



**Benton
County**

**COMMUNITY DEVELOPMENT
DEPARTMENT**

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4500 SW Research Way
Corvallis, OR 97333
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File Number: LU-25-022

STAFF REPORT TO THE PLANNING COMMISSION

NATURE OF APPLICATION:	The applicant proposes to reestablish and improve a historic campground located on a 116-acre parcel zoned Forest Conservation (FC). The site has functioned for approximately 30 years as a free, privately owned campground and is now proposed to be operated as a public campground owned by Benton County with infrastructure improvements.
APPLICABLE CRITERIA:	Benton County Code- Chapter 53- General Review Criteria and Procedures , Benton County Code- Chapter 60 -Forest Conservation, and Benton County Code- Chapter 99-General Development Standards.
PROPERTY LOCATION:	The subject property is located at 21435 South Fork BLM Access Rd, Alsea, 97324. The subject property is identified as tax lot T14S R7W Section 26, Tax Lot 200.
PROPERTY OWNER:	Benton County
APPLICANT	Natural Areas Parks and Events Adam Stebbins Jesse Ott
ZONE DESIGNATION:	Forest Conservation, 80-acre minimum (FC)
COMP. PLAN DESIGNATION:	Forestry
CAC PLANNING AREA:	Alsea Area (Active)
STAFF CONTACT:	James Wright James.Wright@bentoncountyor.gov

I. SUMMARY

Natural Areas, Parks, and Events (NAPE), represented by Director Jesse Ott and Adam Stebbins, Natural Resources Coordinator, have submitted a Conditional Use Permit application on behalf of Benton County to the Community Development Department. The subject property is a 116-acre parcel zoned Forest Conservation (FC), which currently contains a legally established nonconforming campground use. The purpose of this CUP is to formally establish the campground as a conditional use in the FC zone and allow for its expansion in alignment with current zoning regulations. The proposed development includes an increase in capacity and site improvements, with a total possible increase of 49 tent campsites and 26 recreational vehicle (RV) spaces. The campground will be developed in phases consistent with the proposed master park plan.

The proposed master park plan will serve as a guiding document for the location and design of the expansion campground and will ensure the layout is consistent with environmental constraints, public safety access, and recreational standards. The master park plan will be subject to formal review and approval by the Benton County Board of Commissioners and Natural Areas Parks and Events advisory board prior to any physical development occurring.

The role of the Planning Commission for this application is to evaluate the impacts of reestablishing a campground on the property, review the proposed conditions of approval and operational requirements, and provide a framework for a master park plan.

II. ATTACHMENTS

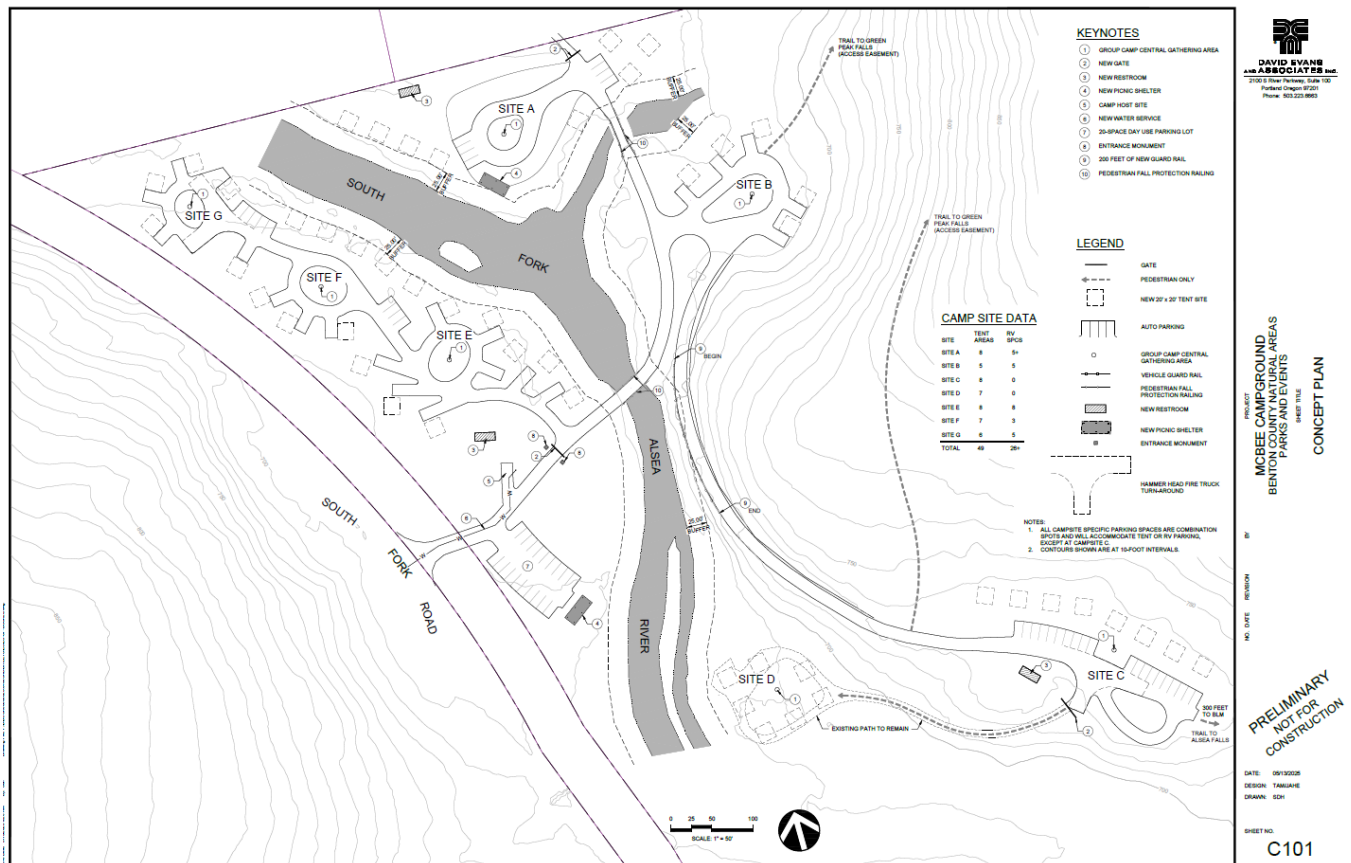
Attachment A – Application materials

Attachment B – Draft Master Park Plan

III. BACKGROUND

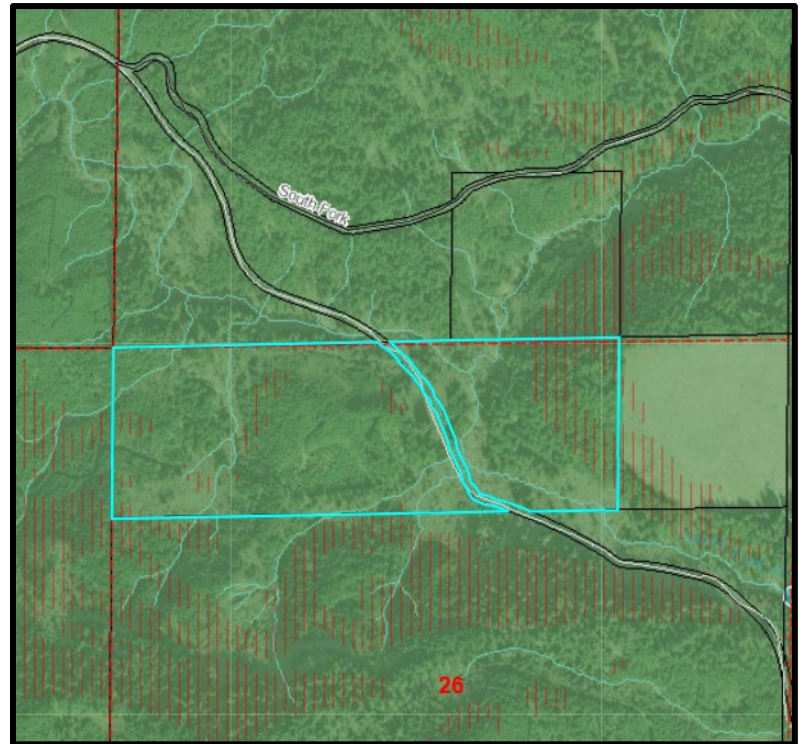
The applicant submitted the Conditional Use Permit (CUP) application to the Community Development Department (department) on May 6, 2025. The department deemed the application complete on June 6, 2025. The department reviews this application type using the quasi-judicial process pursuant to Benton County Code (BCC, Code) Sections 51.610 through 51.625. This CUP application requires a public hearing before the Benton County Planning Commission. The department mailed a notice of Public Hearing on July 15, 2025, to property owners within 1,000 feet of the subject property, and emailed notice to relevant agencies and other County departments. The department placed a legal ad in the County paper of record, Corvallis Gazette-Times on, July 16, 2025.

The state-mandated deadline for Benton County to make a final decision on this application, including any appeals to the Board of County Commissioners, is 150 days from the date the application was deemed complete, November 3, 2025.



IV. GENERAL FINDINGS

- The property, outlined in blue in the attached image, comprises approximately 116 acres and is zoned Forest Conservation, as are all adjacent properties.
- The property is located about 9 miles southeast of the City of Alsea and roughly 15 miles west of the City of Monroe.
- The closest permanent residences are approximately 3 miles to the northwest and 5 miles to the southeast, reflecting the area's low residential density. The property is not served by municipal utilities and lies outside of urban growth boundaries or rural community boundaries.
- The area is characterized by limited infrastructure, steep terrain, and forested landscapes typical of the western Oregon foothills.
- The property is located within Oregon Department of Forestry Fire Protection boundary with assistance for Alsea and Monroe Rural Fire Protection Districts (FDs).
- The proposed campsite would occupy approximately 10.8 acres east of South Fork Road. Approximately 105.2 acres would remain in its current condition.
- Adjacent property ownership is as follows:
 - **North:** Bureau of Land Management and Weyerhaeuser Timber Holdings
 - **South:** Bureau of Land Management
 - **West:** Bureau of Land Management
 - **East:** Nystrom Land & Timber LLC
- The site includes six different soil classifications, with forest productivity ratings—measured in cubic feet of wood fiber per acre per year—ranging from 173 to 226.



Soil Type	High Value Soils	Forest Production(Cubic Ft/Acre/Year)	Slope Range	Area (Acres)	% of Property
Formader-Hemcross Complex	No	173	35–60%	4.81	4.14%
Klistan-Harslow Complex	No	186	30–60%	7.48	6.44%
Elsie Silt Loam	No	222	0–7%	29.4	25.33%
Treharne-Eilertsen-Zyzzug Complex	Yes	226	0–7%	24.6	21.19%
Preacher-Bohannon	No	190	35–60%	32.9	28.34%
Honeygrove-Peavine Complex	No	182	3–30%	16.9	14.56%
Total				116.09	100.00%

V. COMMENTS

On June 11, 2025, **Benton County Environmental Health, Lars Gjovik**, stated in an email “Regarding the vault toilets being replaced they will need Letters of Authorizations. Otherwise, I don’t have any comments septic wise.”

On July 22, 2025, **Oregon State Fire Marshal, Nick Launius**, provided the following guidance:

1. FD access roads need to have an unobstructed width of 20 feet and an unobstructed vertical clearance of 13 feet 6 inches (503.2.1). A 20 foot wide road would not allow for campground parking on either side of the roadway (503.4). Road widths on the concept plan are shown as consistently 15 feet wide. To come into OFC compliance, a 2.5 foot clear all-weather drivable surface must be present on either side of the roadways throughout the park. This requirement may not be possible on a portion of the roadway leading to Site C and the parking area due to the location of the road on the cut bank of the hill.
2. Road grade accessing and within the park should be less than 10% (D103.2). The grade of approximately the first 500 feet of the road leading to Site C and the parking area is approximately 14.1% (converted from 8 degrees as measured on site). To come into OFC compliance, the road grade should be reduced to at least 10%.
3. FD access roads should be able to support the imposed loads of fire apparatus, 75,000 pounds (D102.1) and be surfaced to provide all weather driving capabilities (503.2.3).
4. Dead end FD access roads exceeding 150 feet in length shall have an approved turnaround (503.2.5). Those turnarounds are present and embedded into the road plan of the campground.
5. Security gates should be not less than the minimum required width of the FD access road and have a method of emergency operation (503.6). Method of emergency operation can be as simple as maintaining a combination padlock for which the combination is provided to the fire departments that could respond to an emergency at the campground. This is recommended since the proposed campground is in an area outside of any single fire department jurisdiction.
6. Bridges on FD access roads need to be constructed and maintained in accordance with AASHTO HB-17 (503.2.6) and need to be not less than 20 feet wide. The engineered weight limit of the bridge needs to be not less than 75,000 pounds and have vehicle load limits posted at both entrances to the bridge (503.2.6). Two existing bridges are present and intend to remain for use of the campground. The bridge spanning the creek between Site A and Site B is reported on the concept plan at less than 15 feet in width, but the on-site evaluation of the bridge revealed it to be approximately 18 feet wide at its narrowest point on the West side. This bridge needs to have at least 20 feet of unobstructed horizontal clearance and the width and engineered weight limit needs to be posted at both entrances to the bridge. The bridge spanning the South Fork of the Alsea River just East of the turnoff into Site E is only 15 feet wide. If this bridge is to remain, the engineered weight limit and bridge width needs to be posted at both entrances to the bridge, and alternate fire department access needs to be provided to that portion of the campground East of the South Fork of the Alsea River. While on site, I evaluated the proposed alternate fire department access to that portion of the campground East of the South Fork of the Alsea River. The access is made via Hull Oakes Bureau of Land Management road from South Fork Road, approximately 2 miles north of the campground. This access could meet the OFC requirements for a fire department access road when the following is completed:
 - a. Signage needs to be provided to enable responding fire departments to identify the alternate access road (503.3). A sign should be present visible from South Fork Road as well as where the alternate access road turns off Hull Oakes Road. Training should also be provided for staff (camp hosts) so they can direct respond fire department apparatus to alternate access. This element should be included in the required fire safety plan for the campground (404.2.2).

- b. The turning radius where the alternate access road turns off Hull Oakes Road needs to be improved so that the turn can be made by a fire apparatus (503.2.4). The current configuration of the alternate access road is nearly 180 degrees right turn that was difficult to make in an F-150.
- c. The width of the alternate access road should be established and maintained with no less than 20 feet unobstructed width with 13 feet 6 inches of vertical clearance (503.2.1) and the grade of the alternate fire department access road should be less than 10% (D103.2). When I evaluated the alternate access road, road width in parts were found to be approximately 9 feet and was completely obstructed by downed trees ¼ mile away from the alternate access gate into the campground.
- 7. On site storage of additional firefighting water supply for the proposed project is not needed due to the type and amount of anticipated building construction as reflected on the 2025-5-14 McBee Campground Final Preferred Concept Plan.

On July 28, 2025, **Benton County Public Works, Gordon Kurtz**, stated in an email "Construction and post-construction storm drainage discharge shall conform to the standards and tenets established by Oregon Drainage Law and shall conform to all Oregon Department of Environmental Quality and Benton County Stormwater Support Documents, erosion and sediment control details, and best management practices. If construction disturbance at the site meets or exceeds 0.25 acres the applicant shall apply and obtain approval for a Benton County Erosion and Sediment Control (ESC) permit. Note that disturbance on 1.0 acres or more during construction requires the applicant to obtain a DEQ 1200-C permit ***in advance*** of application for a Benton County SWM permit. If post-construction new impervious area meets or exceeds 0.25 acres of new hard surface, the applicant shall apply and obtain approval for a Benton County Stormwater Management (SWM) permit."

Staff Comments: These comments have been incorporated into this report and conditions of approval.

No other comments were submitted to this report.

VI. FINDINGS

All applications are subject to the requirements of the Benton County Development Code. Sections in regular text present applicable code provisions, sections in *italicized* text reflect the applicant's findings, and sections in **bold** text indicate staff analysis and findings to the code

CHAPTER 60

Conditional uses subject to the review by the Planning Commission

60.215 (1) Parks and campgrounds. Pursuant to OAR 660-006-0025(1)(b), recreational opportunities allowed in the Forest Conservation zone is limited to those that are determined to be appropriate in a forested environment.

(a) Private Park and campgrounds, subject to the following:

- (A) Campgrounds in private parks shall only be those allowed by this subsection. Except on a lot or parcel contiguous to a lake or reservoir, campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR Chapter 660, Division 4. For the purposes of Chapter 60 of this Code, "campground" means an area devoted to overnight temporary use for vacation, recreation or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites. A camping site may be occupied by a tent, travel trailer, yurt or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to

individual camp sites except that electrical service may be provided to yurts allowed for by subsection (B) below. A "campground" shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive 6-month period.

- (B) Subject to the approval of the County Planning Official, a private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. As used in this rule, "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.
- (C) The Board of County Commissioners may request that the Land Conservation and Development Commission (DLCD) provide by rule for an increase in the number of yurts allowed on all or a portion of the campgrounds in the county. Such action by the Commission is based on a determination that the increase will comply with the standards described in ORS 215.296(1).

Finding: The applicant is applying for a public campground. Staff reached out to DLCD to gather interpretation on the allowance of a public vs private campground. Below is Farm Forest Specialist, Hilary Foot, response:

"All uses allowed in the underlying forest zone are allowed in a public county park (OAR 660-034-0040(3)). Local governments are not required to adopt a local park master plan in order to approve a land use decision allowing parks or park uses on forestlands under provisions of OAR 660-006-0025(4). You would just review those uses subject to the standards established for them in rule. For example a campground could be established through a normal CUP process subject to the standards for campgrounds described in OAR 660-006-0025.

Counties also have another option for public parks. Additional uses that may be allowed in public campgrounds on resource lands (EFU, Forest or mixed farm forest) are described in OAR 660-034-0035(2)(a) to (g). Some of the uses listed in OAR 660-034-0035(2)(a) to (g) are not normally allowed on agricultural or forest land without an exception to Goal 3 or Goal 4.

However, a local government is not required to take an exception if these uses if they are authorized in an adopted local park master plan that: (a) Is adopted as part of the local comprehensive plan in conformance and consistent with all statewide goals; (b) Is prepared and adopted applying criteria comparable to those required for uses in state parks under OAR chapter 736, division 18; and (c) Includes findings demonstrating compliance with ORS 215.296 for all uses and activities proposed on or adjacent to land zoned for farm or forest use. If the county opts to go this route, there are no limitation on the number of yurts allowable in OAR 660-034-0035(2)(a), but you do have to go through a similar planning process and apply criteria similar to the criteria that state parks use and adopt the park plan into your comp plan."

Thereby, the applicant is currently applying for a public campground utilizing the code criteria in BCC 60.215 (1) and OAR 660-006-0025. The applicant is proposing no yurts. However, pursuant to OAR 660-034-0040, if the county adopts a local park master plan as part of its comprehensive plan, a state goal exception would not be required. This would allow the county to authorize multiple yurts on the site in the future, provided an impact analysis is conducted in accordance with ORS 215.296.

CHAPTER 53

Conditional Use Criteria

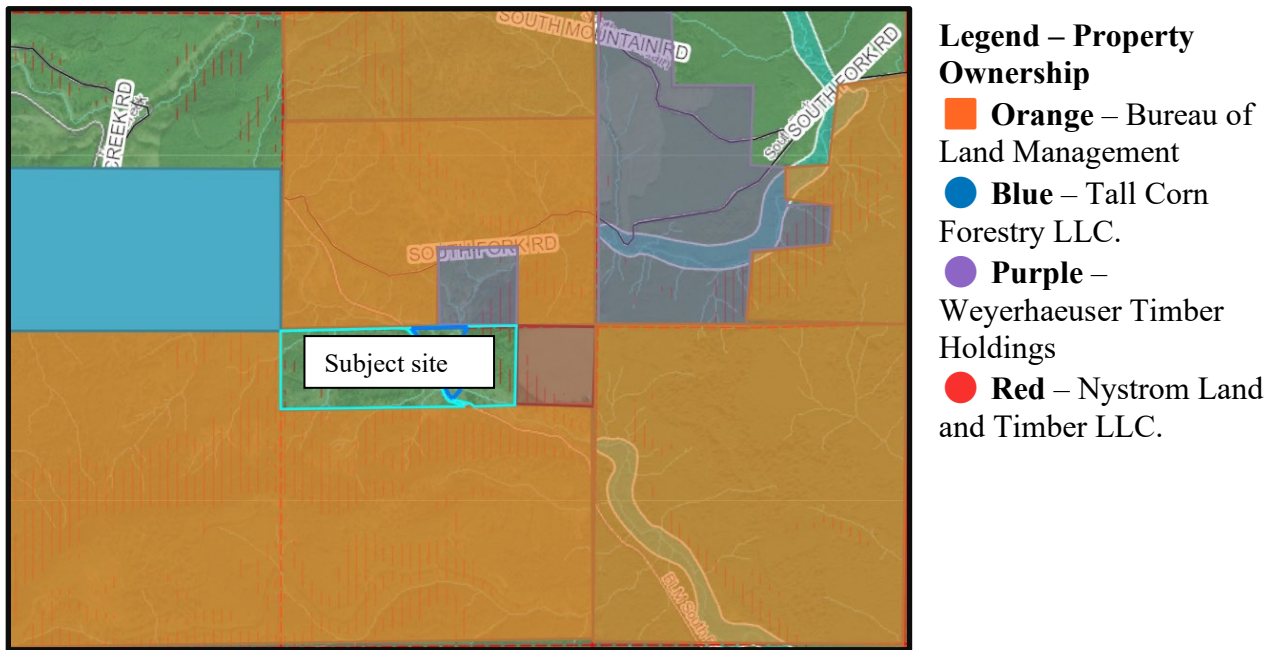
B) BCC 53.215 Criteria. The decision to approve a conditional use permit shall be based on findings that:

- (1) The proposed use does not seriously interfere with uses on adjacent property, with the character of the area, or with the purpose of the zone.

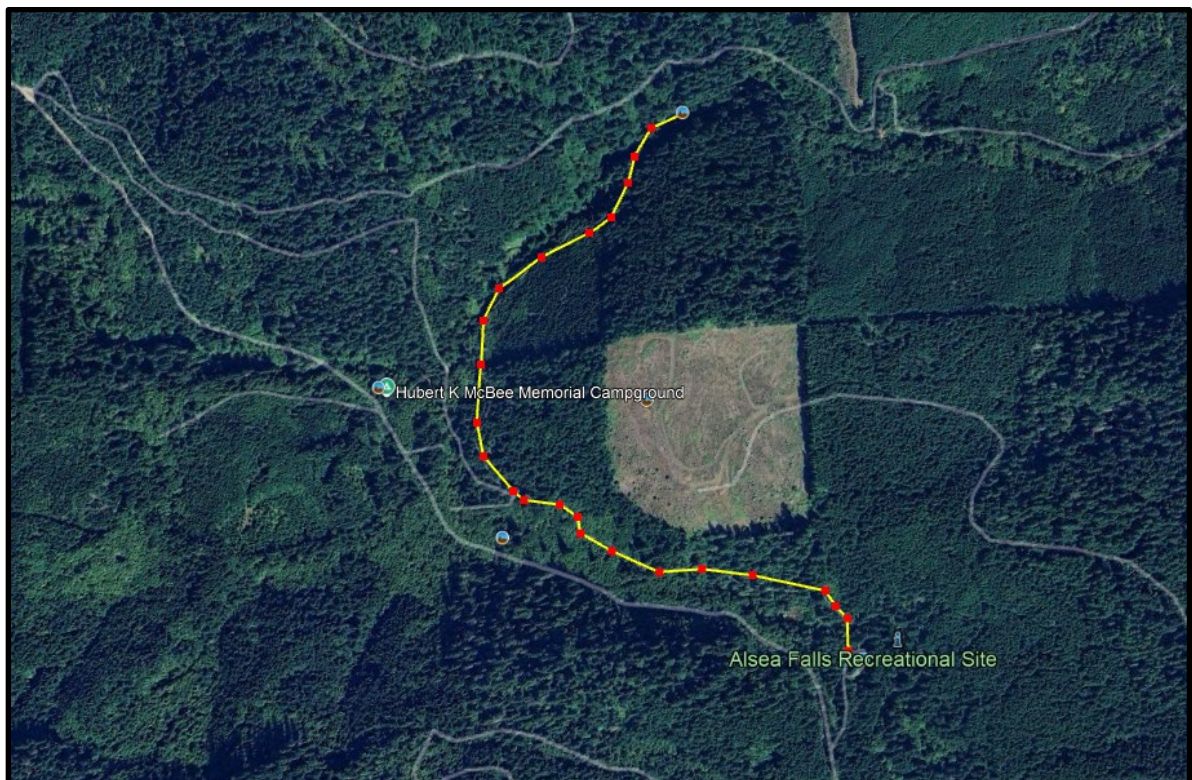
The criteria in BCC 53.215(1) can be organized into three primary categories: (1) impacts on adjacent uses; (2) the character of the surrounding area; and (3) consistency with the purpose of the zone. Staff findings addressing each of these categories are provided below.

Staff Findings- Uses on adjacent property:

The subject property is surrounded by other lands zoned Forest Conservation (FC). These adjacent properties are primarily managed for timber production and conservation.



The Alsea Falls Recreation Area, a developed public campground operated by the BLM, is located southeast of the subject property. A roughly one-mile trail system currently connects Alsea Falls to Green Peak Falls. The proposed campground expansion complements this nearby recreational use by clustering the historic campground with an existing, managed facility. This approach helps reduce unauthorized camping and trail use by placing recreation within an area already overseen by a governing agency.



Map showing the general location of the popular Green Peak Falls Trail

Historic use of this property has ranged from small families to large groups of RV and/or motorcycle groups. The current proposal seeks approval of a Conditional Use Permit (CUP) to formalize the use of the site as a county-recognized, low-intensity campground facility. This formal designation will allow for structured oversight and ongoing management of campground operations. In addition, adoption of this would allow for the county to monitor usage and restrict long term stay. Similar to current County Rules for Salmonberry campground, RV campsites reservations are limited to 14 days in any 30-day period. Tent campsites are allowed for up to 5 days in any 30-day period.

As part of the proposal, an onsite campground host is a high priority to monitor activity, assist visitors, and ensure compliance with park rules, including designated quiet hours. However, given the remote aspect of the campground the establishment of a permanent campground host poses challenges. The site currently has no running water, or electricity. Future goals for this campsite are to incorporate a well and solar battery bank. The applicant is proposing to have a local designee review the campsites twice a day to ensure compliance.

The proposed improvements are limited in scope and maintain a passive recreational character, with no significant alteration to the existing landscape. Natural vegetation buffers will be preserved, further minimizing potential impacts on adjacent uses.

The proposed campground is not expected to interfere with surrounding forest practices or limit access to adjacent forest lands. The combination of low-impact design, on-site oversight, and preserved buffers supports compatibility with surrounding land uses and aligns with sustainable land stewardship principles.

Staff Findings- Character of the Surrounding Area

The surrounding area is distinctly rural and forested, with a long-standing mix of timber management and recreational access. The proposed development—consisting of campsites, vault toilets, and minor improvements to existing internal access roads—is consistent with the area's character and land use patterns. The proposal limits ground disturbance, preserves mature forest cover, and avoids extensive grading or vegetation removal.

The design incorporates sustainable features aligned with Oregon Statewide Planning Goal 4 (Forest Lands), which seeks to conserve forest lands for forest uses, including recreation that is compatible with forest operations. By maintaining forest functions and allowing for passive recreational access without displacing forest management activities, the proposal supports Goal 4's dual purpose of conservation and economic productivity.

Furthermore, the application supports Statewide Planning Goal 8 (Recreational Needs), which encourages the development and maintenance of recreational opportunities in a manner consistent with environmental values and rural compatibility. The proposed campground offers non-motorized, low-impact recreational access in an underserved area with limited public recreation infrastructure.

The site's rustic nature, paired with minimal development—such as vault toilets, limited signage, and subdued lighting—aligns with Goal 8's emphasis on preserving the natural setting while enhancing access. Campground layout plans emphasize clustering to reduce forest fragmentation and maintain privacy between sites. The use of an on-site host and the enforcement of quiet hours further ensure compatibility with the surrounding resource lands.

From a visual standpoint, the project is designed to integrate seamlessly with the natural landscape. No permanent structures, RV hookups, or large-scale utility improvements are included. Campground facilities are intentionally limited in scale and, where possible, sited within previously disturbed areas to minimize visual and environmental impact.

Staff Findings- Consistency with the purpose of the zone

The subject property is zoned Forest Conservation (FC), which is intended to preserve and manage forestlands for long-term timber production and forest-related uses, while protecting associated

environmental resources and minimizing land use conflicts. BCC Chapter 60.005(1) states the purpose of FC zone as:

“The Forest Conservation Zone shall conserve forest lands, promote the management and growing of trees, support the harvesting of trees and primary processing of wood products, and protect the air, water, and wildlife resources in the zone. Resources important to Benton County and protected by this chapter include watersheds, wildlife and fisheries habitat, maintenance of clean air and water, support activities related to forest management, opportunities for outdoor recreational activities, and grazing land for livestock. Except for activities permitted or allowed as a conditional use, non-forest uses shall be prohibited in order to minimize conflicts with forest uses, reduce the potential for wildfire, and protect this area as the primary timber producing area of the County.”

The proposed use—a low-intensity, seasonal campground—does not conflict with this purpose. Instead, the proposal supports and complements the zone’s intent in the following ways:

Preservation of Forest Function

The proposal does not remove land from forest production nor inhibit future harvesting or forest management. Campsites are designed to be clustered in previously disturbed or naturally open areas, avoiding mature forest stands. No permanent structures or utility-scale infrastructure are proposed that would limit forest activities or reduce timber productivity. All proposed development is located East of South Fork Road.

Minimization of Land Use Conflict

By limiting the number of campsites, enforcing quiet hours, and maintaining campground rules, the campground can mitigate potential conflicts between recreational users and surrounding forest operations. There is no proposed use of off-highway vehicles (OHVs) or motorized trail access directly tied to this proposal. The campground layout ensures setbacks from adjacent properties and timber harvest areas, preserving operational flexibility for surrounding landowners.

Protection of Environmental Resources

The campground development has been sited and designed to avoid sensitive natural features. No wetlands or riparian corridors will be directly impacted. Existing vault toilets eliminate the need for septic systems, minimizing risk to groundwater. Natural vegetative buffers are preserved throughout the site, protecting watershed function and wildlife corridors. The site is situated in a Major Big Game Range and the historic setting will be utilized to reduce any further displacement.

Support of Forest-Compatible Recreation

Chapter 60 and Oregon Statewide Planning Goal 4 allow for limited recreational use of forest lands, provided such use does not hinder forest management. The proposal aligns with this intent by promoting passive, seasonal recreational access—primarily tent, RV Camping and day-use—without displacing forest practices. The campground rules and periodic inspections clearly defined management practices (e.g., campfire restrictions, wildlife-safe trash storage, quiet hours) help ensure responsible use of the land.

Alignment with Statewide Planning and LCDC Rule

As noted in Chapter 60.005(3), the FC zone provisions are grounded in the standards outlined under Oregon Revised Statutes and Oregon Administrative Rules Chapter 660, Division 6, which implement Goal 4. OAR 660-006-0025(4)(a)(A) allows for “private parks and campgrounds” as conditional uses in forest zones, provided they are sited and managed to avoid significant conflict with forest practices. The subject application meets these criteria through its low intensity, limited scale, and design measures that avoid long-term alteration of forest land.

Staff Findings: Mitigation Measures

As part of the master park plan, staff will enforce said mitigation measures, wildfire, compatibility, infrastructure, environment, and operations.

1. Wildfire Risk Mitigation

Finding: Recreational uses in forested zones pose inherent wildfire risks, particularly during Oregon's dry season. However, wildfire risk can be mitigated through best practice site design and active management.

Mitigation Measures:

1. A Wildfire Mitigation Plan shall be implemented, including defensible space around campsites, vegetation management, and fuel reduction near internal roads.
2. Campfires shall be prohibited during fire season in compliance with Oregon Department of Forestry, with signage posted on-site and fire restrictions enforced.
3. The potential campground host will be trained in emergency evacuation protocols and will maintain contact with local emergency services.
4. An emergency access and evacuation map shall be posted at the site entrance and campground comfort stations.
5. Campground operations shall be seasonally limited during high fire risk months if necessary, in coordination with the Oregon Department of Forestry (ODF).
6. Campground operation is proposed annually to be May 1st to October 1st.

2. Compatibility with Forest Uses

Finding: The FC zone prioritizes forest management and timber production. Recreational uses must not interfere with these core activities.

Mitigation Measures:

1. Campsites are clustered mainly within previously disturbed clearings, avoiding productive timber stands and ensuring no net loss of forest acreage.
2. Clear boundary signage shall be installed to deter trespass onto adjacent timber lands.
3. The applicant shall notify neighboring forest operators of the campground's operational season and provide contact information for the campground host.
4. A condition of approval shall clarify that recreational use is subordinate to forest operations in the area and that noise, dust, and activity related to timber harvests are to be expected.

3. Infrastructure and Emergency Access

Finding: The surrounding area includes limited public infrastructure, and safe, reliable access is essential for both users and emergency response.

Mitigation Measures:

1. Internal roads will be improved as needed to ensure 15foot travel width and adequate turnaround space for emergency vehicles.
2. An emergency road agreement shall be recorded prior to park operation.
3. A 24-hour contact number shall be posted at the entrance and submitted to the county and emergency responders.
4. Vault toilets will be provided to eliminate wastewater discharge and protect groundwater quality.

4. Environmental Resource Protection

Finding: The FC zone is intended to protect air, water, and wildlife resources. Recreational development must be designed to avoid or minimize adverse environmental impacts.

Mitigation Measures:

1. No development will occur within identified riparian areas; campsites are located outside sensitive habitats or on previously disturbed area.
2. All trash will be stored in wildlife-proof containers and removed regularly to prevent wildlife conflicts.
3. Lighting will be fully shielded and motion-activated is encouraged to protect nocturnal wildlife and maintain dark-sky conditions. Solar non-motion-activated lights shall be placed near the vault toilets.
4. The campground will implement a "Leave No Trace" education program for visitors to minimize litter, trail erosion, and off-site impacts.

5. Seasonal and Operational Oversight

Finding: Proper management and enforcement of site rules are necessary to ensure continued compatibility with forest zone purposes.

Mitigation Measures:

1. A planned onsite or seasonal check-in host (between 1pm and 3 pm) is required as part of the operating approval. The individual will conduct litter pick-up, campsite identification, fire rings cleanout. The individual will be present during operational months to enforce rules, monitor for violations, and provide visitor education.
2. The campground will operate on a seasonal basis only; open flames restrictions will mirror Oregon Department of Forestry.
3. Quiet hours (10 p.m. – 7 a.m.) will be enforced, with signage clearly posted at the entry.
4. Compliance with these conditions will be monitored by the County through periodic inspection and timely response to complaints.

Conclusion: The applicant meets this proposal subject to the review and approval of a Master Park Plan with these mitigation measures in place and satisfaction of the conditions of preliminary approval and conditions of operating approval.

(2) The proposed use does not impose an undue burden on any public improvements, facilities, utilities, or services available to the area.

Findings: The subject property is in a remote, forested area of Benton County, outside any city limits, urban growth boundaries, or rural community zones. The property is not served by municipal water, sewer, or public transit systems, and no public infrastructure improvements are proposed or required as part of this application.

The proposed use —a small, seasonal campground— is designed to operate off-grid and in a manner consistent with the rural, resource-based character of the surrounding area. Road access to the site will remain unchanged, with internal upgrades for effective internal transportation and fire department access routes. Emergency vehicle access has been considered, and the site plan includes areas for turnaround, staging, and alternative exit routes.

Conclusion: The proposed development does not impose an undue burden on public improvements, facilities, utilities, or services, consistent with BCC 53.215(2). Conditions of operating approval for fire access, and clearance will be required.

(3) The proposed use complies with any additional criteria which may be required for the specific use by this code. [Ord 90-0069]

Findings: Applicable criteria from BCC Chapter 53, Chapter 60, Chapter 91, and Chapter 99 are addressed below. No other Code criteria are required for this specific use.

C) BCC 53.220 Conditions of Approval. The County may impose conditions of approval to mitigate negative impacts to adjacent property, to meet the public service demand created by the development activity, or to otherwise

ensure compliance with the purpose and provisions of this code. On-site and off-site conditions may be imposed. An applicant may be required to post a bond or other guarantee pursuant to BCC 99.905 to 99.925 to ensure compliance with a condition of approval. Conditions address, but are not limited to:

Staff recommends the following conditions of approval to ensure the proposed campground remains consistent with the intent of the Forest Conservation zone, protects public safety and infrastructure, and minimizes environmental and land use impacts.

(1) Size and location of site.

Condition: Development shall be consistent with the approved Master Park Plan. Any material expansion, relocation, or modification of campground facilities—including the increases in number of campsites or layout—shall require review and approval of a new Conditional Use Permit. At no development stage shall the campground encroach into the riparian setback.

(2) Road capacities in the area

Condition: Road capacities for South Fork BLM Road are dictated by BLM, compliance with road requirements and modifications shall be in accordance with BLM requirements.

(3) Number and location of road access points.

Condition: The applicant shall provide documentation of an emergency access easement prior to operation. This secondary access must be clearly depicted on final site plans and maintained year-round for emergency vehicle access. This access shall follow ODF requirements.

(4) Location and amount of off-street parking.

Condition: Prior to final CUP approval, the applicant shall submit a parking plan demonstrating each campsite has the capacity to host a minimum of one parking site per space, in compliance with Benton County Development Code Chapter 91. Spaces shall be located outside vegetation areas and fire access routes. The campground shall also indicate overflow camping for individuals in the day use.

(5) Internal traffic circulation.

Condition: Internal roads must be clearly delineated and maintained to a minimum width of 15 feet, with “no parking” signage or markings in designated fire lanes. A circulation plan must be approved by the County prior to final site approval.

(6) Fencing, screening and landscape separations.

Condition: No perimeter fencing is required. Campsite layout shall incorporate natural vegetation to provide visual screening between individual sites. Where vegetation is insufficient, supplemental planting or strategic campsite spacing shall be used.

(7) Height and square footage of a building.

Condition: No buildings are approved as part of this development. If any non-habitable structure exceeding 200 sq. ft. or 15 feet in height is proposed in the future or any habitable structures, regardless of size, shall be subject to separate structural and land use review.

(8) Signs.

Condition: One non-illuminated, freestanding sign not to exceed 16 square feet and 4 feet high is permitted at the entrance. Signage must be located outside the public right-of-way and comply with BCC 99.800–99.830

(9) Exterior lighting.

Condition: All exterior lighting shall be full-cutoff, downcast, and shielded to minimize glare. Motion-activated lighting is encouraged. Lighting shall be limited to areas necessary for safety, such as comfort stations or the host site to align with emerging ‘Dark Sky’ management practices to protect wildlife habitat

(10) Noise, vibration, air pollution, and other environmental influences.

Condition: The campground shall observe quiet hours between 10:00 p.m. and 7:00 a.m., during which no amplified music, or other noise-producing devices shall be operated.

Each campsite must include a cleared area for a fire-rated fire ring, subject to seasonal fire restrictions and ODF regulations.

(11) Water supply and sewage disposal.

Condition: The applicant shall rehabilitate and maintain the existing sealed vault holding tanks for use as campground sanitation. Waste must be pumped and disposed of by a licensed hauler in compliance with Oregon DEQ regulations. Water for non-potable use may be drawn from on-site sources with appropriate water rights or brought in. Potable water, if offered, must be treated or brought in by the operator.

(12) Law enforcement and fire protection.

Condition: A planned onsite or seasonal check-in host (between 1pm and 3 pm) is required as part of the operating approval. An onsite campground host is permissible. The campground host shall or seasonal check-in host shall maintain emergency contact information, enforce campground rules, and facilitate communication with law enforcement or fire agencies. An Emergency Procedures Plan, including evacuation maps and contacts, shall be posted at the entrance and comfort stations, and a copy provided to the County and the relevant fire protection agency.

IV. CONCLUSION AND DECISION

Based on staff research of the property, analysis of the proposal, findings contained within this report, and information in the LU-25-022 file, **staff recommends that the Planning Commission grant PRELIMINARY APPROVAL** to establish a campground on the subject property, subject to compliance with the conditions of preliminary approval outlined herein. The applicant shall maintain in perpetuity conditions of operating approval. The Community Development Department will objectively assess compliance with the conditions of approval. Physical development of the property is permitted only as necessary to fulfill these specified conditions.

Final approval shall be issued upon verification that all conditions of approval have been fully satisfied.

V. CONDITIONS OF APPROVAL

Pursuant to BCC 53.230, if the **Conditions of Preliminary Approval have not been met within two (2) years from the date of preliminary approval, this approval shall be void.** Pursuant to BCC 53.235, the Planning Official may extend the approval. To obtain an extension approval, the applicant shall submit a written request for extension to the Planning Official prior to expiration of the preliminary approval, stating reasons why the initial deadline cannot be met, and provide evidence that all conditions of approval will be completed within the extension period.

Preliminary Conditions of Approval.

A. Required Plans and Documentation

1. Board of Commissioners adoption of a master park plan

The development shall be consistent with the approved Master Park Plan. Any future significant modification may require review and approval of a new Conditional Use Permit, subject to the determination of the planning official.

2. Wildfire Mitigation Plan

The applicant shall submit a Wildfire Mitigation Plan that includes the following:

- Defensible space around campsites and vegetation management/fuel reduction near internal roads.
- Open flame restrictions in compliance with Oregon Department of Forestry.
- Seasonal closures or operational limits during high fire risk periods, coordinated with ODF.
- Emergency access and evacuation map posted at the entrance and comfort stations.

- Campground host or seasonal check-in host trained in emergency protocols and maintaining communication with local emergency services.
- 3. **Emergency Access Easement**
Documentation of a secondary/emergency access easement shall be submitted. The access must be depicted on final site plans and maintained year-round.

B. Site Design and Development Standards

1. **Campsite Layout and Environmental Protection**
 - All campsites shall be located in previously established/disturbed areas or outside of sensitive habitat and riparian zones.
 - Each campsite shall include a fire-rated fire ring, with vegetation cleared as required and subject to seasonal fire restrictions per ODF.
 - Clear boundary signage shall be installed to prevent trespass onto adjacent forest/timber lands.
2. **Internal Circulation and Access**
 - Internal roads must be clearly delineated and maintained to a minimum width of 15 feet.
 - No-parking signage or markings shall be installed to preserve fire access routes.
3. **Parking**
 - The master park plan shall be submitted showing a minimum of 75 off-street parking spaces, in compliance with Benton County Development Code Chapter 91.
 - Parking must be located outside of fire lanes and in clear zones.
4. **Waste Management and Sanitation**
 - All trash shall be stored in wildlife-proof containers and removed regularly.
 - Existing sealed vault holding tanks shall be refurbished and maintained for sanitation. Waste must be pumped and disposed of by a licensed hauler in compliance with Oregon DEQ regulations.
 - Water for non-potable use may be sourced on-site with appropriate water rights or hauled in. Any potable water provided must be treated or brought in by the operator.
5. **Lighting and Signage**
 - All exterior lighting shall be full-cutoff, downward-facing, and shielded. Motion-activated lighting is encouraged.
 - Non-motion-activated lights shall be limited to the host site and comfort stations.
 - One freestanding, non-illuminated sign is permitted at the entrance, not to exceed 16 sq. ft. in area and 4 ft. in height. It must be located outside the right-of-way and comply with BCC 99.800–99.830.

Conditions of Operating Approval (To Be Maintained in Perpetuity)

1. **Planned Campground Host & Operations**
 - An onsite campground host or seasonal check-in host shall be present during all periods of campground operation.
 - The host shall enforce campground rules, maintain emergency contact information, and serve as the liaison with law enforcement and fire agencies.
 - A 24-hour contact number for the host or operator shall be posted at the entrance and provided to emergency services.
2. **Quiet Hours**
 - Quiet hours shall be enforced between 10:00 p.m. and 7:00 a.m.
 - During this time, no amplified music, or noise-producing devices shall be allowed.
 - Signage indicating quiet hours shall be clearly posted at the entrance and within the campground.
3. **Education and Stewardship**

- The campground shall implement a "Leave No Trace" educational awareness to reduce litter, minimize trail erosion, and protect surrounding natural areas.
 - Visitor materials and signage shall reflect stewardship messaging and fire safety awareness.
4. **Seasonal Operation**
- The campground shall operate on a seasonal basis only.
5. **Campground rules to be posted as follows:**
- RV Campsites are limited to six (6) people per site. (1 RV and 1 Tent are allowed at these sites)
 - RV campsite reservations are allowed to stay up to 14 days in any 30-day period.
 - Tent Campsites are limited to six (6) people per site. (2 tents max per site)
 - Tent Campsite reservations are allowed to stay up to 5 days in any 30-day period.
 - Only one (1) vehicle per campsite, any others will need to pay (\$10 per day) and park in overflow parking in the day use area.
 - ABSOLUTELY no filling your water tanks or RV water tanks at this campground. You must arrive with your own water.
 - Campground Quiet Hours are 10:00pm to 7:00am. THIS IS STRICTLY ENFORCED.
 - ALL Dogs MUST be kept on a leash, under your physical control at ALL times. You are responsible for picking up all dog waste as well.
 - Please keep your dogs with you at all times. Do not leave them behind in your RV or Tent when you leave for any reason, especially if they tend to bark continuously due to anxiety as dog barking is against Benton County ordinance and you will be ticketed for nuisance barking.
 - You are responsible for your garbage and fish or crawdad waste. Please be sure to dump all trash and fish or crawdad waste in the large dumpster in the day use area only. Burning it or leaving it in the fire pits will not be permitted.
 - Restrooms will be opened, cleaned and disinfected daily. (Please bring your own soap, sanitizer and disinfectants for your safety.)
 - Be thoughtful of others on trails, campsites and parking lots.

Public Works Advisory Note:

- Construction and post-construction storm drainage discharge shall conform to the standards and tenets established by Oregon Drainage Law and shall conform to all Oregon Department of Environmental Quality and Benton County Stormwater Support Documents, erosion and sediment control details, and best management practices.
- If construction disturbance at the site meets or exceeds 0.25 acres the applicant shall apply and obtain approval for a Benton County Erosion and Sediment Control (ESC) permit.
- Note that disturbance on 1.0 acres or more during construction requires the applicant to obtain a DEQ 1200-C permit *in advance* of application for a Benton County ESC permit.
- If post-construction new impervious area meets or exceeds 0.25 acres of new hard surface, the applicant shall apply and obtain approval for a Benton County Stormwater Management (SWM) permit.

Attachment A- Application Materials



**Benton
County**

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Community Development Department

Office: (541) 766-6819

360 SW Avery Avenue

Corvallis, OR 97333

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): _____ Phone #1: _____

Mailing Address: _____ Phone #2: _____

City: _____ State: _____ Zip: _____ Email: _____

II. Applicant Information

Name(s): _____ Phone #1: _____

Mailing Address: _____ Phone #2: _____

City: _____ State: _____ Zip: _____ Email: _____

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

III. Property Information

Site Address: _____

Assessor's Map & Tax Lot Number: T _____ S, R _____ W, Section(s) _____, Tax Lot(s) _____

Acreage: _____ Zoning: _____ Fire District: _____

Water Supplied By: _____ Sewage Disposal Type: _____

Existing Structures: _____

Current use(s) of the property: _____

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

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.

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.)?
_____ 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? _____
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.

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.

Owner/Contract Purchaser Signature

Date

Owner/Contract Purchaser Signature

Date

For Office Use Only

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

File Number Assigned: _____ Planner Assigned: _____

Date Application Deemed Complete: _____

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.

The property was established and has been utilized as a free, privately owned campground with surrounding private forest management for roughly 30 years. The proposed use will be for public campground and surrounding forest management- a continued low-intensity use and is consistent with the recreational and conservation goals of the zone. The area will also serve as a trail corridor for Alsea Falls Recreational Area and other regional recreation.

2. Describe how the proposed use will not impose an undue burden on any public improvements, facilities, utilities, or services available to the area.

The proposed improvements of 2 bathrooms, road enhancements, 2 shelters and enhancement of existing camping areas will not result in any undue burdens within the area. The campground has historically had consistent use and transition to public campground will allow for enhancement management and long term planning for recreational uses within the area. The natural features of the site and the existing campground boundaries will be maintained, with limited updates to existing infrastructure. In addition, during final site planning approval a reduction of campsites will only occur not additions of campground sites due to site constraints.

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.

Campgrounds are allowed within the FC zone, in addition the surrounding forest will be managed for long term sustainable forestry operations.

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.

The existing road access to forest management units will be maintained, and forestry management will continue so no increased costs will be incurred.

5. Will the proposed use involve the use of water (plumbing facilities, bathroom, water for processing, etc.)? If yes:

There will be a planned installation of a solar powered well pump to gravity feed a single water spigot. There will be vault toilets for restroom replacements. There will be no septic installation.

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.

The subject property is of sufficient size to accommodate campground use without overcrowding or significant alterations to the natural landscape. Its location within the Forest Conservation zone, surrounded by forestland, supports its continued use for low-impact recreation.

- Road Capacities in the Area

The campground is accessed via existing rural roads maintained by Benton County. Traffic associated with campground use is seasonal and modest in volume. There is no evidence that the use would exceed the carrying capacity of adjacent roadways.

- Number and Location of Road Access Points

The site has a single established access point, minimizing disruption to the surrounding landscape and ensuring controlled ingress and egress. No changes to the number or configuration of access points are proposed.

- Location and Amount of Off-Street Parking

Sufficient off-street parking is available near campsites and common areas, consistent with rural campground design. No parking is permitted along public rights-of-way. The amount of parking provided is adequate for the anticipated volume of users.

- Internal Traffic Circulation

Internal circulation is provided via unpaved access roads and pathways that are appropriately scaled to low-speed, recreational traffic. Emergency vehicle access is maintained per fire protection district guidelines.

- Fencing, Screening, and Landscape Separations

The site utilizes existing native forest vegetation as a natural buffer between campsites and between the campground and neighboring properties. Additional fencing is not proposed, as the landscape already provides sufficient separation and screening.

- Height and Square Footage of Buildings

No new permanent structures are proposed. Any yurts or small shelters will be temporary or semi-permanent (wood-floor based, no foundation), limited in size and height to ensure consistency with the rural and forested setting.

- Signs

Signage on-site will be minimal and limited to directional or informational signs consistent with forest recreation use. Any new signage will comply with county sign regulations and will be unobtrusive in scale and placement.

- Exterior Lighting

Exterior lighting, if present, will be limited to low-intensity fixtures necessary for safety. Lighting will be shielded and directed downward to prevent light spill and protect the night sky and surrounding wildlife habitat.

- Noise, Vibration, Air Pollution, and Other Environmental Influences

The campground use is passive and does not involve industrial equipment, generators, or other sources of vibration or air pollution. Noise will be limited to typical campground activity and is not expected to exceed ambient rural levels.

- Water Supply and Sewage Disposal

The site is served by a permitted water source adequate for its scale. Sewage is handled by approved systems consistent with DEQ and county environmental health standards. No hookups are provided at individual campsites, per code restrictions.

- Law Enforcement and Fire Protection

The site is within the jurisdiction of the Benton County Sheriff's Office and is served by the local rural fire protection district. Emergency access is maintained and fire safety protocols for campgrounds (such as defensible space and signage) are in place.

Attachments

1.A copy of deed(s) covering the subject property.

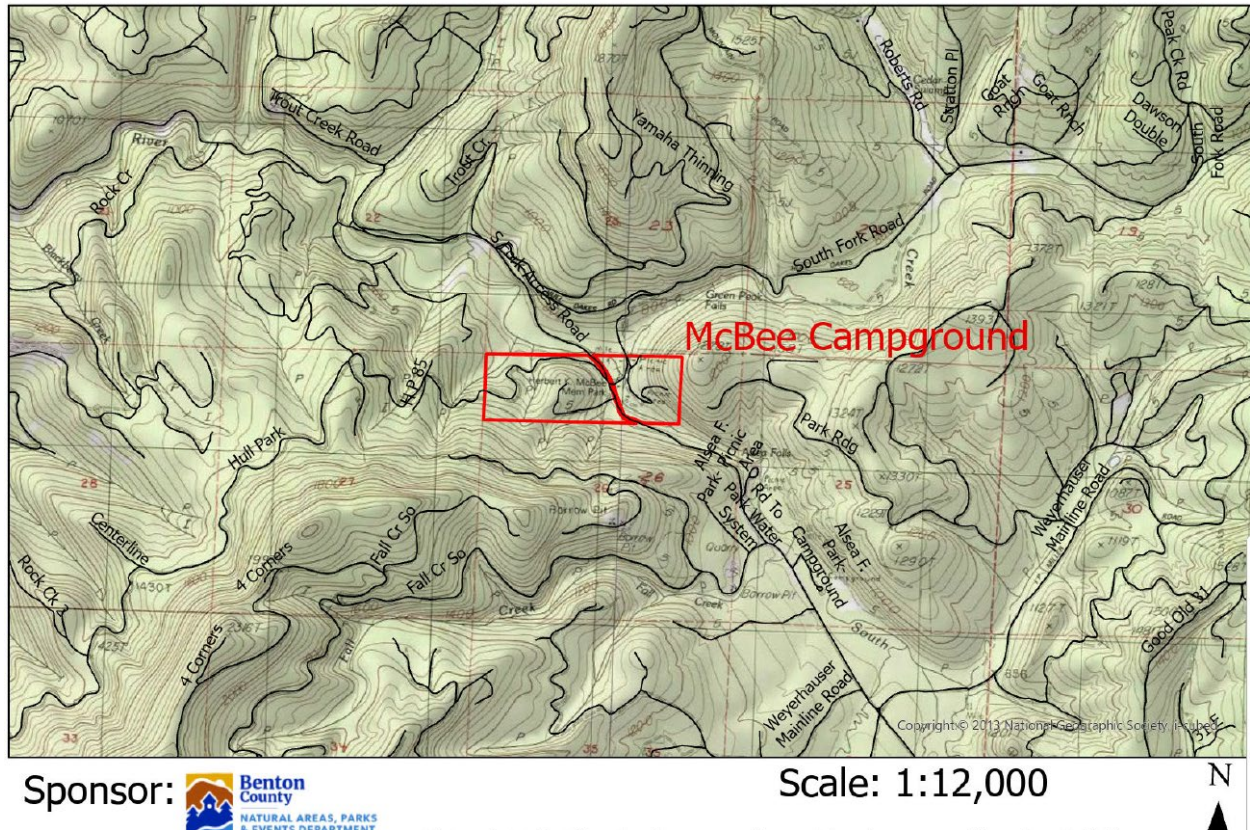
2.A copy of the easement granting access to any proposed parcel that does not have frontage on a public road.

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.

Hubert K McBee Campground & Adjoining Forest Location and Tax Lots/Boundaries

Tax Account Number: 210827

Map/Tax Lot: 14726 200



This instrument was prepared by:

Benton County

4500 SW Research Way

Corvallis, Oregon 97333

Once recorded, return to:

Benton County Counsel

4500 SW Research Way

Corvallis, Oregon 97333

This Space for Recorder's Use Only.

Oregon Quitclaim Deed

State of Oregon, County of Benton

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

None

US Dollars (\$ 0.00) in hand, paid to

Alliance for Recreation and Natural Areas, an Oregon nonprofit corporation,

with an address of

PO Box 101, Corvallis Oregon 97339

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Benton County, a political subdivision of the State of Oregon,

with an address of

4500 SW Research Way, Corvallis, Oregon 97333

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Benton County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 1472600002000

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Benton County Financial Services Department

Address: 4500 SW Research Way, Corvallis, Oregon 97330

TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signature:  TREASURER Date: 3 MAY 2024

Printed Name: PHILLIP HAYS

Grantor Signature: _____ Date: _____

Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Oregon)

County of Benton)

On May 3, 2024 before me, Phillip Hays, Treasurer,
personally appeared of Corvallis Oregon, Non Profit Association for Recreation
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Oregon that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature Donna Jean Wilson

Printed Name Donna Jean Wilson

My Commission Expires 1/12/2027

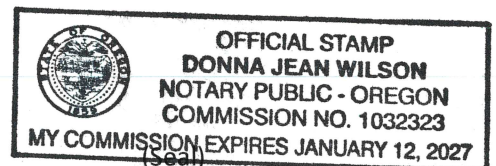
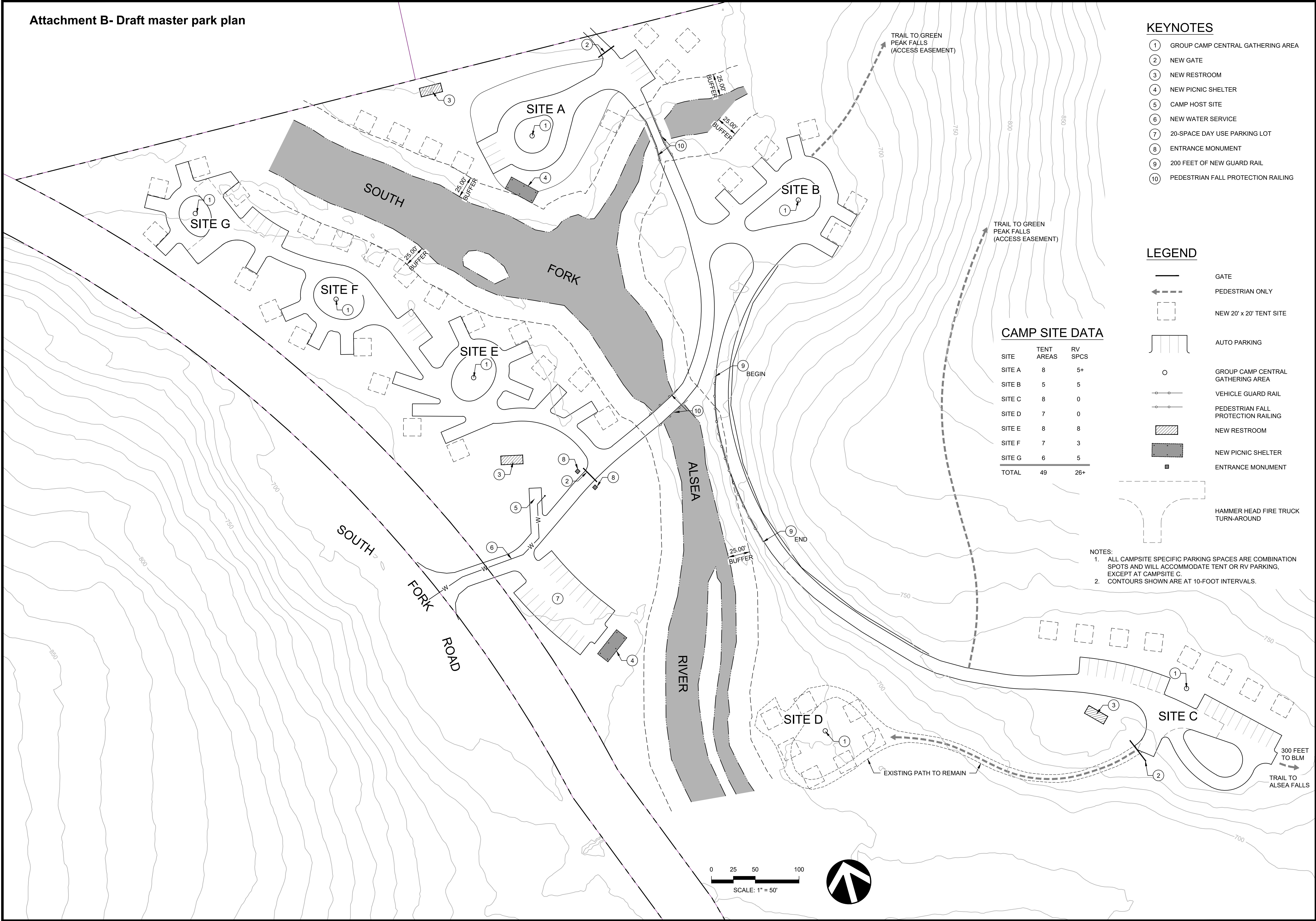


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

The North half of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 26 in Township 14 South, Range 7 West of the Willamette Meridian in Benton County, Oregon.



KEYNOTES

- 1 GROUP CAMP CENTRAL GATHERING AREA
- 2 NEW GATE
- 3 NEW RESTROOM
- 4 NEW PICNIC SHELTER
- 5 CAMP HOST SITE
- 6 NEW WATER SERVICE
- 7 20-SPACE DAY USE PARKING LOT
- 8 ENTRANCE MONUMENT
- 9 200 FEET OF NEW GUARD RAIL
- 10 PEDESTRIAN FALL PROTECTION RAILING

LEGEND

- GATE
- PEDESTRIAN ONLY
- NEW 20' x 20' TENT SITE
- AUTO PARKING
- GROUP CAMP CENTRAL GATHERING AREA
- VEHICLE GUARD RAIL
- PEDESTRIAN FALL PROTECTION RAILING
- NEW RESTROOM
- NEW PICNIC SHELTER
- ENTRANCE MONUMENT
- HAMMER HEAD FIRE TRUCK TURN-AROUND

CAMP SITE DATA

SITE	TENT AREAS	RV SPCS
SITE A	8	5+
SITE B	5	5
SITE C	8	0
SITE D	7	0
SITE E	8	8
SITE F	7	3
SITE G	6	5
TOTAL	49	26+

- NOTES:
- ALL CAMPSITE SPECIFIC PARKING SPACES ARE COMBINATION SPOTS AND WILL ACCOMMODATE TENT OR RV PARKING, EXCEPT AT CAMPSITE C.
 - CONTOURS SHOWN ARE AT 10-FOOT INTERVALS.

PROJECT
**MCBEE CAMPGROUND
BENTON COUNTY NATURAL AREAS
PARKS AND EVENTS**
SHEET TITLE
CONCEPT PLAN

BY
NO. DATE REVISION

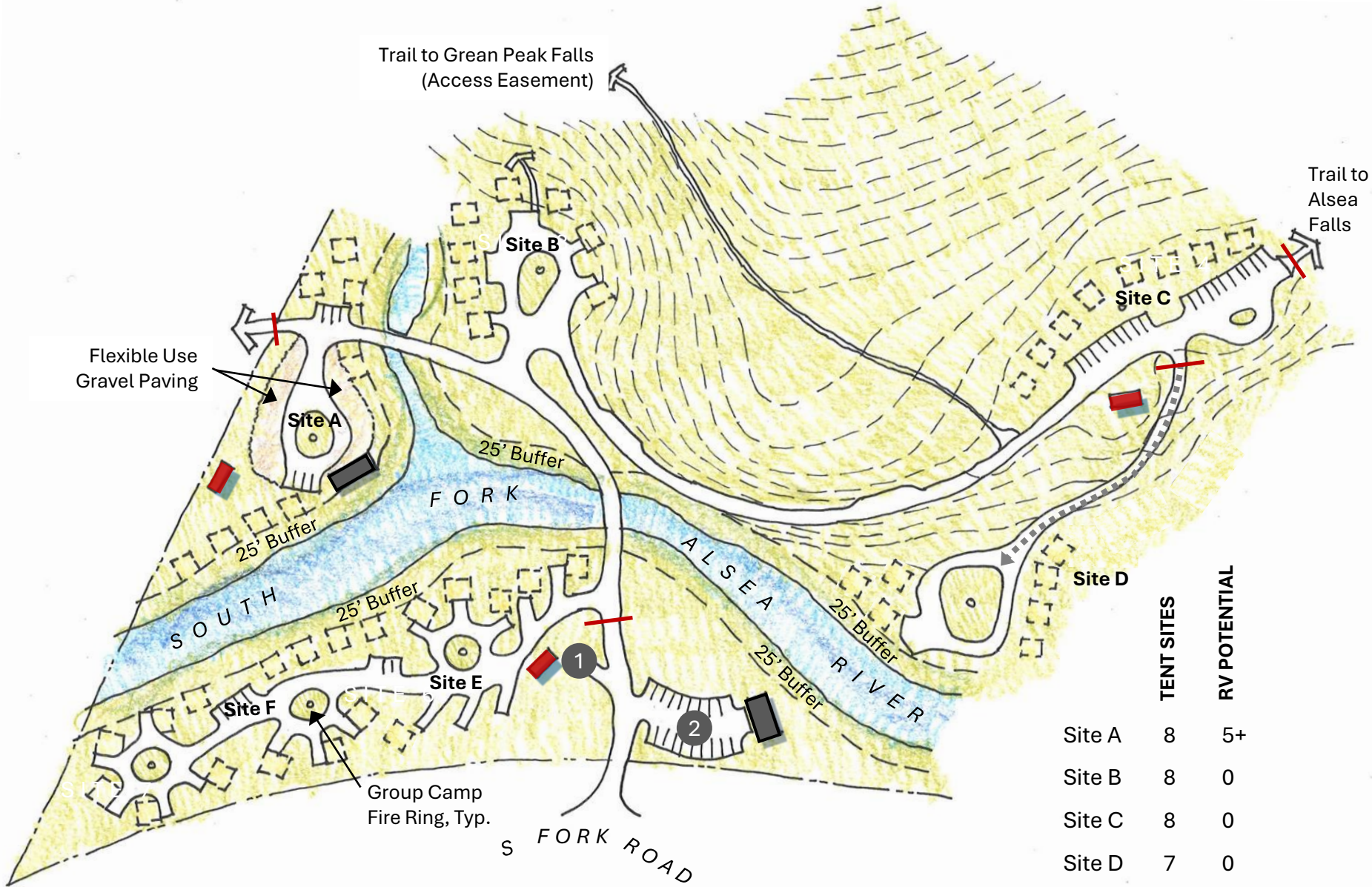
**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE: 05/13/2025
DESIGN: TAM/JAHE
DRAWN: SDH

SHEET NO.

C101

PROJECT NO. BCOX0000-0023



LEGEND

CIRCULATION

- ■ ■ Pedestrian Only
- Gate

RECREATIONAL USES

- ① Camp Host
- ② Parking + Day Use
- RV Site
- Tent Site
- Auto Parking
- New Restroom
- New Picnic Shelter

	TENT SITES	RV POTENTIAL
Site A	8	5+
Site B	8	0
Site C	8	0
Site D	7	0
Site E	8	8
Site F	13	8
TOTAL	52	21+

Preferred Schematic Plan MCBEE CAMPGROUND

April 15, 2025

