

**DEVELOPMENT WITHIN THE WESTERN POND TURTLE  
SENSITIVE OVERLAY APPLICATION**

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**DETAILED SPECIFIC WRITTEN REQUEST**

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**DETAILED DEVELOPMENT INFORMATION**

Proposed Improvements				
	Length	Width	Height	Square Footage/Cubic Yards
Dwelling				
Garage				
Accessory Bldg.				
Decks				
Driveway				
Agricultural Bldg				
Bridge				
Fill				
Other				
Existing Improvements				
Dwelling				
Garage				
Fence				
Other				

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**REQUIREMENTS FOR ALL DEVELOPMENT IN THE POND TURTLE SENSITIVE AREA OVERLAY**

The purpose of the Pond Turtle Sensitive Area Overlay District is to conserve important wildlife areas by providing supplementary development standards; to protect the core water areas, nesting sites, connecting corridors, and hibernation sites of the Western Pond Turtle; and to permit development compatible with the protection of the wildlife resource.

Development shall include any ground disturbance, excavation, grading, landscaping, structural development, fence construction, driveways, septic systems, wells, and other man-made change.

All development shall meet the following standards

1. Sensitive Resource Plan: A Sensitive Resource Plan describing the proposed development shall be submitted with the application. The Sensitive Resource Plan shall include the following:
  - Plot plan drawn to scale showing the location of all development; and
  - Description of the general slope and aspect of the ground within the upland management area; and
  - Description of the operating characteristics of the proposed use including times when activity would disturb surface soil, generate vibration, or create a need for traffic in core habitat or potential nesting areas (exposed south facing slopes within the upland management area); and
  - Description of steps taken to avoid impacts to sensitive areas where impacts cannot be avoided; and
  - Timing of construction activities including grading or filling land, hauling materials, and building; and
  - Description of existing vegetation and vegetation to be removed for the proposed development; and
  - Description and location of proposed grazing activities.

A written Sensitive Resource Plan meeting these requirements has been submitted?

No  Yes

NOTE: An application for development within the Pond Turtle Sensitive Area Overlay District can not be accepted by County Planning Staff without a complete Sensitive Resource Plan included.

NOTE: Upon submittal of a Sensitive Resource Plan, the County shall forward a copy to the Oregon Department of Fish and Wildlife (ODFW) for review and comment. ODFW shall have 20 days from the date the plan is mailed to submit written comments to the County.

2. Criteria applicable within Core Habitat: Is the proposed development within an area designated as Core Habitat?  No  Yes  
 If yes, continue to section **2.A** below.  
 If no, continue to section **3** below.

**A.** The Core Habitat area is determined to be a “no disturbance area”. Certain new uses including, but not limited to new building construction, new cultivation on land not zoned EFU, expansion of existing buildings into core habitat areas, new ground disturbance except for accepted agricultural practices on land zoned EFU, new landscaping, motor vehicle use except for those required to maintain existing utilities and roads, and livestock grazing on land not zoned EFU are prohibited.

Any uses allowed within the core habitat area shall be reviewed through the Sensitive Resource Plan review process as described in section 1 above.

Please describe the proposed development within the Core Habitat Area:

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3. Criteria applicable within the Upland Management Area: Is the proposed development within a designated Upland Management Area?  No  Yes  
 If yes, continue to section **3.A** below.  
 If no, further information is not required.

**A.** The standards below apply to any new ground disturbing activity within the Upland Management Area. Please provide a detailed response to each standard:

1. Where possible, new ground disturbances will be located to avoid impact to open south and west facing slopes. Has development been located to avoid impacts to open south and west facing slopes?  
 No  Yes
2. The timing and duration of all construction shall be regulated to minimize impacts to nesting turtles. Please provide a timeline of proposed construction and/or ground disturbance activities.

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3. Proposed livestock grazing on non EFU ground will be reviewed to ensure livestock are controlled to prevent overgrazing of vegetation. Please describe any grazing activities occurring within the Upland Management Area:

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- a. Are methods controlling overgrazing addressed in the Sensitive Resource Plan?  No  Yes
4. New access, along with the timing for increased construction traffic, will be reviewed for potential impacts to nesting turtles.
- a. Are methods to protect turtles from new access and / or increased construction traffic addressed in the Sensitive Resource Plan?  No  Yes
5. Existing vegetation that is confirmed to provide critical habitat values shall be preserved and maintained.
- a. Are areas of existing vegetation that are confirmed to provide critical habitat values delineated to be preserved and maintained in the Sensitive Resource Plan?  No  Yes
- b. Has a restrictive covenant to preserve and maintain vegetation that is confirmed to provide critical habitat been provided with the Sensitive Resource Plan?  No  Yes
6. No partitions or subdivisions shall be permitted which would force the location of a dwelling or other ground disturbing activity within the sensitive habitat area.
- a. Does the request include a partition, property line adjustment, replat, subdivision, or other land division?  No  Yes
- b. If so, will the partition, property line adjustment, replat, subdivision, or other land division force a dwelling into the sensitive habitat area?  No  Yes

**SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT**

**Legal Parcel:** Property has been determined to be a legal parcel?

**Fire Safety:** A Fire Safety Self Certification Form has been submitted?

**Site Plan:** A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?

**Elevation drawings:** An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

**Zoning Overlays** – Development Site is within the following Divisions:

- |  |                             |                              |
|--|-----------------------------|------------------------------|
| 1. Flood Hazard: Specify Zone_____           | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 2. Geological Hazards:                       | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 4. Cultural, Historic and Archeological_____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 5. Mineral & Aggregate                       | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 7. Natural Areas_____                        | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 8. Sensitive Wildlife Habitat_____           | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 12. Sensitive Bird Sites:                    | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 13. Pond Turtle Sensitive Area:              | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| Other: Specify _____                         |                             |                              |

**Easements** – Are there any easements on the property (aerial or land based)? NO YES  
If easement limits development, deed(s) shall be required which explain the easement.  
Describe:\_\_\_\_\_

**Water Resources** - Are there water sources on property or adjacent properties? NO YES  
If yes indicate resource type, location and required buffer.

Does proposed development meet required buffer? NO YES

**Setbacks** - Proposed development meets all property and agricultural setbacks? NO YES

**Previous Map and Tax Lot #'s:**\_\_\_\_\_

**Past Actions:** If yes, list review #(s)\_\_\_\_\_ NO YES  
Is property still subject to conditions from previous review? NO YES  
If yes, list review # and condition(s).\_\_\_\_\_

**Access:**  
Property has a legal access from\_\_\_\_\_ NO YES  
Waiver of Remonstrance is required? NO YES  
County or ODOT approach permit is required and has been obtained or initiated? NO YES

**Address:**  
Address exists and has been verified to be correct?\_\_\_\_\_ NO YES  
Address needs to be assigned after approval? NO YES