



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: August 27, 2025

SUBJECT: Deliberations: Cascades Academy Plan Amendment and Zone Change involving approximately 22.5 acres south of Tumalo and west of Highway 20

RECOMMENDED MOTION:

Conduct deliberations to consider a record objection and determine whether the proposed Plan Amendment and Zone Change should be approved or denied.

Upon conclusion of the deliberations, the Board may:

- Approve the Plan Amendment and Zone Change
- Deny the Plan Amendment and Zone Change
- Continue deliberations to a date to be determined

BACKGROUND AND POLICY IMPLICATIONS:

The applicant, Cascades Academy, requests that the Comprehensive Plan designation of approximately 22.5 acres south of Tumalo and west of Highway 20 be changed from Agricultural (AG) and Surface Mining (SM) to Rural Residential Exception Area (RREA) and that the Zone be changed from Exclusive Farm Use (EFU) and Surface Mining (SM) to Multiple Use Agricultural (MUA-10).

A public hearing before a Hearings Officer was held on November 14, 2024, with the Hearings Officer issuing a recommendation of denial based on lack of evidence demonstrating Goal 5 compliance. Additional materials were submitted by the applicant, including a Goal 5 Economic, Social, Environmental, and Energy (ESEE) analysis.

A public hearing before the Board was held on June 18, 2025. Additional detail is included in the staff memorandum and decision matrix.

BUDGET IMPACTS:

None

ATTENDANCE:

Nicole Mardell, AICP, Senior Planner