. 2020-33149, Deschutes County Official Records the following four courses;
North 47°06'15" East 1002.19 feet;
Thence South 57°36'20" East 581.92 feet;
Thence South 12°35'15" West 88.49 feet;
Thence South 00°08'38" West 391.14 feet along said East line of the Southwest Quarter of the Northwest Quarter of said Section 24 to the South line of said Southwest Quarter;
Thence South 00°05'26" West 2637.85 feet along the East line of the West half of the Southwest Quarter of said Section 24 to the South line of said Southwest Quarter;
Thence North 89°55'30" West 1317.22 feet along said South line of said Southwest Quarter to the Southeast corner of said Skyline Ranch Phase I;
Thence North 89°51'34" West 1332.33 feet along the boundary of said Skyline Ranch Phase I to the Point of Beginning.



EXHIBIT A



D'Agostino Parker, LLC
 CIVIL ENGINEERING / LAND DEVELOPMENT SERVICES
 61278 King Jeroboam Ave.
 BEND, OR 97702
 P: (541) 683-4134

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Keith S. D'Agostino
 OREGON
 JUNE 1, 1998
 KEITH S. D'AGOSTINO
 2885
 RENEWAL DATE: 12-31-25

SKYLINE RANCH
 RFPD #2 ANNEXATION MAP
 DESCHUTES
 PROJECT: COAT001
 DRAWING FILE NAME: RFPDANNEXMAP031324.DWG
 OREGON

DRAWN BY: KSD
 LAST EDIT: 031324
 PLOT DATE: 031324
 SCALE: 1" = 350'

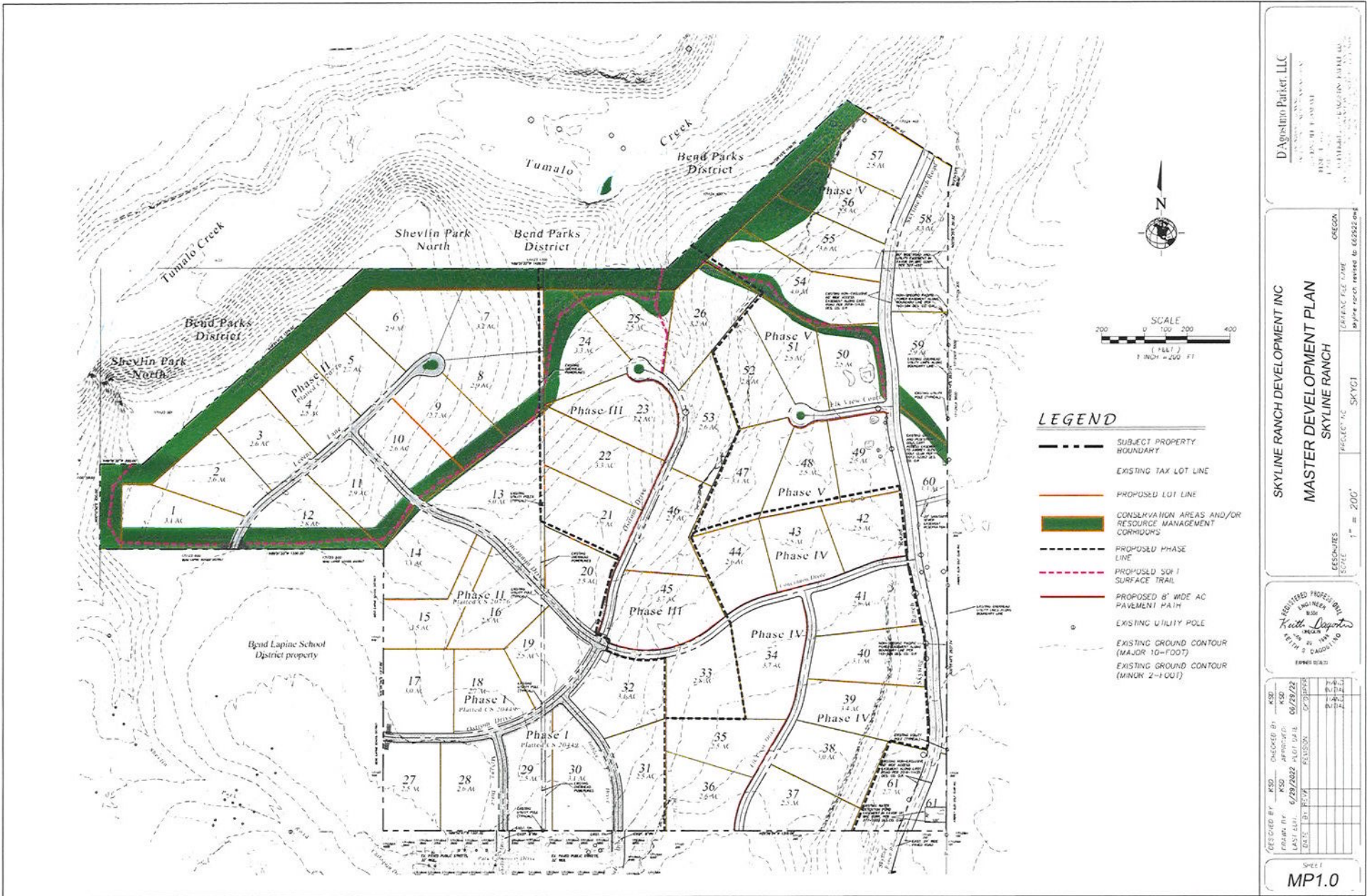
EXHIBIT A

Tax Map & Lot	Owner	Assessed Value	Real Market Value	Acreage	Development	Distance from Fire Station
171123D000100	Skyline Ranch Development Inc	\$1,113,740	\$3,043,000	17.00	Vacant	3 miles
171123D000300	Skyline Ranch Development Inc	\$1,830	\$5,000	6.26	Vacant	3 miles
171123D000600	Estatly Ventures LLC	\$408,000	\$1,200,000	3.12	Vacant	3 miles
171123D000700	Alan H& R Durelle Schacter 1998 Trust	\$606,340	\$1,783,340	2.63	Yes	3 miles
171123D000800	Mark A Hutchinson Revocable Trust et al	\$442,000	\$1,300,000	2.57	Yes	3 miles
171123D000900	Kristen M. Giacomini Trust	\$374,000	\$1,100,000	2.52	Vacant	3 miles
171123D001000	Redden, Hilary & Andrew	\$289,000	\$850,000	2.68	Vacant	3 miles
171123D001100	Cavanagh, Stephen & Janice	\$340,000	\$1,000,000	2.94	Vacant	3 miles
171123D001200	Beekman Trust	\$340,000	\$1,000,000	3.16	Vacant	3 miles
171123D001300	Skyline Ranch Development Inc	\$282,200	\$830,000	2.88	Vacant	3 miles
171123D001500	Bjerk, Christian David & Haley Berman	\$275,400	\$810,000	2.72	Vacant	3 miles
171123D001600	Kebet, Zachariah & Nieves, Nicole	\$280,500	\$825,000	2.57	Vacant	3 miles
171123D001700	Vandenbos Revocable Trust	\$297,500	\$875,000	2.88	Vacant	3 miles
171123D001800	John P & Courtney A Hurwitz 2014 Family	\$306,000	\$900,000	2.85	Yes	3 miles
171123D001900	Ripley, John Justin II & McDonald, Wendy	\$212,500	\$625,000	3.09	Vacant	3 miles
171123D002000	McClain, Regina Sky & Ranes, Evan	\$238,000	\$700,000	2.50	Yes	3 miles
171123D002100	Youngs, Stacy & Nathan	\$204,000	\$600,000	2.81	Yes	3 miles
171123D002200	Skyline Ranch Development Inc	\$299,200	\$880,000	5.00	Vacant	3 miles
171123D002300	Skyline Ranch Development Inc	\$293,780	\$864,050	2.50	Yes	3 miles
171123D002400	Skyline Ranch Development Inc	\$183,000	\$500,000	3.20	Vacant?	3 miles
171123DD00100	Devlin, Daniel & Karen	\$204,940	\$567,000	2.52	Vacant	3 miles
171123DD00200	Jeffrey W Wiggan Revocable Living Trust	\$253,740	\$702,000	2.74	Vacant	3 miles
171123DD00300	Whitaker, Dustin & Treber, Jennifer	\$618,900	\$1,775,340	3.03	Yes	3 miles
171123DD00500	Wilson, Jeremiah & Renee	\$210,790	\$583,200	2.55	Vacant	3 miles
171123DD00600	Schumacher, Robert & Sunny	\$557,180	\$1,601,980	2.59	Yes	3 miles
171123DD00700	Khuri Revocable Trut	\$198,690	\$549,720	2.50	Yes	3 miles
171123DD00800	Koback, Christopher & Elizabeth	\$234,220	\$648,000	3.12	Yes	3 miles
171123DD00900	Pahl Living Trust	\$325,530	\$910,760	2.52	Yes	3 miles
171123DD01000	James T Imper 2007 Revocable Trust	\$361,240	\$1,016,210	3.07	Yes	3 miles
1711240000404	Skyline Ranch Development Inc	\$1,347	\$561,660	14.65	Vacant	3 miles
1711240000600	Skyline Ranch Development Inc	\$368,160	\$1,374,930	40.00	Yes	3 miles
1711240000700	Skyline Ranch Development Inc	\$19,560	\$776,000	40.00	Yes	3 miles

EXHIBIT A



EXHIBIT A



LEGEND

- SUBJECT PROPERTY BOUNDARY
- EXISTING TAX LOT LINE
- PROPOSED LOT LINE
- CONSERVATION AREAS AND/OR RESOURCE MANAGEMENT CORRIDORS
- PROPOSED PHASE LINE
- PROPOSED 8' WIDE AC PAVEMENT PATH
- EXISTING UTILITY POLE
- EXISTING GROUND CONTOUR (MAJOR 10'-FOOT)
- EXISTING GROUND CONTOUR (MINOR 2'-FOOT)

D. Agostino Parker, LLC
 11111 N. W. 10th Ave., Suite 100
 Portland, Oregon 97228
 TEL: 503.251.1111
 FAX: 503.251.1112
 WWW.DAPARKER.COM

SKYLINE RANCH DEVELOPMENT INC MASTER DEVELOPMENT PLAN SKYLINE RANCH

REGISTERED PROFESSIONAL ENGINEER
 Keith D. Dyer
 LICENSE NO. 10000
 EXPIRES 12/31/2023

DESIGNED BY: KSD	CHECKED BY: KSD	DATE: 09/28/22
DRAWN BY: KSD	DATE: 09/28/22	
SCALE: 1" = 200'	PROJECT NO: SKY01	
DATE: 09/28/22	REVISION: 01	

SHEET
MP1.0



**Petition for Annexation to
Deschutes County Rural Fire Protection District #2
(Multiple Addresses)**

Clerk's Certification

I, Steve Dennison, Deschutes County Clerk, do hereby certify that of the eight (8) signatures submitted on the petition, there are five (5) registered voters. Details of each address are listed below.

- 62984 Levins Ln, Bend, OR 97703: Petition signer is not registered to vote at this address.
- 62819 Ostrom Dr, Bend, OR 97703: Both petition signers are registered to vote at this address.
- 62826 Imbler Dr, Bend, OR 97703: Petition signer is registered to vote at this address.
- 62846 Imbler Dr, Bend, OR 97703: Petition signers are not registered to vote at this address.
- 62917 Levins Ln, Bend, OR 97703: Both petition signers are registered to vote at this address.

Dated this 9th day of April, 2024.

A handwritten signature in blue ink, appearing to read "Steve Dennison", is written over a horizontal line.

Steve Dennison
Deschutes County Clerk



**Petition for Annexation to
Deschutes County Rural Fire Protection District #2
(Multiple Taxlots)**

Clerk's Certification

I, Steve Dennison, Deschutes County Clerk, do hereby certify that five (5) of the signatures on the attached petition sheets are registered voters within the proposed area to be annexed. There are a total of eight (8) registered voters within the proposed area to be annexed and the taxlots listed below.

Map and Taxlot	Map and Taxlot	Map and Taxlot	Map and Taxlot
171123D000300	171123D002000	171123D000700	171123DD00600
171123D001600	171123D002100	171123D000800	171123DD00500
171123D001700	171123D002300	171123D000900	171123DD00300
171123D002400	171123DD00900	171123D001000	171123DD00200
171123DD00100	171123DD00800	171123D001500	171123DD00700
1711240000404	171123DD01000	171123D001100	171123D000100
171123D001900	171123D001800	171123D001300	1711240000700
171123D002200	171123D000600	171123D001200	1711240000600

Dated this 12th day of April, 2024.

Steve Dennison
Deschutes County Clerk



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/>

April 3, 2024

Steve Dennison

Deschutes County Clerk

Re: DC Rural Fire Protection District #2 (Skyline Ranch Dev Inc ET AL)

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



TO: Deschutes County Board of Commissioners

FROM: Will Groves, Planning Manager

DATE: April 1, 2024

SUBJECT: Land Use Compatibility, Skyline Ranch - 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.”

Boundary Change Preliminary Review

DOR 9-P123-2024



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

Deschutes County Legal Counsel
Attn: David Doyle
1300 NW Wall Street, Suite 200
Bend OR 97701

March 21, 2024

Documents received: 2/29/2024, 3/13/2024
From: Pauline Word

This letter is to inform you that the Description and Map for your planned Annexation to the Deschutes RFPD No 2 (Skyline Petition) 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.

Exhibit A
Parcel 6 line 5
Th N47°06'15"E 1002.19, is a typo should be 1102.19
Please fix in the final

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