NATURAL RESOURCES ANALYSIS/WILDLIFE HABITAT ASSESSMENT

PROPOSED GRIMM LOT SPLIT

GRIMM PROPERTY (PARCEL RP000030000200), 1138 SKI HILL ROAD

LOT 20 OF ASPEN MEADOWS

TETON COUNTY, IDAHO

Prepared For

Jason Grimm

1138 Ski Hill Road
Driggs, ID 83422

Prepared By

PO Box 8578, 140 E. Broadway, Suite 23, Jackson, Wyoming 83002

December 16, 2024

CONTENTS

TABLES

NATURAL RESOURCES ANALYSIS/WILDLIFE HABITAT ASSESSMENT

PROPOSED GRIMM LOT SPLIT

GRIMM PROPERTY, LOT 20 OF ASPEN MEADOWS, TETON COUNTY, IDAHO

INTRODUCTION AND BACKGROUND

Biota Research and Consulting, Inc. prepared this Natural Resources Analysis (NRA) for the proposed Grimm Lot Split Project in Teton County, Idaho. Information provided in the NRA is necessary to assess the possible adverse effects of proposed development on natural resources and to ensure compliance with Title 9 of the Teton County, Idaho Code. This analysis was required by Teton County and the City of Driggs because the property is located within the Wildlife Habitat (WH) Overlay for big game seasonal range and migration corridors. The property also lies within the Teton County Scenic Corridor Overlay due to its proximity to Ski Hill Road. The project area is comprised of an approximate 2.54-acre tract (RP000030000200) owned by Robert Lyle Grimm. Existing development within the project area is limited to a gravel access road. Fieldwork associated with the NRA was conducted in November 2024, with efforts focused on determining habitat types, identifying indicator habitat, and investigating wildlife use patterns.

PROJECT SUMMARY

Proposed development plans (provide by Refugio Engineering) include splitting the lot into 2 parcels, an approximate 1.8-acre parcel and a 0.8-acre parcel. Building envelopes have been established for 2 main houses and 2 barns/ADUs, but no physical development plans for these building envelopes have been developed to date. All proposed development will be entirely located in the fallow agricultural meadow/disturbed grassland portion of the project area.

LOCATION AND PHYSIOGRAPHY

The project area is located approximately 1.5 miles east of the town of Driggs in Teton County, Idaho (T5N, R45E, Section 25; Appendix 1-Exhibits 1 and 2). The project area is surrounded by privately-owned lands. Access to the property is gained by traveling east from Driggs on Ski Hill Road for 1.5 miles to reach the project area on the west side of the road. The project area is situated adjacent to Skill Hill Road. Elevations within the project area range from about 6,208 to 6,213 feet, and the drainage pattern is primarily north to south.

EXISTING CONDITIONS INVENTORY

Per Title 9 of the Teton County Code, the NRA shall include a description of existing conditions on the application parcel. Photographic documentation of existing conditions as of November 2024 is presented in Appendix 2.

WATERCOURSES, FLOODPLAINS, WETLANDS, AND RIPARIAN AREAS

No floodplains or wetlands are present within the project area.

GEOLOGIC OR SEISMIC HAZARDS

Seismic maps produced by the Idaho Geological Survey in 2011 depict National Earthquake Hazards Reduction Program (NEHRP) seismic classes for Teton County. According to this mapping, the entire

project area is classified as Class 2 (Appendix 1-Exhibit 3). This classification suggests that the project area is located in an area of relatively high shear-wave velocity, which would likely result in lower shaking intensity during a seismic event, and indicates it is a fairly low risk area.

WILDFIRE DANGER

The Title 9 Code refers to the "latest adopted plan of the Teton County Fire Protection District" for a determination of whether there are areas of the project area that are in designated "high" or "extreme" wildfire danger. The county-wide scale of the fire behavior maps included in the most recent (2016) Wildfire Protection Plan (CWPP) makes it difficult to discern individual parcels, so it is difficult to determine if the project area is in a designated "high" or "extreme" wildfire danger zone. The adjacent Teton Creek riparian corridor is in a low wildfire danger zone due to the presence of water and a mesic plant community, and the wildfire danger level increases to medium and high as you move away from the riparian corridor into the drier grasslands, shrublands, and agricultural fields on either side of the Teton Creek riparian zone. No CWPP GIS data for the county are available, nor is a higher resolution zoomed-in view of the project area in relation to the CWPP mapping. The vegetation types in the project area likely have a moderate ability to carry fire in the dry season.

In addition to the CWPP information, Wildland Urban Interface (WUI) mapping was acquired from the Teton County GIS Department. The WUI is generally defined as those areas where homes are built near or among lands prone to wildland fire. The project area does not fall within a mapped WUI zone as currently mapped by the Caribou-Targhee National Forest.

VEGETATION

The majority (81%) of the project area is comprised of fallow agricultural meadow/disturbed grassland [Appendix 1-Exhibit 4, Table 1]. Approximately 12% of the property is comprised of mountain shrublands, 4% is comprised of immature cottonwood forest; and 3% is comprised of previously disturbed ground (i.e., gravel drive and firepit). The plant community in the fallow agricultural meadow/disturbed grassland is dominated by introduced grasses such as smooth brome, crested wheatgrass, Kentucky bluegrass, several native forbs (e.g., Oregon grape, cinquefoil, and common yarrow), and weeds (e.g., spotted knapweed, musk thistle, and western salsify). The meadow appears to have been left fallow for many years and has been disturbed by previous site work (Appendix 2 – Photo 1). Weeds (e.g., musk thistle, spotted knapweed, and mullein) are also present in the meadow (Appendix 2 – Photo 2).

Table 1. Habitat types and vegetation associations, Grimm Lot Split project area, Teton County, Idaho.

Habitat Type	Association	Acres	Sq Ft	Percentage	Indicator Habitat
Fallow Agricultural Meadow/Disturbed Grassland	NA	2.06	89,520	81%	No
Mountain Shrublands - Non-Mesic Aspen/Tall Shrub	Quaking aspen/serviceberry-mountain snowberry/smooth brome	0.32	13,799	12%	Yes
Immature Cottonwood Forest	Black cottonwood/smooth brome	0.10	4533	4%	Yes
Disturbed		0.08	3335	3%	No
	Totals	**2.55**	**111,187**	**100%**	

The plant associations referenced in this report have been adapted from *A Field Manual for Classified Vegetation in the Upper Snake River Valley* (Merigliano 2009) and are described below. The mountain

shrublands habitat type within the project area is represented by the quaking aspen/serviceberry-mountain snowberry/smooth brome (*Populus tremuloides/Amelanchier alnifolia-Symphoricarpos oreophilus/Bromus inermis)* association. This association occurs in the southeastern portion of the project area and is dominated by immature quaking aspen, chokecherry, Saskatoon serviceberry, black hawthorn in the overstory and mountain snowberry, woods rose, smooth brome, slender wheatgrass, Oregon grape and other species in the understory. The immature cottonwood forest habitat type is dominated by juvenile black cottonwood trees and a few medium-age cottonwoods in the overstory with smooth brome in the understory. The immature cottonwood forest habitat occurs along the old inactive irrigation ditch in the eastern portion of the property.

RIDGES AND ROCK OUTCROPPINGS

No ridges or rock outcroppings occur in the project area.

PROXIMITY TO STATE HIGHWAYS OR SKI HILL ROAD

The project area is adjacent to Ski Hill Road and lies within the Scenic Corridor Overlay because of its proximity to Ski Hill Road. Per Title 8 regulations, the purpose of this overlay area is to provide a design review procedure to ensure that key roads in Teton County (including Ski Hill Road) are sufficiently protected from unsightly and incompatible land uses. All proposed building envelopes are located in the northwestern portion of the project area more than 200 feet from Ski Hill Road. The Ski Hill Road corridor is buffered by the mountain shrubland and cottonwood forest habitat between the road and the proposed building envelopes. Additionally, the proposed access road will utilize the existing alignment and has been designed to alleviate the need to back out onto Ski Hill Road. None of the mountain shrubland and cottonwood forest habitat in the project area will be impacted by the proposed site plan. Fairly dense development occurs proximate to the project area, especially to the northeast where the Powder Valley condo complex is. The character of the proposed building envelopes and access road is similar to that in the surrounding area and appears to be compliant with Scenic Corridor Overlay regulations. No buildings are currently proposed. Per Title 8 regulations, any structures proposed in the future will be subject to design review prior to the release of building permits to ensure they are designed to minimize impacts to the scenic corridor.

WILDLIFE HABITAT ASSESSMENT

The entire project area lies within the Teton County Wildlife Habitat Overlay for big game migration corridors and seasonal range (Appendix 1-Exhibit 5) and, therefore, the proposed lot split is subject to the Title 9 Wildlife Overlay regulations. The WH Overlay regulations require that the Natural Resources Analysis include the following documentation:

- Wildlife Habitat Assessment;
- Impact Analysis;
- Mitigation Plan; and
- Land Management Plan.

In addition, the following maps are also required:

- Big game winter range on or within 1 mile of the proposed subdivision;
- Information pertinent to the Wildlife Habitat Assessment;
- Proposed impacts to wildlife or indicator habitat; and
- Proposed mitigation treatment areas and treatment measures.

Per the Title 9 WH Overlay regulations, this wildlife habitat assessment is focused on the indicator species for habitat depicted on the WH Overlay map for the application parcel as well as indicator habitats for these species. The indicator species for mapped big game migration corridors and seasonal range are elk and mule deer. The indicator habitat for big game migration corridors and seasonal range, as defined in Title 9, is mountain shrublands.

KEY HABITAT TYPES

The majority of the project area is comprised of fallow agricultural meadow/disturbed grassland, cottonwood forest, and disturbed areas that are not indicator habitat for wildlife indicator species. Mountain shrublands comprise about 0.3 acres of the project area.

Mountain Shrublands

Mountain shrublands are defined in Title 9 as "*Shrublands dominated by serviceberry, chokecherry, sagebrush, bitterbrush, snowberry and/or other native mountain shrub species*." Approximately 12% of the project area is comprised of a non-mesic aspen/tall shrub habitat type (quaking aspen/serviceberry-mountain snowberry/smooth brome association). This association is described in the vegetation section of this report. While the aspen tall shrub covertype does not specifically meet the Title 9 definition of "mountain shrublands" it does meet the functional definition of that indicator habitat. On a relative scale, the quaking aspen/serviceberry-mountain snowberry/smooth brome association represents the highest value habitat for wildlife in general, and ungulates in particular, within the project area and therefore is considered indicator habitat.

The aspen/tall shrub habitat occurs in the southeastern portion of the project area (see Appendix 2 – Photos 3 and 4). This community has an overstory of immature aspen, chokecherry, serviceberry, black hawthorn, and other species that together provide potential thermal and hiding cover for elk and mule deer. The understory is comprised of mountain snowberry, antelope bitterbrush, woods rose, Oregon grape, smooth brome and other grasses and forbs. This habitat is limited on the west side of Ski Hill Road in the vicinity of the property and likely only serves as transient for elk and deer due to the proximity and density of existing development in the area, Ski Hill Road, and associated vehicle, human, and domestic pet presence.

WILDLIFE INVENTORY

Section 5-4-1-C of the current Teton County Land Development Code lists wildlife species that are considered indicator species and refers to them as "*species whose presence, absence, or relative well-being is a sign of the overall health of its ecosystem*." Per the Title 9 regulations, this wildlife inventory focuses on the indicator species (elk and mule deer) for Big Game Seasonal Range and Migration Corridors. Elk and mule deer, along with moose, are considered by IDFG as the primary big game species in Teton County.

Big Game

IDFG has focused considerable effort on understanding the population dynamics and habitat relationships of deer and elk across Idaho, including Teton County (IDFG 2022). For decades IDFG has collected data via aerial surveys, radio or GPS collared animals, and staff observations. IDFG has flown winter surveys for deer and elk in Teton Valley for many years, and IDFG staff have stated that winter flight data and observational evidence indicate that 1) all of the riparian corridors are vitally important in providing habitat and maintaining connections between habitat patches (facilitate movement and provide habitat) and 2) the ecotone areas within the valley where the habitat transitions from a) forested to mountain shrub and b) mountain shrub to sagebrush steppe / meadow are heavily utilized by deer and elk during fall, winter and spring as transitional habitat and winter range. A map depicting IDFG's understanding of

general movement patterns and seasonal habitat for mule deer and elk in Teton County is presented in Figure 1.

The property is located within a mapped general winter use area, adjacent to a high winter use area (Teton Creek riparian corridor) and in or near mapped elk and deer movement corridors. As with all of the major Teton River tributaries, the Teton Creek riparian corridor serves as an important movement corridor for a diversity of wildlife including big game indicator species (i.e., mule deer and elk). The project area is situated in the ecotone between the riparian corridor and residential/farmland habitat to the north. The eastern portion of the project area contained riparian vegetation but is separated from the main riparian corridor by Ski Hill Road. The small size of the project area and proximity to Ski Hill Road and other residential development limits the value of the habitat to big game, but the project area likely serves as transient habitat for deer and elk due to its proximity to the riparian corridor and current undeveloped status.

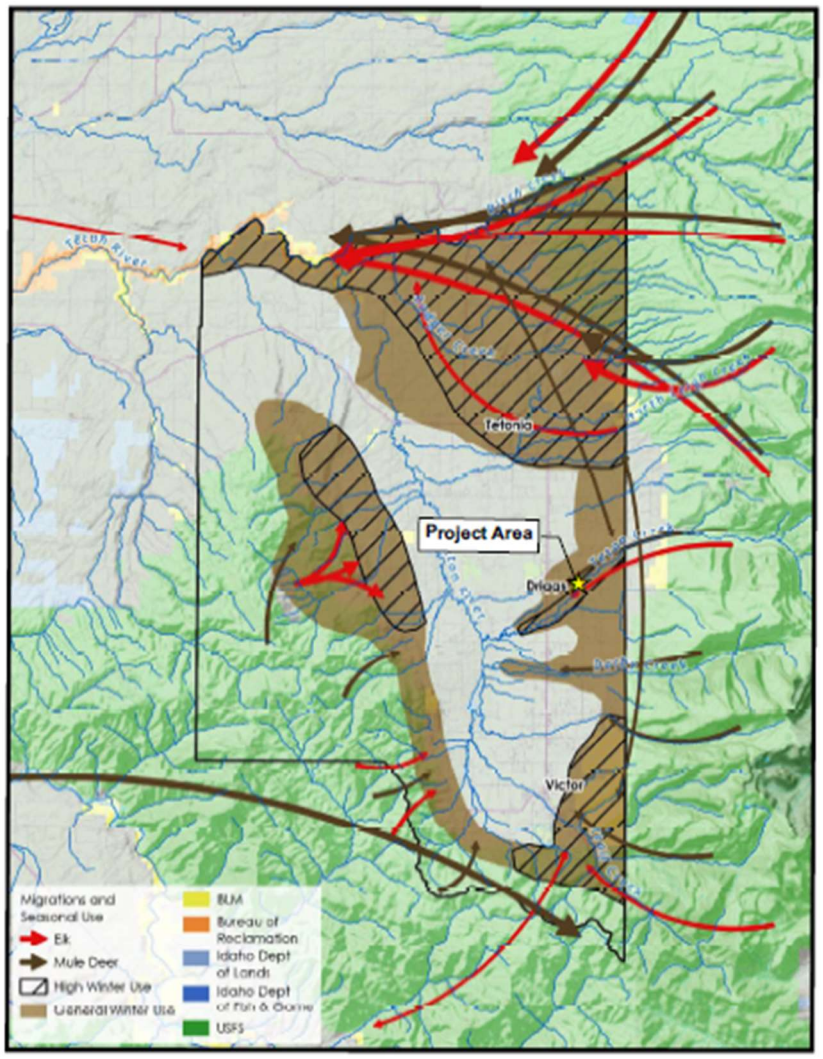


Figure 1. Map depicting the project area location and general mule deer and elk movement patterns and seasonal habitat in Teton County as mapped by Idaho Department of Fish and Game (IDFG 2022)

To investigate site-specific elk and mule deer use of habitat in the project area, Biota performed a field investigation in November 2024 and reviewed aerial imagery and IDFG spatial data and *A Summary of Fish and Wildlife Resources in Teton County, Idaho* (IDFG 2022). Evidence of deer (likely mule deer) use (i.e., pellet groups and tracks) was observed along the perimeter of the project area during site

investigations for this report (see Appendix 2 – Photo 5), confirming that the project area provides habitat for deer. No elk sign was observed during the site investigation; however, the project area was blanketed with a layer of fresh snow which limited observation of the ground surface. Because deer and elk are primarily crepuscular species and there is substantial human use in the surrounding area, use of habitat in the project area by these species is expected to be concentrated in the dusk-to-dawn hours.

Mule deer are known to heavily utilize Teton Creek and the other Teton River tributary drainages as movement corridors, and mule deer utilize the limited habitat in the project area on an occasional basis as they move between areas of higher quality habitat and/or during seasonal migrations. In addition to mule deer, white-tailed deer also utilize habitat in and around the project area. White-tailed deer are generally concentrated in riparian, agricultural, and residential areas and they are very adaptable to human activities. As such, white-tailed deer have replaced mule deer in some portions of Teton Valley, especially in agricultural fields and along riparian corridors.

The elk that use habitat in the vicinity of the project area are part of the Targhee Elk Herd. Elk are considered "habitat generalists" because they live in vegetation communities ranging from mixed-conifer forests to quaking aspen forests to grasslands to alpine meadows to stream valley shrublands and riparian hardwood forests. The Targhee Elk Herd occupies many of these habitat types in Teton Valley and the surrounding mountains. Elk typically utilize high elevation habitat in the summer months and migrate down to lower elevation southern aspects with less snow cover during the winter. Elk diets vary seasonally depending on availability of forage. Deciduous shrubs are utilized on a year-round basis. During the spring, elk focus primarily on grasses and then include forbs as they become available in the summer. Elk have extensive summer ranges, but late-fall through early-spring elk habitat is drastically reduced in areas with significant snowfall. Winter habitat in Teton Valley and the surrounding area is typically comprised of low-elevation south and east facing slopes. The project area provides poor quality elk habitat due to the proximity to dense residential development and associated human and pet presence, and no elk sign was observed in the project area during the field investigation for this report. Given the proximity of the project area to the Teton Creek corridor, elk may occasionally move through the property as they move between areas of higher quality habitat and/or during seasonal migrations, but the project area provides minimal elk habitat.

Other Species of Note

Although not required for the habitat assessment, it is worth mentioning moose and black bear due to their use of habitat in the vicinity of the project area. Moose utilize habitat in and around the project area on a year-round basis. The mountain shrubland habitat provides foraging opportunities for moose, and evidence of browse on a number of shrubs was observed during the November site investigation. Black bears are abundant in and around the Teton Creek corridor in the spring and fall. Measures should be taken to reduce the risk of bear problems associated with future development on the proposed parcels. A suite of precautionary measures to minimize human-bear conflicts are outlined in the General Land Use Recommendations presented in Appendix 3.

THREATENED AND ENDANGERED SPECIES

A report generated by the U.S. Fish and Wildlife Service's (USFWS) Information, Planning, and Conservation (IPaC) System for the property identified two species listed as threatened (grizzly bear and North American Wolverine) and one proposed threatened species (monarch butterfly) under the ESA that may occur in the vicinity of the subject project area. Background research on the current status of these species in the region was performed, and a site investigation was conducted in November 2024 to investigate habitat potential.

Grizzly Bear

Grizzly bears currently inhabit much of the Greater Yellowstone Ecosystem (GYE), including portions of Yellowstone National Park, Grand Teton National Park, and Bridger-Teton, Shoshone, Caribou-Targhee, Gallatin, and Custer National Forests, but at a relatively low density. Grizzly bears were originally listed as threatened under the ESA in the lower 48 states in 1975. The GYE Distinct Population Segment (DPS) of grizzly bears was briefly delisted by the USFWS in 2017 and then relisted in September 2018 due to a federal court decision. The most suitable habitat for grizzly bears in the GYE occurs in areas with large tracts of undisturbed habitat and minimal human presence. The core population of grizzly bears in the region is centered in Yellowstone National Park, but they have expanded their range in recent years and are known to travel from Yellowstone and Grand Teton National Park to areas south. Preferred grizzly bear foods (e.g., wild berries, roadkill/carrion, ungulates, etc.) are present in the vicinity of the project area. However, the project area is in an area with frequent human, pet, and vehicle presence, which reduces habitat suitability for grizzly bears. Due to the extensive home ranges of GYE grizzly bears, bears likely utilize habitat in the vicinity of the project area on an occasional basis; however, consistent use of the project area is not expected. Grizzly bear use of the project area would principally occur during dispersal or travel between areas of higher quality habitat.

North American Wolverine

Wolverines are rare and wide-ranging predators, occurring mainly in the high elevation, alpine portions of western Wyoming. In February 2013, the distinct population segment of the North American wolverine occurring in the contiguous United States was proposed for listing as a threatened species under the ESA. Given their large ranges, wolverines can be found in a wide variety of habitats in these areas, particularly boreal conifer forests. Suitable habitat is defined by a combination of cold temperatures and reliable winter precipitation, where deep persistent snow at high elevations is available late into the spring and early summer. Home ranges of this species are notoriously large, and adult males generally cover the greatest distances. Adult male wolverines in the GYE generally have average home ranges in excess of 300 square miles. It is reasonable to assume that the project area lies within one or more home ranges of wolverines, but due to lack of habitat and human presence in the vicinity of the project area, wolverines are not likely to be present in the project area.

Monarch Butterfly

The monarch butterfly is a candidate for listing under the ESA. The monarch butterfly requires milkweed to complete its life cycle. Monarchs lay eggs on the underside of milkweed leaves, and the resulting caterpillars subsequently eat the leaves. No milkweed was observed in the project area; however, monarchs are known to fly through the area during their annual migrations. Monarchs may be present in the project area for brief periods during their migrations in the summer and fall, but the project area does not provide long-term habitat for monarchs.

PROPOSED DEVELOPMENT

Proposed development plans include splitting the project area into 2 parcels, a 1.4-acre parcel and a 1-acre parcel. Building envelopes have been established for a main house and a barn/ADU on each parcel, but no physical development plans for these building envelopes have been developed to date. All proposed development will be entirely located in the fallow agricultural meadow/disturbed grassland portion of the project area.

IMPACT ANALYSIS

Development of the parcels will have both direct impacts via habitat loss and indirect impacts via increased human and domestic pet presence. The extent of existing development surrounding the project area and associated human and pet presence along with past land/vegetation modifications have diminished the

habitat quality in the project area. The small size of the project area also limits the amount of available habitat for big game. Because of this and the fact that a concerted effort has been made to avoid project-related impacts to indicator habitat, the proposed development is likely to have minimal adverse impacts on indicator species. The only portion of the project area that provides quality habitat to ungulates is the small area of mountain shrublands (aspen/tall shrub community) habitat in the eastern portion of the project area.

Future development within the proposed building envelopes will result in a direct loss of relatively low quality big game transitional habitat as well as indirect impacts to these species via increased human and domestic pet presence. An assessment of consequences of the proposed development on big game indicator species is provided below. The assessment uses the following impact measure, duration, and intensity definitions.

Impact Measures - Four impact measures are examined including habitat loss, mortality, habitat fragmentation, and human-caused disturbance.

- Habitat Loss - Implementation and perpetuation of all or part of the project would result in a direct loss of habitat.
- Mortality - Implementation and perpetuation of all or part of the project would result in the death(s) of individuals.
- Habitat Fragmentation - Implementation and perpetuation of all or part of the project would result in the fragmentation of habitat.
- Human-caused Disturbance - Implementation and perpetuation of all or part of the project would result in the displacement of individual animals.

Duration of Impact - A short-term impact would have a duration less than or equal to 3 years and a long-term impact would have a duration greater than 3 years following implementation.

Intensity of Impact - Impact thresholds are defined in Table 2.

Table 2. Impact threshold definitions for the development impact analysis, Grimm Lot Split project area, Teton County, Idaho.

Impact Threshold Definitions				
Measures	**Negligible**	**Minor**	**Moderate**	**Major**
Habitat Loss **Mortality** **Habitat Fragmentation** **Human-caused Disturbance**	A small number of individual animals and/or a small amount of their respective habitat may be adversely affected via direct or indirect impacts associated with a given alternative. Populations would not be affected, or the effects would be below a measurable level of detection. Mitigation measures are typically not warranted.	Adverse impacts to individual animals and/or their respective habitats would be more numerous and detectable. Populations would not be affected, or the effects would be below a measurable level of detection. Mitigation measures may be needed and would be successful in reducing adverse effects.	Effects to individual animals and their habitat would be readily detectable, with consequences occurring at a local population level. Mitigation measures would likely be needed to reduce adverse effects and would likely be successful.	Effects to individual animals and their habitat would be obvious and would have substantive consequences on a regional population level. Extensive mitigation measures would be needed to reduce any adverse effects and their success would not be guaranteed.

Impacts to Mule Deer

The proposed site design avoids impacts to indicator habitat; however, proposed development is expected to reduce the availability of a small amount of relatively low-quality mule deer spring-summer-fall foraging and transitional habitat (fallow agricultural meadow). Increased site development and human and domestic pet activity associated with the buildout of the parcels is also likely to alter mule deer use of the project area. Mule deer are expected to adapt to the new development and associated use patterns, and the owner has committed to prohibiting perimeter fencing around the parcels to maintain habitat connectivity. The proposed development is expected to have negligible adverse and long-term impact on mule deer. Project impacts are not expected to have a measurable effect on the Teton Valley mule deer population.

Impacts to Elk

Elk may occasionally use the project area as transitional habitat. Development of the project area and the associated increased human and pet activity within the project area will likely alter elk use patterns and may cause elk to avoid the project area entirely. The proposed development is expected to have negligible adverse, long-term impacts on elk but is not expected to have a measurable effect on the Teton Valley elk population.

MITIGATION AND LAND MANAGEMENT PLAN

Per guidance provided in Title 9, avoidance and minimization of impacts to indicator species and indicator habitat is the preferred approach to mitigate adverse impacts to these species. Efforts were made by the applicant to avoid impacts to indicator species and indicator habitat. Based on the current site plan, impacts to indicator habitat have successfully been avoided. Impacts to mule deer and to a lesser extent elk are, however, unavoidable. The applicant has proposed noxious weed management and a prohibition of perimeter fencing around the proposed parcels to assist in mitigating project-related impacts to indicator species. Although the parcels will be developed, the prohibition of perimeter fencing will allow for continued big game (likely limited to deer) movement through the property. Future land management activities will be carried out on an as-needed basis and will be performed in a manner that minimizes negative impacts to indicator species and habitat and avoids harm to natural resources.

SUMMARY AND CONCLUSION

The proposed Grimm Lot Split will result in the creation of two lots within the 2.54-acre project area. In addition to the two parcels, development plans provided by Refugio Engineering include construction of an access road and establishment of building envelopes for a main residence and a barn/ADU on each parcel. Other than the access road, no physical development is currently proposed. This NRA report, including the Wildlife Habitat Assessment, has been prepared because the project area falls within the mapped WH Overlay for big game seasonal range and migration corridors. All proposed development will occur in the fallow agricultural meadow/disturbed grassland habitat, which along with the disturbed area is the least valuable habitat in the project area. Future development in the proposed building envelopes is expected to have negligible adverse long-term impacts on big game indicator species (i.e., mule deer and elk). The site plan pushes all development to the northwestern portion of the project area, which also maximizes the scenic corridor buffer between proposed development and Ski Hill Road.

The proposed lot split site plan has been designed to minimize direct impacts to big game and big game habitat. The applicant has also proposed several measures to assist in mitigating project-related impacts to indicator species and habitat such as prohibiting perimeter fencing around the parcels and noxious weed

management throughout the project area. It is concluded that the proposed development is compliant with Title 9 of the Teton County Code as it pertains to development occurring within the WH Overlay.

In regard to the Scenic Corridor Overlay, all proposed building envelopes are located more than 200 feet from Ski Hill Road in the northwestern portion of the project area, and the Ski Hill Road corridor is buffered by the mountain shrubland and cottonwood forest habitat between the road and the proposed building envelopes. The proposed access road will utilize the existing alignment and has been designed to alleviate the need to back out onto Ski Hill Road. The character of the proposed building envelopes and access road is similar to that in the surrounding area and appears to be compliant with Scenic Corridor Overlay regulations as defined in Title 8.

REFERENCES

Idaho Department of Fish and Game. 2022. *A Summary of Fish and Wildlife Resources in Teton County, Idaho.* 55pp.

APPENDIX 1 – EXHIBITS

1) Location and Topography, Grimm Lot Split Project Area, Lot 20 of Aspen Meadows, Teton County, Idaho.

2) Site Characteristics, Grimm Lot Split Project Area, Lot 20 of Aspen Meadows, Teton County, Idaho.

3) National Earthquake Hazards Reduction Program Seismic Hazard Classes, Grimm Lot Split Project Area, Lot 20 of Aspen Meadows, Teton County, Idaho.

4) Habitat Types and Plant Associations, Grimm Lot Split Project Area, Lot 20 of Aspen Meadows, Teton County, Idaho.

5) Teton County Wildlife Habitat Overlay, Grimm Lot Split Project Area, Lot 20 of Aspen Meadows, Teton County, Idaho.

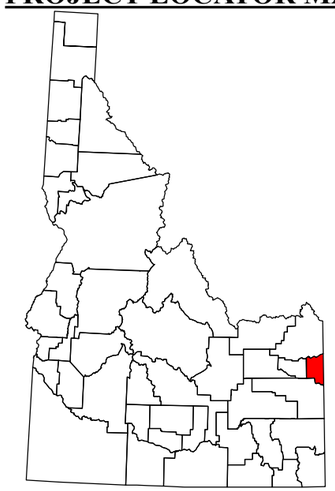
6) Proposed Site Plan, Grimm Lot Split Project Area, Lot 20 of Aspen Meadows, Teton County, Idaho. (Exhibit provided by Refugio Engineering)

NATURAL RESOURCES ANALYSIS/WILDLIFE HABITAT ASSESSMENT
Grimm Lot Split Project Area
Teton County, Idaho

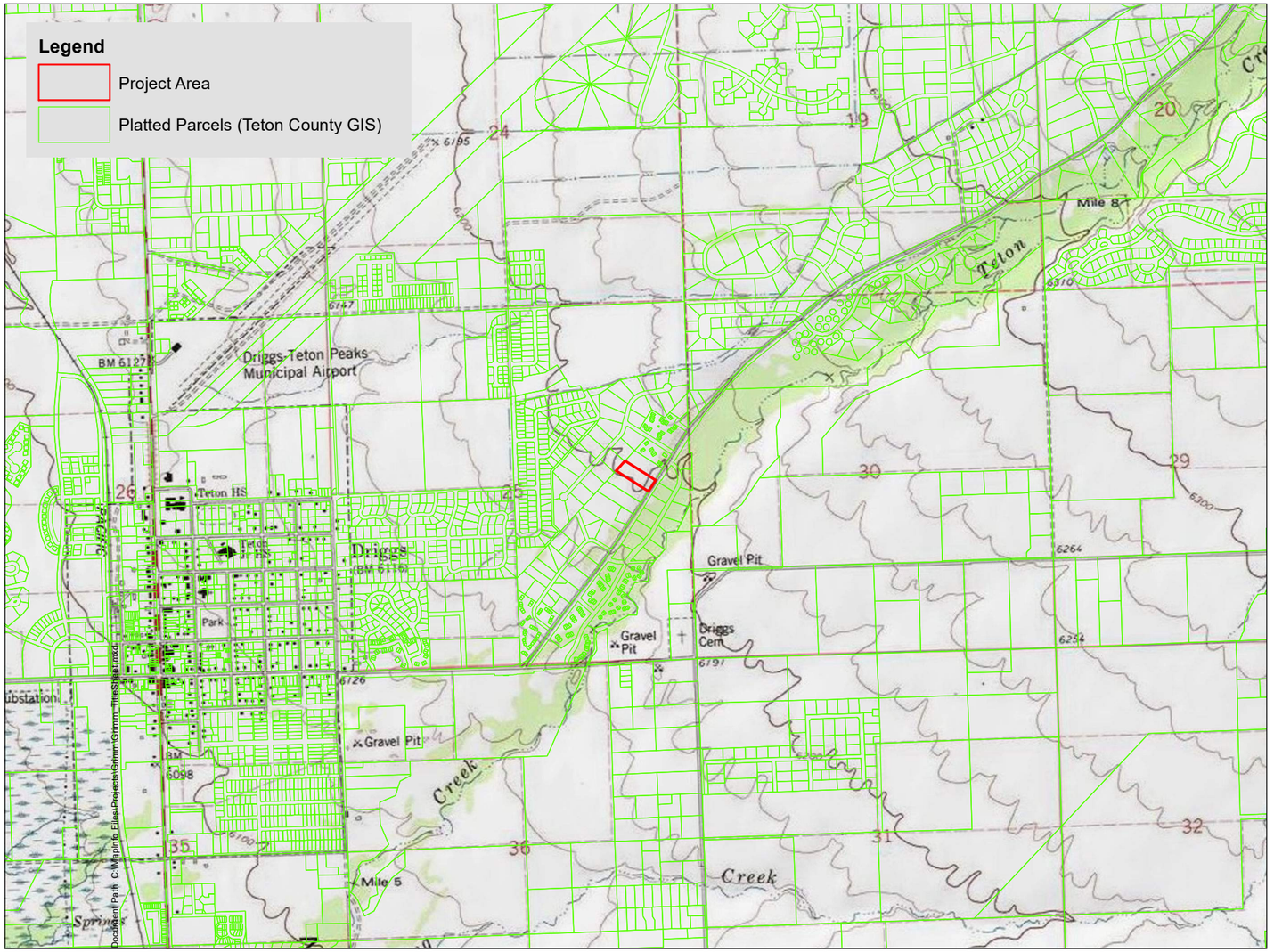
PREPARED FOR:
Grimm, Robert Lyle
969 Island Club Square, Vero Beach, FL 32963

EXHIBIT INDEX

PROJECT LOCATOR MAP



Teton County, Idaho



research & consulting inc.
Biota
PO Box 8578. 140 E. Broadway, Suite 23 Jackson, WY 83002

Location and Topography
Grimm Lot Split Project Area
Lot 20 Aspen Meadows
Teton County, Idaho

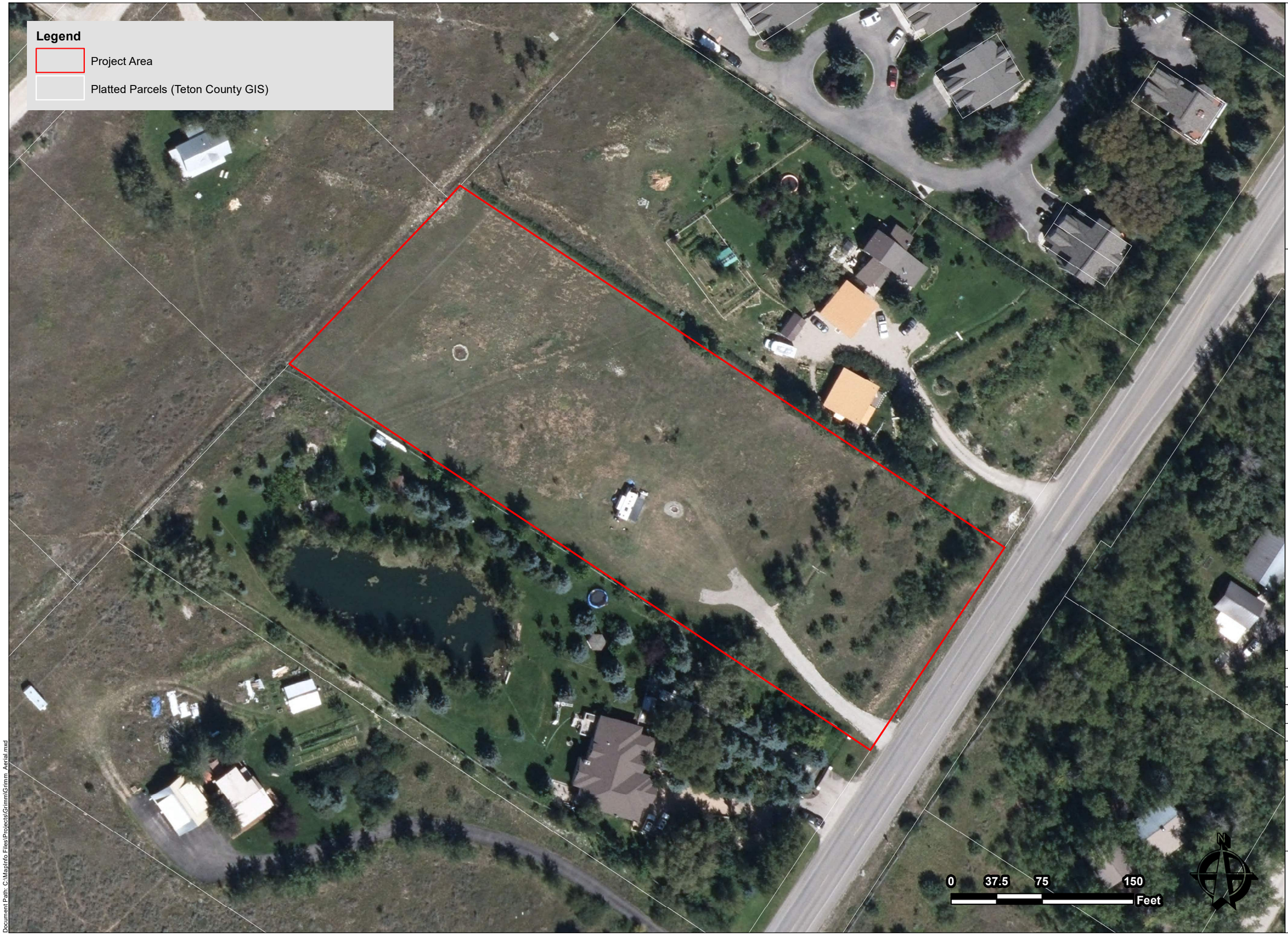
REV.	DATE	BY	DESC
A	12-12-2024	CK	NRO/WHA

SCALE: 1" = 2,000'

UNITS: US FOOT

BASEMAP SOURCE: ESRI USA TOPO MAPS

EXHIBIT 1



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Biota
PO Box 8578. 140 E. Broadway, Suite 23 Jackson, WY 83002

Site Characteristics

Grimm Lot Split Project Area
Lot 20 Aspen Meadows
Teton County, Idaho

REV.	DATE	BY	DESC
A	12-12-2024	CK	NRO/WHA

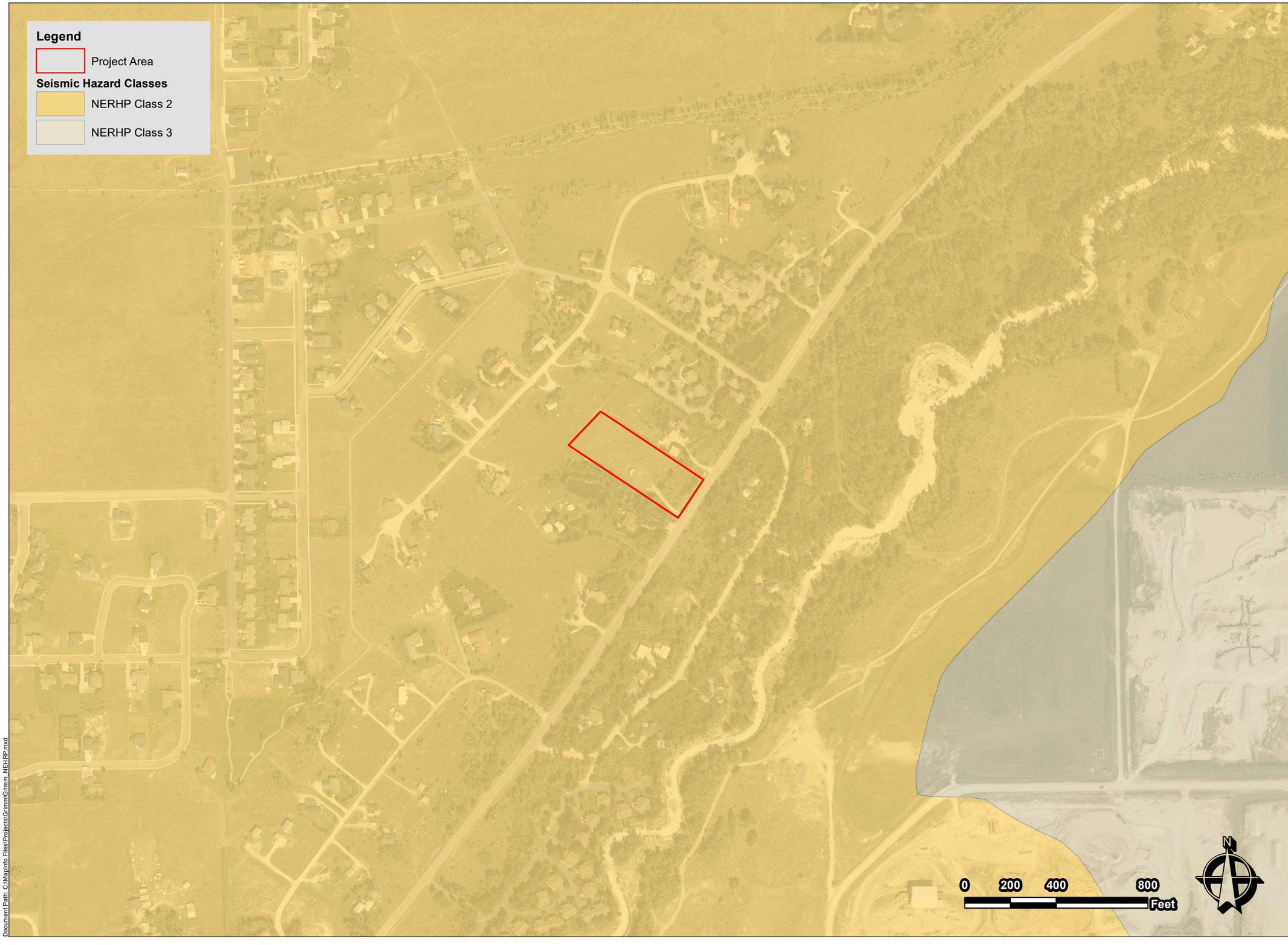
SCALE: 1" = 75'

UNITS: US FOOT

BASEMAP SOURCE:
2023 Aerial Photography

EXHIBIT 2

Document Path: C:\MapInfo Files\Projects\Grimm\Grimm_Aerial.mxd



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National Earthquake Hazards Reduction Program Seismic Hazard Classes

Grimm Lot Split Project Area
Lot 20 Aspen Meadows
Teton County, Idaho

REV.	DATE	BY	DESC
A	12-12-2024	CK	NRO/WHA

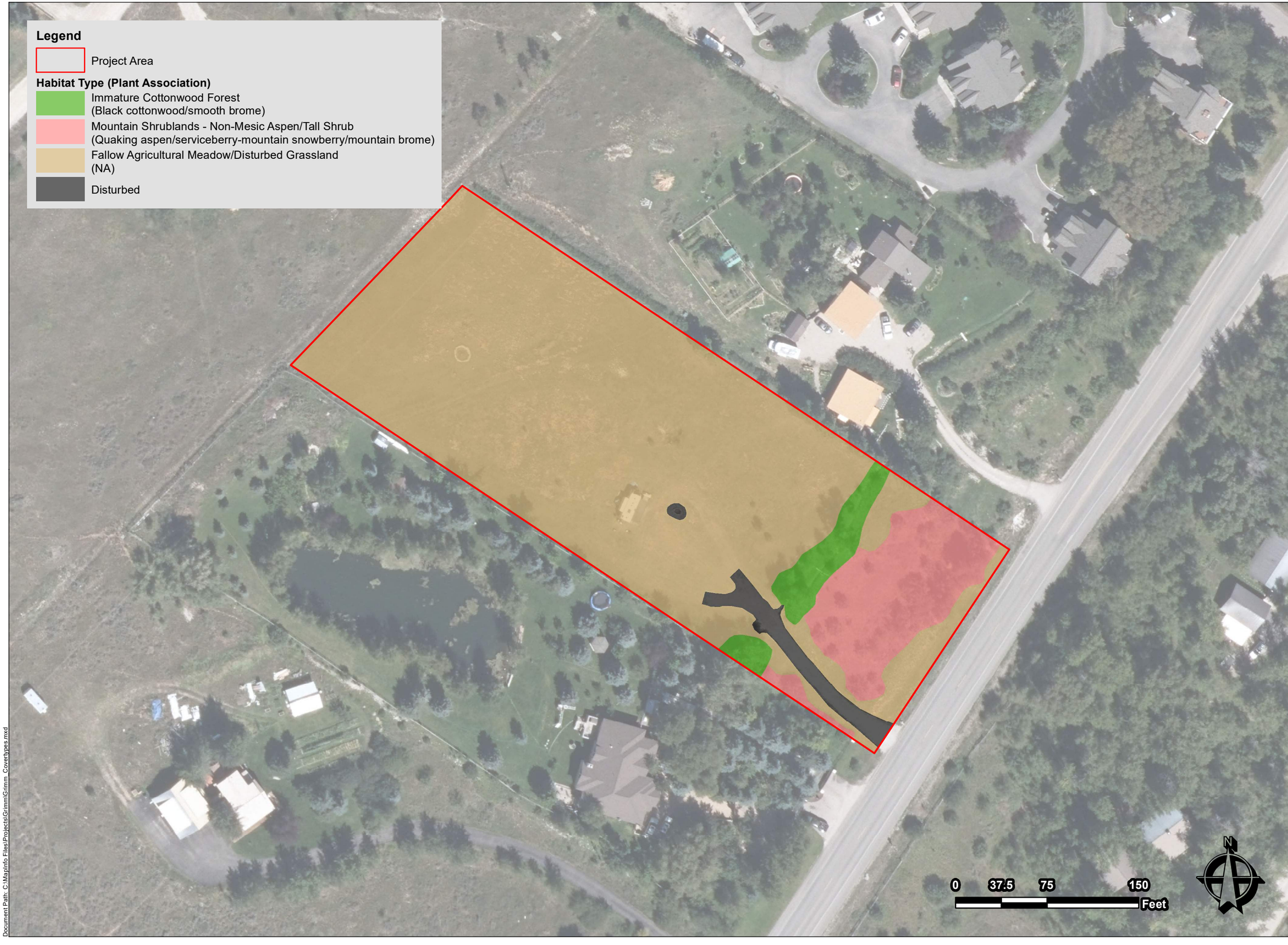
SCALE: 1" = 400'

UNITS: US FOOT

BASEMAP SOURCE:
2023 Aerial Photography

EXHIBIT 3

Document Path: C:\MapInfo Files\Projects\Grimm\Grimm_NEHRP.mxd



research & consulting inc.
Biota
PO Box 8578. 140 E. Broadway, Suite 23 Jackson, WY 83002

Habitat Types and Plant Associations

Grimm Lot Split Project Area
Lot 20 Aspen Meadows
Teton County, Idaho

REV.	DATE	BY	DESC
A	12-12-2024	CK	NRO/WHA

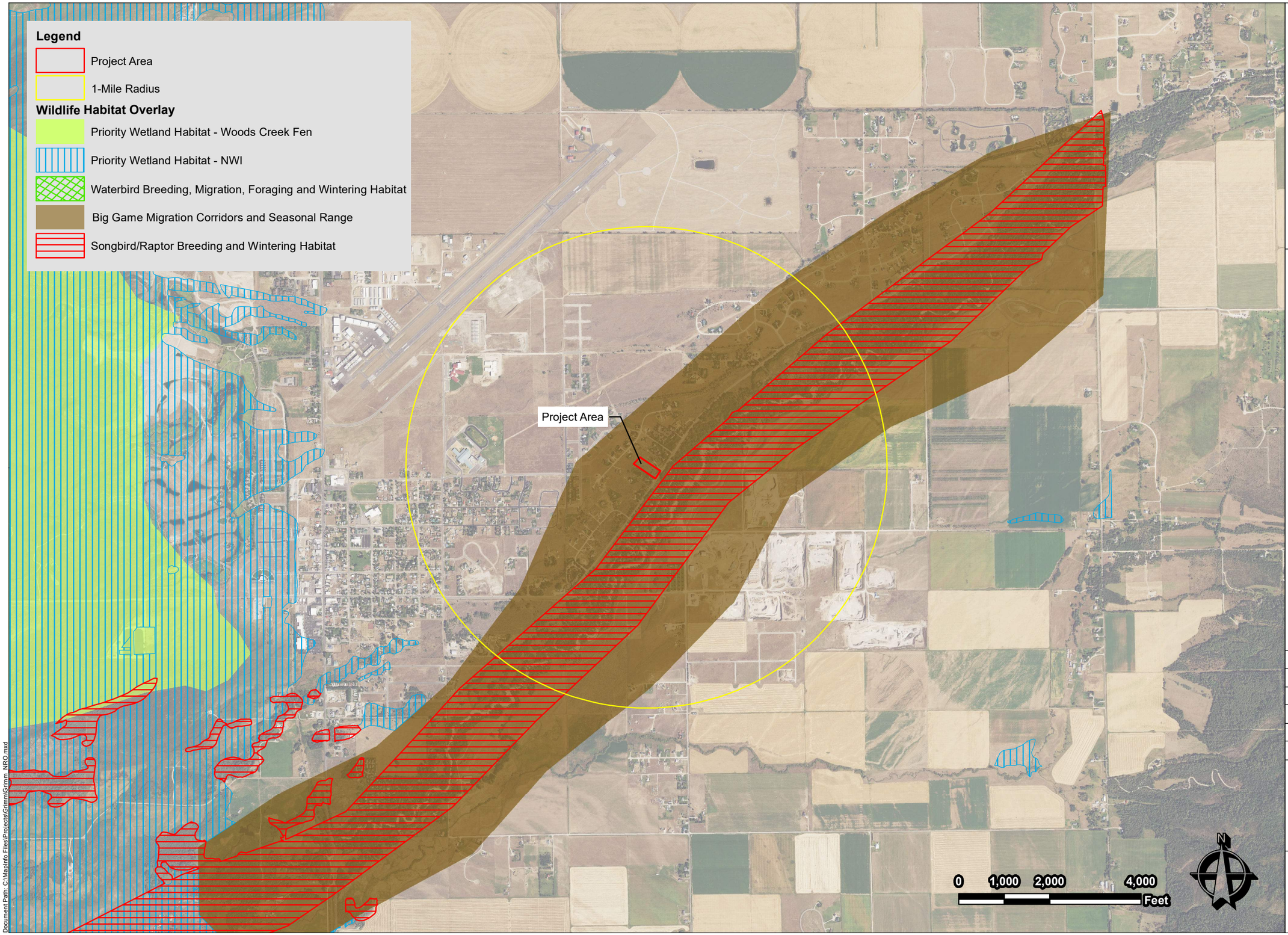
SCALE: 1" = 75'

UNITS: US FOOT

BASEMAP SOURCE:
2023 Aerial Photography

EXHIBIT 4

Document Path: C:\MapInfo Files\Projects\Grimm\Grimm_Covertypes.mxd



research & consulting inc.
Biota
PO Box 8578. 140 E. Broadway, Suite 23 Jackson, WY 83002

Wildlife Habitat Overlay

Grimm Lot Split Project Area
Lot 20 Aspen Meadows
Teton County, Idaho

REV.	DATE	BY	DESC
A	12-12-2024	CK	NRO/WHA

SCALE: 1" = 2,000'

UNITS: US FOOT

BASEMAP SOURCE:
2019 Aerial Photography

EXHIBIT 5

Document Path: C:\MapInfo Files\Projects\Grimm\Grimm_NRO.mxd

PRELIMINARY AMENDED PLAT
ASPEN MEADOWS SUBDIVISION
BEING A REPLAT OF LOT 20
LOCATED IN SECTION 24, T. 5 N., R. 45 E., B.M.
TETON COUNTY, IDAHO

PRELIMINARY PLAT NOTES:

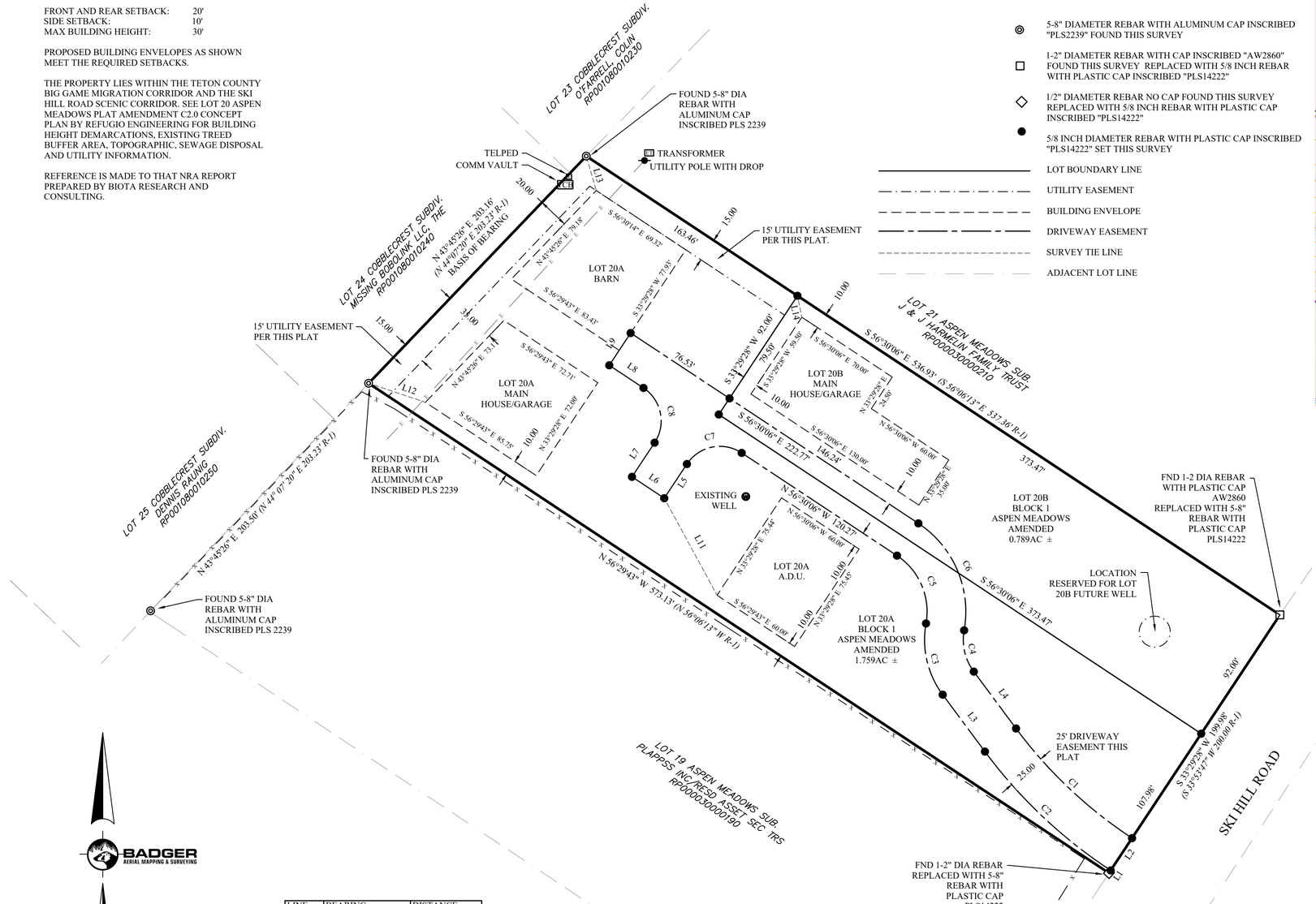
CURRENT ZONING: TETON COUNTY, DRIGGS AREA OF IMPACT (AOCI) ZONE
ADR-0.5. MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDING HEIGHTS

FRONT AND REAR SETBACK:	20'
SIDE SETBACK:	10'
MAX BUILDING HEIGHT:	30'

PROPOSED BUILDING ENVELOPES AS SHOWN MEET THE REQUIRED SETBACKS.

THE PROPERTY LIES WITHIN THE TETON COUNTY BIG GAME MIGRATION CORRIDOR AND THE SKI HILL ROAD SCENIC CORRIDOR. SEE LOT 20 ASPEN MEADOWS PLAT AMENDMENT C2.0 CONCEPT PLAN BY REFUGIO ENGINEERING FOR BUILDING HEIGHT DEMARCATIONS, EXISTING TREED BUFFER AREA, TOPOGRAPHIC, SEWAGE DISPOSAL AND UTILITY INFORMATION.

REFERENCE IS MADE TO THAT NRA REPORT PREPARED BY BIOTA RESEARCH AND CONSULTING.



5-8" DIAMETER REBAR WITH ALUMINUM CAP INSCRIBED "PLS2239" FOUND THIS SURVEY

1-2" DIAMETER REBAR WITH CAP INSCRIBED "AW2860" FOUND THIS SURVEY REPLACED WITH 5/8 INCH REBAR WITH PLASTIC CAP INSCRIBED "PLS14222"

1/2" DIAMETER REBAR NO CAP FOUND THIS SURVEY REPLACED WITH 5/8 INCH REBAR WITH PLASTIC CAP INSCRIBED "PLS14222"

5/8 INCH DIAMETER REBAR WITH PLASTIC CAP INSCRIBED "PLS14222" SET THIS SURVEY

LOT BOUNDARY LINE

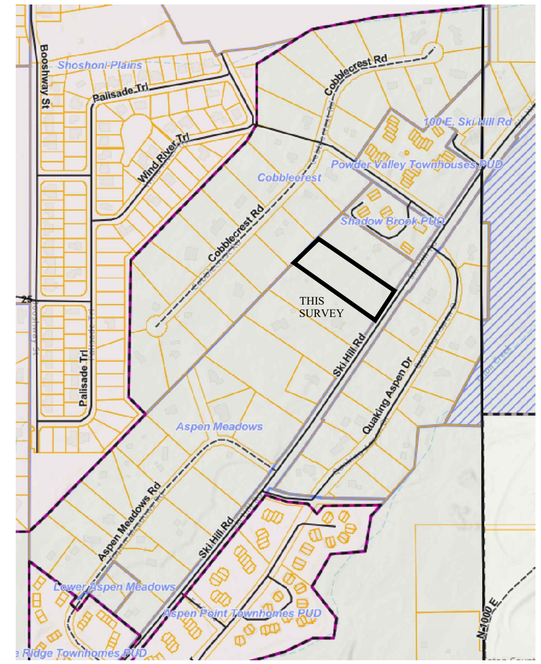
UTILITY EASEMENT

BUILDING ENVELOPE

DRIVEWAY EASEMENT

SURVEY TIE LINE

ADJACENT LOT LINE



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 33°29'28" E	2.03'
L2	N 33°29'28" E	25.00'
L3	N 36°34'25" W	45.73'
L4	N 36°34'25" W	45.73'
L5	S 33°29'47" W	26.50'
L6	S 56°30'13" E	25.00'
L7	S 33°29'47" W	26.50'
L8	S 56°30'06" E	26.50'
L9	S 33°29'28" W	25.00'
L11	N 28°32'40" W	71.34'
L12	S 71°28'26" E	38.69'
L13	S 16°04'22" E	23.13'
L14	S 11°30'19" E	14.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	295.95'	103.62'	103.09'	N 46°36'15" W	20°03'41"
C2	320.95'	112.32'	111.75'	N 46°35'58" W	20°03'06"
C3	59.49'	48.61'	47.27'	S 13°10'00" E	46°48'50"
C4	34.49'	28.18'	27.41'	S 13°10'00" E	46°48'50"
C5	43.30'	50.44'	47.63'	N 23°07'49" W	66°44'28"
C6	68.30'	79.56'	75.14'	N 23°07'49" W	66°44'28"
C7	25.50'	40.06'	36.06'	N 78°29'50" E	90°00'06"
C8	25.50'	40.05'	36.06'	S 11°30'10" E	89°59'54"

GRAPHIC SCALE

0 50 100 150

1"=50 FEET

SURVEYOR'S CERTIFICATE

I, JUSTIN M. STEFFLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NUMBER 14222, DO HEREBY CERTIFY THAT THIS PLAT AS SHOWN HEREON WAS PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, TITLE 55, CHAPTER 19 AND THAT ALL CORNERS SHALL BE MONUMENTED AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR LICENSED 14222 STATE OF IDAHO JUSTIN M. STEFFLER

PRELIMINARY

JUSTIN M. STEFFLER DATE

PRELIMINARY AMENDED PLAT
ASPEN MEADOWS SUBDIVISION
BEING A REPLAT OF LOT 20
LOCATED IN SECTION 24, T. 5 N., R. 45 E., B.M.
TETON COUNTY, IDAHO

DATE: 12/12/2024 DRAWN/CHK BY: CJK

PROJECT: 24123 - ASPEN MEADOWS LOT 20 AMENDED

BADGER AERIAL MAPPING & SURVEYING

430 SNAKE RIVER CIRCLE
RIGBY, ID 83442
208-715-4380

SHEET 1

PRELIMINARY AMENDED PLAT
ASPEN MEADOWS SUBDIVISION
BEING A REPLAT OF LOT 20
LOCATED IN SECTION 24, T. 5 N., R. 45 E., B.M.
TETON COUNTY, IDAHO

CERTIFICATE OF OWNERS

WE, THE UNDERSIGNED OWNERS AND PROPRIETORS HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION OF THAT PARCEL OF LAND CONVEYED BY THAT DEED RECORDED AS INSTRUMENT NUMBER 272300 IN THE OFFICE OF THE CLERK, TETON COUNTY, IDAHO, AS ILLUSTRATED AND DESCRIBED HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES;

THAT THIS SUBDIVISION IS SUBJECT TO THE DECALARATIONS OF COVENANTS AND RESTRICTIONS IN ACCORDANCE WITH THE ASPEN MEADOWS SUBDIVISION RECORDED IN SAID OFFICE AS INSTRUMENT NO. 79600;
THAT THIS SUBDIVISION IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAYS, RESEVATIONS, AND RESTRICTIONS, OF SIGHT AND/OR RECORD;
THAT ACCESS TO THIS SUBDIVISION SHALL BE FROM SKI HILL ROAD AND THAT 25 FOOT WIDE DRIVEWAY EASEMENT AS SHOWN HEREON;
THAT THE LOTS IN THIS SUBDIVISION SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEWAGE SYSTEMS;
THAT THIS PLAT REPRESENTS A SUBDIVISION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF LOT 20 OF THE ASPEN MEADOWS SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK, TETON COUNTY, IDAHO AS INSTRUMENT NO. 796000.

THAT LOTS 20A AND 20B, BLOCK 1 ARE TO BE DEFINED AS FOLLOWS:

LOT 20A

BEING A PORTION OF ORIGINAL LOT 20, ASPEN MEADOWS SUBDIVISION, INSTRUMENT NO. 79600, SITUATE IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 20, ASPEN MEADOWS SUBDIVISION, MARKED BY A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED “PLS 14222”;

THENCE S 33°29'28" W, 92.00 FEET, ALONG THE NORTH LINE OF SKI HILL ROAD TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED “PLS 14222” AND THE POINT OF BEGINNING;

THENCE S 33°29'28" W, 107.98 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 20, MARKED BY A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED “PLS 14222”;

THENCE N 56°29'43" W, 573.13 FEET, ALONG THE EAST LINE OF LOT 19, ASPEN MEADOWS SUBDIVISION TO A 5/8 INCH STEEL REINFORCING BAR WITH AN ALUMINUM CAP INSCRIBED “PLS 2239”;

THENCE N 43°45'26" E, 203.16 FEET, ALONG THE NORTH LINE OF SAID LOT 20 TO A 5/8 INCH STEEL REINFORCING BAR WITH AN ALUMINUM CAP INSCRIBED “PLS 2239”;

THENCE S 56°30'06" E, 163.46 FEET, ALONG THE WEST LINE OF LOT 21, ASPEN MEADOWS SUBDIVISION TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED “PLS 14222”;

THENCE S 33°29'28" W, 92.00 FEET, TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED “PLS 14222”;

THENCE S 56°30'06" E, 373.47 FEET, TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 1.76 ACRES MORE OR LESS.

LOT 20B

BEING A PORTION OF ORIGINAL LOT 20, ASPEN MEADOWS SUBDIVISION, INSTRUMENT NO. 79600, SITUATE IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 20, ASPEN MEADOWS SUBDIVISION, INSTRUMENT NO. 79600, MARKED BY A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED “PLS 14222”:

THENCE S 33°29'28" W, 92.00 FEET, ALONG THE NORTH LINE OF SKI HILL ROAD TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED “PLS 14222”:

THENCE N 56°30'06" W, 373.47 FEET, TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED “PLS 14222”:

THENCE N 33°29'28" E, 92.00 FEET, TO A POINT INTERSECTING THE WEST LINE OF LOT 21, ASPEN MEADOWS SUBDIVISION, MARKED BY A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED “PLS 14222”:

THENCE S 56°30'06" E, 373.47 FEET, ALONG SAID WEST LINE OF LOT 21 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.79 ACRES MORE OR LESS.

_____
ROBERT LYLE GRIMM

_____
NINA W. GRIMM

_____
JASON LYLE GRIMM

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

ON THIS _____DAY OF _____,2025 BEFORE ME UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ _____KNOWN OR IDENTIFIED TO ME AND THE PERSON WHO SUBSCRIBED TO THE ATTACHED OWNER'S CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF: I HAVE HEREBY SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES_____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

ON THIS _____DAY OF _____,2025 BEFORE ME UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____ _____KNOWN OR IDENTIFIED TO ME AND THE PERSON WHO SUBSCRIBED TO THE ATTACHED OWNER'S CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF: I HAVE HEREBY SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

_____
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES_____

CERTIFICATE OF EXAMINING SURVEYOR REVIEW

I, DARRYL JOHNSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NO. 13031, HEREBY CERTIFY THAT I HAVE REVIEWED THIS AMENDED PLAT BEING A REPLAT OF LOT 20 ASPEN MEADOWS SUBDIVISION AND FIND IT COMPLIES WITH IDAHO CODE.

_____
DARRYL JOHNSON PE & LS 13031

TREASURERS CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF TETON COUNTY, STATE OF IDAHO, HAVING REVIEWED THIS PLAT PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AS BEING AMENDED ARE CURRENT.

_____
TETON COUNTY TREASURER DATE

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

_____
TETON COUNTY ASSESSOR DATE

HEALTH DISTRICT CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____

HEALTH DISTRICT SIGNATURE:_____

PLANNING AND ZONING CERTIFICATE

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE, AT WHICH TIME THISAMENDED PLAT BEING A REPLAT OF LOT 20 ASPEN MEADOWS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____
PLANNING AND ZONING CHAIRPERSON DATE

COUNTY COMMISSIONER'S APPROVAL

PRESENTED TO THE TETON COUNTY BOARD OF COUNTY COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS PLAT OF THE AMENDED PLAT BEING A REPLAT OF LOT 20 ASPEN MEADOWS SUBDIVISION WITHIN TETON COUNTY WAS APPROVED AND ACCEPTED.

_____
CHAIRPERSON TETON COUNTY COMMISSIONERS DATE

CITY OF DRIGGS PLANNING AND ZONING APPROVAL

PRESENTED TO THE CITY OF DRIGGS PLANNING AND ZONING COMMSSION ON THE FOLLOWING DATE AT WHICH TIME THIS PLAT OF THE AMENDED PLAT BEING A REPLAT OF LOT 20 ASPEN MEADOWS SUBDIVISION WITHIN TETON COUNTY WAS APPROVED AND ACCEPTED.

_____
CHAIRPERSON DRIGGS PLANNING AND ZONING DATE

CERTIFICATE OF MORTAGEE

SIGNATURE BY SEPARATE AFFIDAVIT (IF NECESSARY)

TETON COUNTY FIRE MARSHALL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS FINAL PLAT OF THE AMENDED PLAT BEING A REPLAT OF LOT 20 ASPEN MEADOWS SUBDIVISION MEET THE TETON COUNTY FIRE CODE, AND HAVE BEEN APPROVED BY MY DEPARTMENT.

_____
TETON COUNTY FIRE MARSHAL DATE

SURVEY NARRATIVE:

THIS SURVEY WAS CONDUCTED PER THE REQUEST OF JASON GRIMM TO SPLIT LOT 20, ASPEN MEADOWS SUBDIVISION INTO TWO LOTS AS SHOWN. MULTIPLE RECORDS OF SURVEYS RECORDED AS A "LOT SPLIT" EXIST WITHIN ASPEN MEADOWS SUBDIVISION.

RECORD INFORMATION SHOWN HEREON ARE REFERENCED TO THE FINAL PLAT FOR ASPEN MEADOWS SUBDIVISION, INSTRUMENT NO. 79600 (R-1) AND COBBLE CREST SUBDIVISION BLOCK 1, INSTRUMENT NO. 97041 (R-2) RECORDED IN THE OFFICE OF THE CLERK AND RECORDED TETON COUNTY, IDAHO.

THE BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT FROM GEODETIC NORTH (WGS84, NAD83 2011, EPOCH 2010.00) ALONG THE NORTH LINE OF LOT 20, ASPEN MEADOWS SUBDIVISION BETWEEN BETWEEN TWO RECOVERED MONUMENTS FROM THE ORIGINAL ASPEN MEADOWS SUBDIVISION PLAT, INSTRUMENT NO. 79600, RESULTING IN A BEARING OF N 43°45'26" E.

EASEMENTS OF SIGHT AND RECORD NOT SHOWN MAY EXIST.

SURVEYOR'S CERTIFICATE

I, JUSTIN M. STEFFLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NUMBER 14222, DO HEREBY CERTIFY THAT THIS PLAT AS SHOWN HEREON WAS PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, TITLE 55, CHAPTER 19 AND THAT ALL CORNERS SHALL BE MONUMENTED AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR LICENSED 14222 STATE OF IDAHO JUSTIN M. STEFFLER PRELIMINARY

_____
JUSTIN M. STEFFLER DATE

SHEET 2

PRELIMINARY AMENDED PLAT
ASPEN MEADOWS SUBDIVISION
BEING A REPLAT OF LOT 20
LOCATED IN SECTION 24, T. 5 N., R. 45 E., B.M.
TETON COUNTY, IDAHO

DATE: 12/12/2024 DRAWN/CHK BY: CJK

PROJECT: 24123 - ASPEN MEADOWS LOT 20 AMENDED

BADGER
AERIAL MAPPING & SURVEYING

430 SNAKE RIVER CIRCLE
RIGBY, ID 83442
208-715-4380

APPENDIX 2 – PHOTOGRAPHIC DOCUMENTATION

Photo 1. The fallow agricultural meadow portion of the project area, looking north.

Photo 2. Noxious weeds (e.g., spotted knapweed and musk thistle) intermixed in the fallow agricultural meadow.

Photo 3. The mountain shrubland community in the eastern portion of the project area.

Photo 4. The mountain shrubland community in the eastern portion of the project area.

Photo 5. Deer tracks observed near the northern project area boundary (November 2024).

APPENDIX 3 – GENERAL LAND USE RECOMMENDATIONS

Proposed Grimm Lot Split, Teton County, Idaho

The following recommendations, if implemented, would aid in protecting, preserving, and improving the wildlife and habitat values associated with the property.

1. **Agriculture.** Measures should be taken to reduce the likelihood of attracting deer, elk, and/or moose to hay/feed stockpiles and livestock feeding areas.
2. **Fences.** Fences can disrupt movement patterns and discourage wildlife use of areas and can present hazards to wildlife, and fence use should be avoided unless fences are intended to exclude wildlife (e.g., for gardens) or restrain domestic pets. The applicant has committed to prohibiting perimeter fencing to maintain porosity for wildlife movement.
3. **Non-native Plants.** The introduction of any non-native plants that might compete with or harm native species and result in their decline is discouraged. Exceptions to this would be the introduction of a non-native species that would improve or prevent undue damage to the natural environment (e.g., soil stabilization) or plants within the immediate confines of the building envelopes.
4. **Non-native Fauna.** The introduction into the wild of any non-native or domesticated animal species that might compete with or harm native species and result in a decline in their use is strongly discouraged.
5. **Vegetation Alteration.** The destruction, removal or alteration of native vegetation or dead trees is discouraged except when absolutely necessary. This is particularly important for properties that have wildlife use occurring within stands of woody overstory and shrubby understory vegetation. Standing dead trees, and dead and down vegetation improve habitat complexity and provide important habitat for a variety of smaller wildlife species. Woodpeckers forage for insects in standing dead trees and create nesting cavities for themselves and numerous other bird species. Fallen, rotten plant material creates shelter used by many small mammals while simultaneously returning nutrients to the soil.
6. **Roads.** The construction of roads should be minimized to the extent feasible.
7. **Habitat Enhancement.** Wildlife habitat enhancements are acceptable physical alterations. A plan describing enhancements and delineating affected areas should be developed by a qualified consultant. This plan should consider negative impacts to non-target species.
8. **Herbicides**. The use of chemical herbicides and pesticides are discouraged except for controlling noxious weeds. Application of state-approved herbicides should be done responsibly by persons appropriately licensed and trained, and label and application instructions should be strictly adhered to.
9. **Burning.** The burning of any materials or vegetation is discouraged except in accordance with government regulations, and in the case of vegetation, where burning is shown to be beneficial to wildlife.
10. **Topographic Alterations.** The filling, excavating, dredging, mining, drilling, or removing of topsoil, sand, gravel, rock, minerals, or other materials, or other changes of the topography of the property is discouraged, except where absolutely necessary or associated with approved development and enhancement plans.
11. **Domestic Pets.** Free-roaming, unrestrained domestic pets disturb wildlife. Unrestrained pets can easily disrupt wildlife use on parcels and must be controlled. Dogs will readily chase, harass, and even kill both small and large mammals, as well as birds. Although less conspicuous than dogs, free-roaming cats can be as damaging to wildlife as dogs. Cats are effective predators of small birds, and mammals and free-roaming cats have a high potential (both short- and long-term) for disturbing many wildlife species.
12. **Wildlife Feeding.** Intentionally feeding moose, deer, and elk anywhere in Teton County, Idaho is illegal.
13. **Wildlife Harassment.** Mule deer, elk, and moose may be present in the project area at various times of the year. This is because important habitats for these ungulates are found in the vicinity of the property. The presence of these and other wildlife species should be expected and tolerated. People residing or owning property within the subdivision should be both respectful of and sensitive to wintering wildlife and not purposefully harass these animals as they struggle to survive harsh winter conditions. Moose, in particular, can be expected to browse upon landscaped vegetation, and this activity can sometimes cause significant damage to shrubs and trees. Project proponents should make a concerted effort to educate themselves and future residents on how to minimize wildlife harassment.
14. **Human-Bear Conflicts.** The project area is located in bear habitat, and black bears are known to frequent the area in the spring and fall. Care should be taken to minimize bear attractants in the neighborhood. The following precautions have

been adapted from IDFG recommendations for living in bear country. These precautions can help minimize bear encounters and prevent bears from accessing human foods:

1) Garbage and Recyclables - Bear-resistant garbage and recycling containers should be used. Ensure that bear-resistant containers are properly closed and latched, and never tamper with the latching mechanism. If non bear-resistant containers are used, they should be stored inside an enclosed building or bear-resistant enclosure until the morning of waste/recycling pick-up, and promptly returned to secure storage after waste pick-up. Never leave trash/recycling outside overnight, and don't let garbage pile up or develop strong odors that can attract bears.
2) Compost Piles - If you must have a compost pile, enclose it with electric fencing. Don't put meat, fish, melon rinds and other pungent/smelly scraps in the pile. Better yet, compost only leaves and grass, not kitchen scraps. Keep the pile aerated and properly turned. Add lime to promote decomposition and reduce odor.
3) Bird Feeding - Do not feed birds, including hummingbirds, during the active bear season (March-November), and clean up any spilled bird seed.
4) Pet Food - Keep pet food inside at all times.
5) Fruit Trees/Shrubs - If fruit trees/shrubs are present, fruit should be picked promptly when it begins to ripen. Remove any fruit that has fallen to the ground as soon as possible.
6) Food storage - Do not keep coolers, refrigerators or freezers outside or on porches.
7) BBQ Grills - Thoroughly clean BBQ grills and smokers after each use. If possible, store grills and smokers inside a garage or shed when not in use.