

NOTICE OF DECISION

FILE NO.: LU-26-030 – Snack Time Trail
APPLICANT / OWNER: Oregon State University, College of Forestry
NATURE OF REQUEST: Conditional Use Permit modification to add approximately 0.94-mile Snack Time Trail to LU-16-077
PROPERTY LOCATION: McDonald-Dunn Research Forest; portions of Tax Lot 115050000300, Township 11 South, Range 5 West, W.M.
ZONING: Forest Conservation (FC); Comprehensive Plan designation: Forestry
DECISION DATE: September 18, 2026
DECISION MAKER: Petra Schuetz, Benton County Planning Official
DECISION: **APPROVED WITH CONDITIONS**

I. INTRODUCTION

This Notice of Decision states the Benton County Planning Official's final determination on LU-26-030. Oregon State University requests modification of LU-16-077, the approved Recreation Development Plan for the McDonald-Dunn Research Forest, to add the mapped Snack Time Trail.

II. BACKGROUND

Snack Time is an approximately 4,950-foot (0.94-mile) internal connector between Lower Play Time and Uproute. The request includes no new trailhead, vehicular access, parking area, road connection, building, utility, campsite, or ignition-producing facility. The County reviewed the application, LU-16-077, the compliance history, notice materials, and written comments received during the comment period.

III. PLANNING OFFICIAL DECISION

LU-26-030 IS APPROVED, SUBJECT TO THE CONDITIONS BELOW. Approval is limited to the mapped Snack Time Trail. Based on the record and the findings in the administrative decision, the Planning Official finds that the limited proposal satisfies BCC 53.215 and BCC 60.220 as conditioned. This approval does not authorize any other trail or broader recreational development.

IV. CONDITIONS OF APPROVAL

1. Scope and conformance. Approval is limited to the Snack Time Trail alignment shown in the April 27, 2026 application, approximately 4,950 feet in length. Development and use shall conform to the application except as modified by these conditions.
2. Continuing LU-16-077 obligations. Conditions 1, 3, 4, 5, 6, and 7 of LU-16-077 remain in effect to the extent applicable to Snack Time and circumstances unchanged by this modification, including requirements addressing conformance, parking and transportation management, Oak Creek safety measures, the FC Zone declaration, protection of Fender's blue butterfly, and evaluation of emergency-only evacuation access. Nothing in this decision excuses or resolves a separate violation of LU-16-077. If an express conflict exists, the more specific requirement of this decision governs only for Snack Time.
3. No authorization of other development. This decision does not authorize any other trail, trail reroute, trailhead, parking area, road access, building, utility, or recreational facility. Other development is subject to the land-use review, if any, required by the Code when proposed.
4. Replaced alignment. Within 30 days after this decision becomes effective, OSU shall close and decommission the older Innuendo alignment depicted in the application. Decommissioning shall discourage continued use and stabilize disturbed soil. Within 30 additional days, OSU shall provide dated photographs or equivalent documentation to the Planning Division.
5. Fire and operational management. OSU shall apply its adopted Research Forest fire restrictions, seasonal or emergency closures, visitor notices, and emergency procedures to Snack Time. OSU may and shall close the trail when required by applicable fire restrictions, forest operations, research activities, or hazardous conditions. Nothing in this approval limits OSU's authority or responsibility to restrict public access during those periods.
6. FC Zone declaration. Before this approval becomes effective, OSU shall provide the Planning Division with the recording reference demonstrating that the declaration required by BCC 60.220(2) covers all property containing the approved alignment. If it does not, OSU shall execute and record the required declaration and provide the recording reference.
7. Compliance verification. Upon reasonable request, OSU shall provide information necessary for the County to verify compliance with these conditions. Compliance matters outside the scope of this decision remain subject to separate enforcement under applicable law.

V. FINDINGS AND RECORD

The Planning Official's Administrative Decision and Findings for LU-26-030 are incorporated into this notice by reference. The decision, findings, conditions, and record are available for inspection at no cost at Benton County Community Development, 4500 SW Research Way, Corvallis, Oregon 97333. Copies may be obtained at a cost reasonably calculated to cover copying expenses.

VI. APPEAL RIGHTS AND EFFECTIVE DATE

Any person with standing under BCC 51.825 may appeal this final Planning Official decision to the Benton County Planning Commission. Under BCC 51.805 and 51.815, the appeal must be filed with the Planning Official within 14 calendar days from the date of final decision and no later than 5:00 p.m. on the final day. The appeal must be submitted on the County appeal form, state the reasons for appeal

with reference to applicable Code criteria, identify the appellant's standing, and include the fee and information required by BCC 51.830.

Appeal authority: Benton County Planning Commission. File with Benton County Community Development, 4500 SW Research Way, Corvallis, Oregon 97333; telephone 541-766-6819. Contact the Department for the current appeal form, fee, and filing instructions.

Appeal deadline: October 4, 5:00 p.m.

Under BCC 51.820, this decision becomes effective when the appeal period expires unless a timely appeal is filed. A timely appeal stays the decision pending the appeal. Condition 6 must also be satisfied before the approval becomes effective.

VII. NOTICE AND MAILING

In accordance with BCC 51.625, this notice is mailed within two days after the decision date to the applicant, owners of the subject property, affected property owners entitled to notice, and persons who submitted written or oral testimony in the proceeding.

VIII. STAFF CONTACT

Petra Schuetz, Planning Official | 541-766-6819 | petra.schuetz@bentoncountyor.gov



Petra Schuetz, Planning Official

Date: __09.18.27__

