



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1139
(541) 766-6819
www.co.benton.or.us/cd/

APPLICATION

CONDITIONAL USE PERMIT

File #

Fee: \$ (SEE CURRENT FEE SCHEDULE)

ALL SECTIONS MUST BE COMPLETED. ATTACH ADDITIONAL SHEETS IF NECESSARY. REVIEW WILL BEGIN ONLY WHEN THE APPLICATION IS DETERMINED TO BE COMPLETE

I. Property Owner(s) Information

Name(s): OSU and State of Oregon Department of Forestry Phone #1: (541)737-4452
Mailing Address: OSU: 8692 Peavy Arboretum Rd. ODF: 24533 Alsea Highway Phone #2: (541)737-6702
City: OSU: Corvallis ODF: Philomath State: OR Zip: 97330/97370 Email: ryan.brown@oregonstate.edu

II. Applicant Information

Name(s): Ryan Brown - OSU Research Forests Phone #1: (541)737-6702
Mailing Address: 8692 Peavy Arboretum Rd. Phone #2:
City: Corvallis State: OR Zip: 97330 Email: ryan.brown@oregonstate.edu

Other individuals to be notified of this application: Name, Address, City & Zip, or Email

Stephen Fitzgerald (Forest Director) stephen.fitzgerald@oregonstate.edu
Ted Erdmann (Assistant District Forester) ted.erdmann@oregon.gov

III. Property Information

Site Address: 8692 Peavy Arboretum Rd, Corvallis OR 97330, see attached Appendix A
Assessor's Map & Tax Lot Number: T S, R W, Section(s), Tax Lot(s) attached Appendix A
Acreage: 11,510 Zoning: Forest Conservation Fire District:
Water Supplied By: Well Sewage Disposal Type: Septic
Existing Structures: Peavy Arboretum
Current use(s) of the property: Timber harvest, research, teaching, public recreation

IV. Request Summary (Example: "Conditional Use approval to operate a commercial kennel in the RR Zone.")

Conditional Use approval to manage for existing recreation and future developments

V. Attached Documentation: With all land use applications, the "burden of proof" is on the applicant. It is important that you provide ALL the information listed on the following pages at the time you submit your application. The processing of your application does not begin until the application is determined to be complete.



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Conditional Use Criteria *Please answer in detail on a separate sheet of paper.*

1. Describe how the proposed use will not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone.
2. Describe how the proposed use will not impose an undue burden on any public improvements, facilities, utilities, or services available to the area.
3. If the property is zoned EFU or FC, describe how the proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.
4. If the property is zoned EFU or FC, describe how the proposed use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.
5. Will the proposed use involve the use of water (plumbing facilities, bathroom, water for processing, etc.)?
No If yes:
 - a. Is there an existing well or spring on the proposed parcel(s)? Please attach a copy of a well log or pump test, if available, which identifies the rated yield of this water source.
 - b. Is there an existing septic system on the proposed parcel(s)? An evaluation by Environmental Health may be required of an existing system unless the system was recently installed or repaired. Please attach a copy of any septic system records you may have available.
6. Is the only access or proposed access to the property via a road that crosses a railroad? **NO**
If yes, please draw the location on your map and explain here: _____

Mitigating Measures *Please answer in detail on a separate sheet of paper.*

1. Describe any special measures you propose to undertake in order to minimize the impacts on adjacent properties and public services, and to ensure compliance with the purpose of the zone. Consider such features as: location of the use on the parcel; road capacities in the area; driveway location; parking area; on-site traffic circulation; landscape or fencing separations; size of structures; signs; exterior lighting; noise; air emissions; drainage.

Attachments

1. A copy of deed(s) covering the subject property.
2. A copy of the easement granting access to any proposed parcel that does not have frontage on a public road.
3. An accurate scale drawing of the property, showing the locations of existing and proposed structures, roads, water supply, subsurface sewage system, easements, and driveways. Label all tax lots.



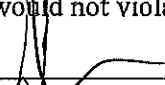
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APPLICATION

Signature(s)


I hereby certify that I am the legal owners(s) or contract purchaser of the above noted property; that the information contained herein is accurate to the best of my knowledge; and that the requested conditional use permit would not violate any deed restrictions attached to the property.

 DAVID DODSON, OSU CAMPUS PLANN MGR.

5-18-17

Owner/Contract Purchaser Signature

Date

 Ted Erdmann, ADF

5/15/2017

Owner/Contract Purchaser Signature

Date

For Office Use Only

Date Application Received: _____ Receipt Number: _____ By: _____

File Number Assigned: _____ Planner Assigned: _____

Date Application Deemed Complete: _____

Appendix A: Legal Descriptions and Taxlots

Legal Descriptions

T10S, R4W: 30, 31

T10S, R5W: 7, 8, 9, 14, 15, 16, 17, 21, 22, 23, 25, 26, 27, 34, 35, 36

T11S, R5W: 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20

Taxlots (OSU ownership unless noted otherwise)

104300001000	115020000700
104300001100	11502BC01600 (as OSBHE)
104310000100 (ODF)	115030000100
104310001800 (ODF)	115030000200
104310001900 (ODF and OSU as State of Oregon)	115040000100 (039440, 292654)
105070000100 (as Oregon State)	11504A000600 (as OSU)
105070000200	115050000300
105080000100 (as Oregon State)	115060000100
105080000200	115070000100
105090000100	115080000200 (as OSFB)
105140000700	115080000300
105150000100	115090000100
105160000100	115090000302
105170000100	115090000304 (as OSBHE)
105210000100	11510B000600 (as OSU)
105220000100	11510B000700 (as OSFB)
105230000100	11510B001101 (as OSBHE)
105250000500	115150000200
105260000200 (022214,291024)	115160000100
105270000100	115170000100
105340002600	115180000100
105340002800	115190000500
105350000100	115200000200
105360000100	