



MEMORANDUM

TO: Deschutes County Board of Commissioners (Board)

FROM: Nicole Mardell, AICP, Principal Planner

DATE: March 11, 2026

SUBJECT: Consideration of Second Reading of Ordinance 2026-005 – Cascades Academy Plan Amendment and Zone Change

The Board of County Commissioners (Board) will consider a second reading of Ordinance 2026-005 on March 11, 2026, for a Plan Amendment and Zone Change (File nos. 247-24-000392-PA, 393-ZC).

The record is available for inspection at the following link: <https://bit.ly/CascadesAcademy>

I. BACKGROUND

The subject property is comprised of seven (7) tax lots with a total area of 22.5 acres, including 4.03 acres zoned Surface Mine and 18.47 acres zoned EFU-Tumalo/Redmond/Bend Subzone. Four (4) tax lots are partially within the Landscape Management Combining Zone associated with State Highway 20 and the Deschutes River. The EFU properties are also within the Surface Mining Impact Area Combining Zone associated with Mining Site No. 370. The property is irregular in shape and is located immediately south of the Tumalo Rural Community and west of State Highway 20.

Cascades Academy, the applicant and property owners, request a change to the Comprehensive Plan designation of the subject property from Agricultural (AG) and Surface Mining (SM) to Rural Residential Exception Area (RREA) and a corresponding Zone Change from Exclusive Farm Use – Tumalo/ Redmond/ Bend subzone (EFU-TRB) & Surface Mining (SM) to Multiple Use Agricultural (MUA-10). The applicant intends to rezone the property to allow for expansion of the existing school on an adjacent parcel, although they are not requesting approval for the school or other specific development as part of this application.

A public hearing was conducted by a Hearings Officer on November 14, 2024. On February 26, 2025, the Hearings Officer issued a recommendation of denial for the proposed Plan Amendment and Zone Change, citing a lack of evidence demonstrating compliance with Statewide Planning Goal 5 pertaining to wetland, scenic road, and scenic water resources associated with the subject property.

Following the recommendation, the applicant provided additional materials into the record, including an Economic, Social, Environmental, and Energy (ESEE) analysis.

On June 18, 2025, the Board held a public hearing to hear additional testimony on the applications, and the open record period closed on July 16, 2025. On August 27, 2025, the Board deliberated and voted 2-1 to approve the applications.

The Board conducted the first reading of Ordinance 2026-005 by title only on February 25, 2026.

ATTACHMENTS:

1. Draft Ordinance 2026-005 and Exhibits

Exhibit A: Legal Descriptions

Exhibit B: Proposed Plan Amendment Map

Exhibit C: Proposed Zone Change Map

Exhibit D: Comprehensive Plan Section 23.01.010, Introduction

Exhibit E: Comprehensive Plan Section 5.12, Legislative History

Exhibit F: Board Decision

Exhibit G: Hearings Officer Recommendation