

**APPENDIX H**  
**Natural Resources Analysis**  
**Wildlife Habitat Assessment**  
**Big Game Migration Corridor**  
**Mitigation Plan**

# Natural Resources Analysis

## Proposed Eustachy-Wysong Ranch Subdivision

4 March 2024



**Prepared by:**

**Eric C. Miller, MS**

**Principal Earth Scientist**

**Jericho C. Whiting, PhD**

**Principal Wildlife Ecologist**

# Yellowstone Earth Science

2202 West 8200 South • Rexburg, ID • 83440  
(208) 816-2881

Prepared for:  
Mr. Brent "Husk" Crowther  
Civilize, PLLC  
Rexburg, Idaho



## Table of Contents

Introduction.....	1
General Property Location and Description .....	1
Overlay Areas .....	2
Wildlife Habitat Overlay .....	2
Floodplain Overlay.....	3
Scenic Corridor Overlay .....	3
Existing Conditions Inventory.....	3
Wildlife Habitat Assessment.....	5
Impact Analysis & Mitigation Plan.....	7
Land Management Plan.....	9
Design Review .....	10
References.....	10
Figures .....	12
Images .....	17



## Introduction

---

This document provides a Natural Resources Analysis (NRA) for Teton County Idaho parcel RP05N45E053100 located at 3769 W 4850 N Teton, ID (the Property). In this document, we describe existing conditions and assess potential impacts of the proposed residential subdivision to the natural resources on the Property. The Property is located within Township 5N, Range 45E, Section 5 in the US Public Lands Survey System.

The application to build a residential subdivision on the Property was submitted prior to August 2022. As a result, we assessed natural resources under the Teton County, Idaho, Zoning Ordinances Title 9 Division 9-3-2 (C-2-B), *Natural Resources Analysis* (Teton County, 2013b). The 60.0-acre Property owned by Eustachy-Wysong, LLC is adjacent to South Leigh Creek (Figure 1) and is approximately 1.6 miles south, south-west of the town of Teton, Idaho (Figure 2).

Most of the Property is located in the Big Game Migration Corridors and Seasonal Range overlay. Most of the western half of the Property is located in both the Priority Wetland Habitat-South Leigh Forested and Songbird/Raptor Breeding and Wintering Habitat overlays (Figure 3). Under Idaho Zoning Ordinances Title 9, most of the Property is zoned Agriculture/Rural Residential with a 2.5-acre minimum lot size (A/RR-2.5). Under the current zoning effective as of August 3, 2022, the Property is zoned LA-35, Lowland Agricultural 35-acre average density (Teton County, 2022a).

We conducted an initial site visit to the Property on November 4, 2023, to assess the overlap of the Property with the *Big Game Migration Corridors and Seasonal Range*, *Priority Wetland Habitat-South Leigh Forested*, and the *Songbird/Raptor Breeding and Wintering Habitat* overlays. In addition, the site visit on November 4, 2023, also documented site-specific habitat for indicator species that could occur on the Property.

We subsequently visited the Property on November 15, 2023, to complete an inventory of the existing conditions, finalize the wildlife habitat assessment (including mapping of vegetative cover), and to conduct a limited wetlands survey. This NRA was completed in accordance with Teton County Idaho Regulations outlined in division 8-5-2, *Overlay Regulations* (Teton County, 2013a) and Division 9-3-2 (C-2-B), *Natural Resources Analysis Standards* (Teton County, 2013b). Given that the Property is located within various wildlife habitat overlays, this NRA was completed in accordance with Division 9-3-2 (C-2-c-WH) to include a Wildlife Habitat Assessment, Impact Analysis and Mitigation Plan, Land Management Plan, and Design Review sections.

## General Property Location and Description

---

The Eustachy-Wysong Property is located within the northern half of Township 5N, Range 45E, Section 5 in the US Public Lands Survey System. The 60-acre Property is located approximately

1.6 miles south, south-west of the town of Teton, Idaho, adjacent to South Leigh Creek. The Property is situated approximately 3.1 miles west of US Highway 33 and approximately 1.8 miles east, north-east of the closest point of the Teton River (near Cache Bridge, Figure 2). The Property is approximately 3,950 ft long (East/West) and 660 ft wide (North/South). A review of available aerial imagery indicated that the eastern 2/3 of the Property has been under pivot or wheel-line irrigation since the mid-1990s (Image 1). The western margin of the Property (~6 acres) intersects the emergent wetlands of South Leigh Creek. These western wetlands contain approximately 800 ft of South Leigh Creek. The hydroperiod associated with the South Leigh Creek wetland/riparian area is seasonal, snowpack dependent, and varies dramatically from year to year. The remaining acres between the agricultural land to the east and wetlands to the west are native shrub and grasslands, which appear to have been moderately degraded by invasive plants.

At present, one farmhouse/storage building lies on the native shrub and grasslands area of the Property (Image 2). The surrounding properties are comprised of agricultural fields and sparsely developed areas, and private land with single-family residential homes. Soils on the Property are predominantly Alpine-St. Anthony Complex (i.e., very-extremely gravelly loam) soils with 0 to 2% slopes. Existing slopes on the site range from 1 to 3%. The westernmost emergent wetlands on the Property lie in Zone A, which is defined as a Special Flood Hazard Area inundated by the 100-year flood with no base flood elevations determined.

## Overlay Areas

---

### **WETLANDS & WATERWAYS OVERLAY**

Title 8-2-1 defines the *Wetland and Waterways Overlay* as the following: 1) all wetland areas identified on the U.S. Fish and Wildlife National Wetland Inventory (NWI) maps; 2) all delineated wetlands verified by the U.S. Army Corps of Engineers (USACE); and (3) areas within 300 feet of the high-water mark of designated waterways. Approximately 6.06 acres of the Property is located in the *Wetlands and Waterways Overlay* as specified by NWI wetlands mapped on the western margin of the Property (Figure 4). That area is identified as PFO1A [Palustrine (P), Forested (FO), Broad-leaved Deciduous (1)] emergent wetland that is likely temporarily flooded. As noted previously, we visited the Property on November 15, 2023, which included the limited wetlands survey. Although we did not conduct a formal wetland delineation on that date, the general survey of soils and vegetation confirmed the NWI demarcation along the western portion of the Property. Teton County Land Development Code (LDC), adopted August 3, 2022, requires that development be separated by 100 feet from a NWI boundary unless a wetland delineation is approved by the USACE. If that approval is completed, a 50-ft setback is applied (division 5-4-2 Riparian Buffers; Teton County, 2022a).

## Wildlife Habitat Overlay

---

Most of the Property is located within the *Big Game Migration Corridors and Seasonal Range* overlay (Table 1, Figure 3). Most of the western half of the Property is located in both the *Priority Wetland Habitat-South Leigh Forested* and *Songbird/Raptor Breeding and Wintering Habitat* overlays (Table 1, Figure 3). Teton County requires that property developments in

*Wildlife Habitat Overlays* avoid or minimize disturbance to wildlife habitat (Teton County, 2013a).

**Table 1. Occurrence of Natural Resources Overlays (NRO) for the Proposed Eustachy-Wysong Ranch Subdivision.**

Natural Resource Overlays	NRO Overlay on Property	NRO Overlay Within 1 Mile of Property
Priority Wetland Habitat – NWI	No	Yes
Priority Wetland Habitat – South Leigh Forested	Yes <sup>1</sup>	Yes <sup>1</sup>
Priority Wetland Habitat – Woods Creek Fen	No	No
Songbird/Raptor Breeding and Wintering Habitat	Yes	Yes
Sharp-tailed Grouse Breeding Habitat	No	No
Waterbird Breeding, Migration, Foraging and Wintering Habitat	No	No
Big Game Migration Corridors and Seasonal Range	Yes	Yes

<sup>1</sup>PFO1A = Palustrine (P), Forested (FO), Broad-leaved Deciduous (1), Temporarily Flooded (A)

## Floodplain Overlay

The westernmost emergent wetlands (~6.06 acre) of the Property lies within Zone A, which is defined as a Special Flood Hazard Area inundated by the 100-year flood with no base flood elevations determined (Figure 1). The emergent wetlands portion of the Property also falls within Teton County’s preliminary revised 100-year floodplain based on an updated Special Flood Hazard Area that will be revised according to the Teton County Interactive Floodplain Revision Map (FEMA Teton County, 2023). The Property is within the *Floodplain Overlay* as defined in Title 8-2-1 *Overlay Areas*. If a proposal is presented to develop in the floodplain, an Application for Permit to Develop in a Floodplain would be required (Teton County, 2013a).

## Scenic Corridor Overlay

The Eustachy-Wysong Property is more than 3 miles from State Highway 33 to the east and approximately 1.2 miles from State Highway 33 at its closest point near the town of Tetonia (Figure 2). Visibility to the Property from any point on Highway 33 is highly unlikely. Therefore, the Property falls outside the *Scenic Corridor Overlay* as defined in Title 8-2-1 *Overlay Areas*.

## Existing Conditions Inventory

We identified the existing conditions of the natural resources on the Property using aerial imagery (2019 USDA NAIP, 2019 Teton County), during several site visits in November 2023, and by reviewing other data (e.g., Idaho Department of Fish and Game’s website). We categorized

vegetative cover types based on Teton County’s preferred vegetation classification system (Merigliano, 2009). Additional levels of cover types were in the broad categories defined by Merigliano (2009). Vegetative cover types we identified on the Property included disturbed areas (agricultural land, driveways, and buildings), grassland, riparian forest (including emergent wetlands), and surface water of South Leigh Creek (Table 2, Figure 5).

**Table 2. Vegetative Cover Types for the Proposed Eustachy-Wysong Ranch Subdivision.**

Vegetative Cover Types	Dominant Species <sup>1</sup>	Area (ac)	Percent
Disturbed (Agricultural) Land	NA	38.51	64.2
Sagebrush Steppe (grassland)	<i>Bromus inermis</i> , <i>Phleum pratense</i> , <i>Koeleria macrantha</i>	13.01	21
Forested Wetland (emergent wetland) <sup>2</sup>	<i>Populus angustifolia</i>	6.76	11.3
Forested Wetland (forested riparian)	<i>P. angustifolia</i>	1.69	2.8
Surface water	NA	0.03	< 1
<b>Total</b>		<b>60.00</b>	<b>100</b>

<sup>1</sup>Other species encountered included California oatgrass (*Danthonia californica*), sagewort (*Artemisia ludoviciana*), musk thistle (*Carduus nutans*), fowl bluegrass (*Poa palustris*), low sagebrush (*A. arbuscula* Nutt), and green rabbitbrush (*Chrysothamnus viscidiflorus*).

<sup>2</sup>Subarea of forested riparian area formally delineated in the NWI as PFO1A = Palustrine (P), Forested (FO), Broad-leaved Deciduous (1), Temporarily Flooded (A).

We documented that 38.51 acres of the 60.0-acre Property consisted of disturbed lands with the overwhelming majority as irrigated agricultural lands and the remainder was disturbed land with an unpaved road and one storage building (Images Image 1 and Image 2). Aerial imagery indicated the likely production of hay/pasture grass through pivot irrigation and more recently grain production through either hand or wheel lines. Such areas and cover types are high priority areas for development and are considered low wildlife habitat quality for Teton County indicator species. In the western portion of the Property there are approximately 8.45 acres of riparian forest land, which intersects the floodplain of South Leigh Creek. Approximately 1.69 acres of that land area was delineated was NWI of which approximately 0.03 acres consisting of the stream channel of South Leigh Creek, which transects approximately 800 feet of the Property. The approximately 8.65 acres of riparian forest and emergent wetlands will hereafter generally be discussed as riparian forest/emergent wetlands. Between the agricultural land to the east and the riparian forest to the west, we considered approximately 13.01 acres of grassland to be moderately degraded based on the occurrence of invasive species including musk thistle.

Wetland hydrology of the Property is supported primarily by seasonal flows in South Leigh Creek. Although we did not conduct a formal wetland delineation, our general survey of soils and vegetation confirmed the NWI demarcation along the western margin of the Property (Figure 4).

Other existing conditions as required by Title 9, Division 9-3-2 (C-2-b-i) *Existing Conditions Inventory* were as follows:



- The westernmost emergent wetlands portion of the Property lies within Zone A, which is defined as a Special Flood Hazard Area inundated by the 100-year flood with no base flood elevations determined. That designation may or may not change given future scheduled updates of local floodplain maps by the Federal Emergency Management Agency.
- The riparian forest/emergent wetlands on the Property occur in Class 3 – High Liquefaction Susceptibility, based on potential for saturation and presence of cohesionless sediments. The remaining western half of the Property is classified as Intermediate Liquefaction Susceptibility. The eastern half of the Property consists of grassland and agricultural land classified as Low Liquefaction Susceptibility (Phillips, 2011).
- All of the Property is located in the Wildland-Urban Interface. We made that determination based on the 2015 Map for Teton County, Idaho, from the 2016 Teton County Idaho Wildfire Protection Plan (Teton County, 2016). That 2016 plan did not designate “high” or “extreme” wildfire danger on the Property.
- No ridges or rock outcroppings occur on the Property.

## Wildlife Habitat Assessment

---

We used the 2023 Teton County Natural Resource overlay map to assess the overlap of the Property with mapped natural resources (Teton County, 2024). Based on that assessment, the Property overlaps with the following indicator habitats that are a part of the riparian forest/emergent wetlands along South Leigh Creek that extends from the Wyoming border to the Teton River (Figure 2):

- The Property overlaps approximately 95% with the *Teton County Big Game Migration Corridors and Seasonal Range* overlay (Figure 3). The Property, however, does not overlap with the migration routes of elk or mule deer, or the high winter-use and general winter-use areas for elk or mule deer (IDFG, 2022). Indeed, the Property is more than 2.2 miles away from the migration routes of elk and mule deer (IDFG, 2022) and about 1.2 miles from the closest high winter-use and general winter-use areas for elk or mule deer (IDFG, 2022).
- The western portion of the Property overlaps approximately 50% with the *Priority Wetland Habitat-South Leigh Forested* overlay (Figure 3).
- The western portion of the Property also overlaps approximately 50% with the *Songbird/Raptor Breeding and Wintering Habitat* overlay (Figure 3).

The Property does not overlap with the Priority Wetland Habitat-NWI; Sharp-tailed Grouse Breeding Habitat; or the Waterbird Breeding, Migration, Foraging, and Wintering Habitat overlays (Table 1). Although some areas of South Leigh Creek may be habitat for Yellowstone cutthroat trout in spring (IDFG, 2022), during our site visit in November there was no water in that creek (Image 3). Additionally, although a grizzly bear/human interaction was recorded about 1.3 miles northeast of the Property along South Leigh Creek sometime between 1992 to 2021 (IDFG, 2022), the Property does not intersect with the mapped Demographic Monitoring Area for the Yellowstone Grizzly Bear (IDFG, 2022). Indeed, that boundary is 5.6 miles to the northeast of the Property. South Leigh Creek, however, may provide a movement corridor for grizzly bears (IDFG, 2022).

We used the Idaho Department of Fish and Game's website that documents the distribution of species based on breeding, migratory, summer, and year-round habitat in Idaho (<https://idfg.idaho.gov/species/taxa>); the document entitled *A Summary of Fish and Wildlife Resources in Teton County, Idaho* (IDFG, 2022); as well as the Idaho State Wildlife Action Plan, 2023 (IDFG, 2023) to document the potential occurrence of indicator species on the Property. From that website and those documents, we identified the following indicator species that could occur on the Property:

- Bald eagle (Year-round habitat)
- Moose (Year-round habitat)
- Trumpeter swan (Year-round habitat)
- Greater sandhill crane (Breeding habitat)
- Long-billed curlew (Breeding habitat)

We visited the Property on November 4, 2023, to assess the overlap of the Property with the Teton County Big Game Migration Corridors and Seasonal Range, Priority Wetland Habitat-South Leigh Forested, and Songbird/Raptor Breeding and Wintering Habitat overlays, as well as to document site-specific habitat for indicator species that could occur on the Property. On the day of our survey there was 90% cloud cover and no snow on the ground. We spent 20 minutes driving around the Property and 40 minutes walking around the Property. The Property is surrounded by scattered residential housing and cultivated fields. The middle and eastern 2/3 of the Property were in active cultivation with wheel lines and what appeared to be harvested crops; therefore, we did not walk in that area (Image 1). Furthermore, the adjacent properties directly north and south of the middle and eastern 2/3 of the Property were also cultivated. The Property and those areas have been actively cultivated since 2019, and the middle portion of the Property has been cultivated at least since 2008. There were also electrical boxes on the north side of this portion of the Property along the dirt road. During our visit, we also observed 3 large domestic dogs on neighboring properties that were free roaming.

The disturbed agricultural and grassland areas most likely do not provide habitat for moose, trumpeter swans, and greater sandhill cranes, because of the limited availability of suitable cover, lack of standing water, roads, residential structures, and the presence of large dogs. The cultivated area and grassland could provide some seasonal habitat for nesting songbirds, nesting and brood-rearing habitat for long-billed curlew, and potential foraging areas for eagles and other raptors (Figure 5). The usefulness of that area would be minimized for those wildlife species because of semi-fragmented, unsuitable habitat; the farmhouse; and large, unleashed dogs in the area.

We walked a 0.7 mile transect on the western 1/3 of the Property (Figure 5). We started that transect by the farmhouse (Image 2), traveled in a southwest direction along a two-track road to the fence on the south side of the Property. The grassland area of the Property consisted of dirt roads, cheat grass and other invasive plant species, a farmhouse, a corral, an old piece of farm equipment, and fence material (Figure 5). We then walked west along the south fence into the riparian area to the fence on the west side of the Property (Figure 5). We then traveled north in the dry riverbed through the riparian area to the fence on the north side of the Property

(Image 3). We finished the transect by walking east back to the farmhouse. While walking the last portion of the transect, Jericho was chased by a large, free-roaming dog back to his vehicle.

While walking that transect, we observed a nest box for kestrels or other birds that was attached to the south fence of the Property southwest of the farmhouse. We observed signs of birds using that nest box. We also observed a red-tailed hawk in the riparian area that flew 0.19 miles to a large tree in the neighboring property to the south of the Property. While walking in the riparian forest/emergent wetlands, we also observed a non-active nest of a raptor or raven and one pile of what appeared to be white-tailed deer feces. During our visit, we observed no other signs of wildlife. The riparian habitat appeared to be in good condition with dense undergrowth and numerous felled logs, snags, and with limited trails or paths (Image 3).

Although the Teton County Big Game Migration Corridors and Seasonal Range, Priority Wetland Habitat-South Leigh Forested, and the Songbird/Raptor Breeding and Wintering Habitat overlays overlap the Property, the best habitat that would be used by wildlife would include the approximately 14% (i.e., 8.65 acres) of the western portion of the Property that intersects with South Leigh Creek and its associated riparian forest/emergent wetlands (Figure 5). The indicator species that would most likely use that area are bald eagles and other raptors (e.g., great gray owls) during winter along the riparian corridor (IDFG, 2022). Songbirds would use habitat that occurs on the Property, especially the western 1/3 of the Property during breeding and migration (IDFG, 2022), and long-billed curlews during breeding and brood rearing also could occur on the western portion of the Property. Moose, and possibly elk or mule deer, could move through the riparian forest/emergent wetlands corridor on the western portion of the Property (IDFG, 2022)—as this area is connected to a larger corridor of South Leigh Creek on the northeast and southwest sides of the Property. That riparian/emergent wetlands area could also be used as year-round habitat for moose. The area of the Property that intersects with South Leigh Creek and its associated riparian habitat is likely not suitable year-round habitat for trumpeter swans or greater sandhill cranes, because of the high density of cottonwood trees and undergrowth (IDFG, 2022). Yellowstone cutthroat trout may use South Leigh Creek in spring during high-water flow. Grizzly bears may rarely move through the riparian forest/emergent wetlands and the larger corridor of South Leigh Creek on the northeast and southwest sides of the Property.

## Impact Analysis & Mitigation Plan

---

The proposed residential subdivision divides the Property into 10 buildable lots with one access road from W5000N terminating in a cul-de-sac (Figure 3). Lots 1-8 range in size from 4.84 to 5.29 acres and are oriented north to south (Figure 3). Those lots are in disturbed agricultural lands and do not contain protected natural resources. Land use south of the Property consists of disturbed agricultural lands and several single-family dwellings. As indicated above, given the previously disturbed condition of the smaller lots 1-8 of the Property, a fence along the southern border of the Property, the presence of free-roaming dogs in the area, and the distance to undisturbed riparian/wetlands, building on these lots would not significantly affect the value of this area as wildlife habitat despite the mapping of the *Wildlife Habitat Overlay* with

the presence of the *Big Game Migration Corridors and Seasonal Range*, *Priority Wetland Habitat-South Leigh Forested*, and *Songbird/Raptor Breeding and Wintering Habitat* overlays.

Lots 9 and 10 are 9.90 acres, are oriented east to west, and occur on the western margin of the Property, which borders the riparian/emergent wetlands of South Leigh Creek (Figure 3).

The western margins of those two larger lots intersect riparian/emergent wetlands by approximately 25% for lot 9 and 50% for lot 10 (Figure 3). The remaining portions of lots 9 & 10 are located in moderately degraded grasslands with a farmhouse, a corral, an old piece of farm equipment, and fence material as described previously (Image 2). Building envelopes for lots 9 & 10 are outside of the riparian/emergent wetlands with the building envelope of lot 9 more than 100 ft from the defined NWI demarcation. However, the building envelope for lot 10 does appear to be less than 100 ft from the defined NWI demarcation. Those NWI demarcations were accurate in the vicinity of the building envelopes for lots 9 & 10 during the November 2023 wetlands survey. We recommend that the building envelope for lot 10 be reduced in size and shifted east in order to ensure that a minimum of 100 ft buffer occurs separating the margin of the building envelope and the currently mapped NWI demarcation.

Assuming building envelopes for lots 9 & 10 are maintained a minimum of 100 ft from the NWI demarcation, the presence of buildings on the grasslands portion of lot 9 & 10 would not significantly affect the value of that area as wildlife habitat despite the mapping of the *Wildlife Habitat Overlay* with the presence of the *Big Game Migration Corridors and Seasonal Range*, *Priority Wetland Habitat-South Leigh Forested*, and *Songbird/Raptor Breeding and Wintering Habitat* overlays. That area does provide some minimal habitat, but as indicated above, that area consists of dirt roads, cheat grass and other invasive plant species, a farmhouse, a corral, an old piece of farm equipment, and fence material. These building envelopes ensure that development will comply with current LDC regulations, and that construction activities will have minimal impacts on Teton County indicator wildlife species.

Although the proposed subdivision and building envelopes are designed to minimize impacts to wildlife species and habitat by preserving wetlands and habitat connectivity, Teton County indicator wildlife species will likely continue to use the riparian/emergent wetland habitat in the western portion of proposed subdivision (Figure 5). Consequently, we recommend that lot owners use wildlife friendly fencing in that area to allow for that movement, especially for the rare potential movement of grizzly bears. If livestock are allowed on the lots, we recommend those animals be managed to minimize contact with wild ungulates and carnivores and that domestic pets not be allowed to roam free. Furthermore, as there is a robust stand of cottonwood trees, dense undergrowth, and numerous felled logs and snags in the riparian/emergent wetland habitat in the western portion of proposed subdivision (Figure 5), we recommend that those habitat features remain with little change. Also, we recommend that there be limited trails, paths, and no dams on South Leigh Creek in that area. Doing so will conserve habitat for indicator wildlife species, especially Yellowstone cutthroat trout (IDFG, 2022), as well as other wildlife (e.g., several species of bats) that are species of greatest

conservation and information need in Idaho (IDFG, 2023). Additional measures for minimizing impacts to indicator wildlife species are outlined below in the Land Management Plan.

## Land Management Plan

---

The subdivision Covenants, Conditions, and Restrictions (CC&Rs) for the Eustachy-Wysong Ranch Subdivision will help establish land management standards and designate responsibility of implementation and maintenance of wildlife habitat to individual landowners or the Homeowner's Association (HOA). Funds for land management will be maintained by individual landowners or by the HOA through the collection of fees. Below, are the Management provisions to be addressed in the proposed subdivision CC&Rs:

**Open Space Management**—According to state laws, lot owners will be responsible to control for state-listed noxious weeds. Those owners will keep the occurrence of weeds to a minimum on their lots. Pesticides should not be used in western margins of the Property (approximately 25% of lot 9 and 50% of lot 10) in the riparian forest/emergent wetlands. In addition to controlling noxious weeds, lot owners will ensure that ornamental plants selected for landscaping are not toxic, especially ensuring that ornamental yews, including Japanese yew (*Taxus cuspidata*), European or English yew (*T. baccata*), Chinese yew (*T. chinensis*), and their hybrids, not be planted on any portion of the Property. We recommend that the existing bird nest box be retained on the fence to the southwest of the Property. We recommend residents plant native trees and shrubs on their property to provide habitat for wildlife.

**Lighting**—We recommend that outdoor lighting be downcast (Teton County, 2022a). We encourage residents to use motion-detector lights (Teton County, 2022a).

**Pet Control**—As indicated above, we observed free-roaming dogs in areas surrounding the Property. Pet dogs and cats can have negative effects on wildlife (Hughes and Macdonald, 2013); cats can be especially detrimental to birds (Loss et al., 2013). We recommend that dogs be kept in a confined area near the resident's home to limit negative interactions with wildlife. We recommend that residents keep cats inside their homes, especially for lots 9 & 10 near the riparian forest/emergent wetlands.

**Bear Attractants**—Grizzly bears occur in Teton Valley and the surrounding mountains (IDFG, 2022). We recommend where outdoor food storage is required that unnatural attractants to bears be minimized. Such attractants include treatment or removal of livestock carcasses and proper storage of human foods, garbage, and dog food to minimize human-bear interactions and bear habituation.

**Storm Water Pollution Prevention Plan**—It is assumed that an approved Storm Water Pollution Prevention Plan will be developed and approved for construction for subdivision infrastructure and for individual lot development. This plan should include specific provision to ensure that preventative measures are included to prevent stormwater sediments from being transported from construction areas and materials to South Leigh Creek, which will benefit Yellowstone cutthroat trout (IDFG, 2022).

---

## Design Review

---

The Eustachy-Wysong Ranch Subdivision (Parcel RP05N45E053100) located at 3769 W 4850 N Tetonia, ID, has lands included in the *Wetlands & Waterways Overlay* and *Wildlife Habitat Overlays* as defined in Titles 8 and 9. The subdivision includes 10 lots. Those lots were designed according to zoning requirements, and lot building envelopes were designated to ensure that development is located mostly outside of Natural Resources Overlays. The proposed road easements border the agricultural fields and will avoid all wetland and habitat areas, as well as South Leigh Creek. The proposed development will comply with Teton County Title 8 and 9 regulations as follows:

**Building Envelopes**—Because building envelopes in lots 1-9 are away from high-quality wildlife habitat and outside of the 100 ft riparian setback from the NWI boundary as required in Division 5-4-2 of the new Teton County LDC, habitat fragmentation will be avoided. We recommend that the building envelope for lot 10 be reduced in size and shifted east in order to ensure that a minimum of 100 ft buffer occurs separating the margin of the building envelope and the currently mapped NWI demarcation.

**Fencing**—As indicated above, all fences on the Property will be designed to minimize effects on indicator species and habitat connectivity, particularly on the western portion of the Property in the riparian forest/emergent wetlands. Guidelines for the construction of fences will follow Teton County Idaho Zoning Ordinance, Title 9 Division 9-3-2 (C-2-c-WH-vi-b) (Teton County, 2013b). If livestock are allowed on building lots, we recommend fences to contain livestock be built adjacent to buildings. Livestock will not be allowed in the wetland habitat on the western portion of the Property.

**Vegetation Impacts**—Effects on habitat used by indicator species will be avoided by not building or removing habitat in the western margins of two larger lots that intersect riparian/emergent wetlands by approximately 25% of lot 9 and 50% of lot 10 (Figure 5).

**Utilities**—All service utilities will be underground.

---

## References

---

- Hughes, J. and Macdonald, D. W. 2013. A review of the interactions between free-roaming domestic dogs and wildlife. *Biological Conservation* 157:341-351,
- Idaho Department of Fish and Game (IDFG). 2022. A Summary of Fish and Wildlife Resources in Teton County, Idaho. Prepared for the Teton County Idaho Board of County Commissioners by the Upper Snake Region Idaho Department of Fish and Game.
- Idaho Department of Fish and Game (IDFG). 2023. Idaho state wildlife action plan. 2023 rev. ed. Boise (ID): Idaho Department of Fish and Game. <https://idfg.idaho.gov/>.
- Loss, S., Will, T. and Marra, P. 2013. The impact of free-ranging domestic cats on wildlife of the United States. *Nature Communications* 4:1396. <https://doi.org/10.1038/ncomms2380>.

- Merigliano, M. 2009. A Field Manual for Classified Vegetation in the Upper Snake River Valley. Teton Regional Land Trust. Teton County, ID.
- Phillips, W. M. 2011. Liquefaction Susceptibility Map of Teton County, Idaho. University of Idaho. Moscow, ID.
- Teton County. 2013a. Teton County Idaho Zoning Ordinance Title 8. Rev. May 16, 2013. Teton County, ID.
- Teton County. 2013b. Teton County Idaho Zoning Ordinance Title 9. Rev. September 9, 2013. Teton County, ID.
- Teton County. 2016. Teton County, ID Multi-Jurisdictional All Hazard Mitigation Plan. Teton County, ID.
- Teton County. 2022a. Teton County Land Development Code: Final Adopted LDC Document. Teton County, ID.
- Teton County. 2024. Teton County Natural Resources Overlay. Accessed on February 24, 2024 at <https://experience.arcgis.com/experience/573df20b70e546ecaf1546912514cf72>.
- FEMA, Teton County 2023 accessed at <https://experience.arcgis.com/experience/e0a933224a5c4c0387d055c0c942cbec/page/Draft-Floodplains/>

# Figures

Figure 1.

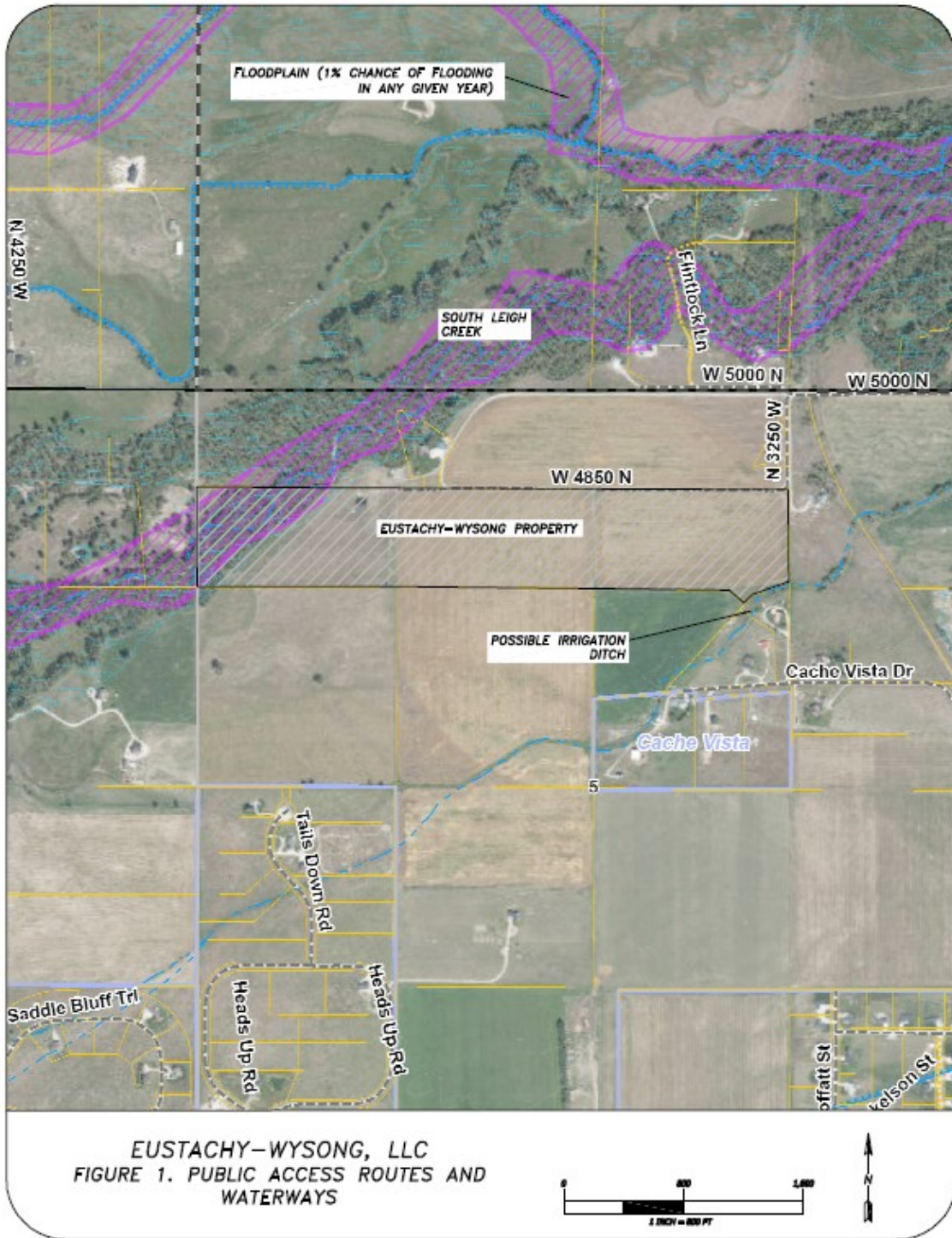




Figure 2.

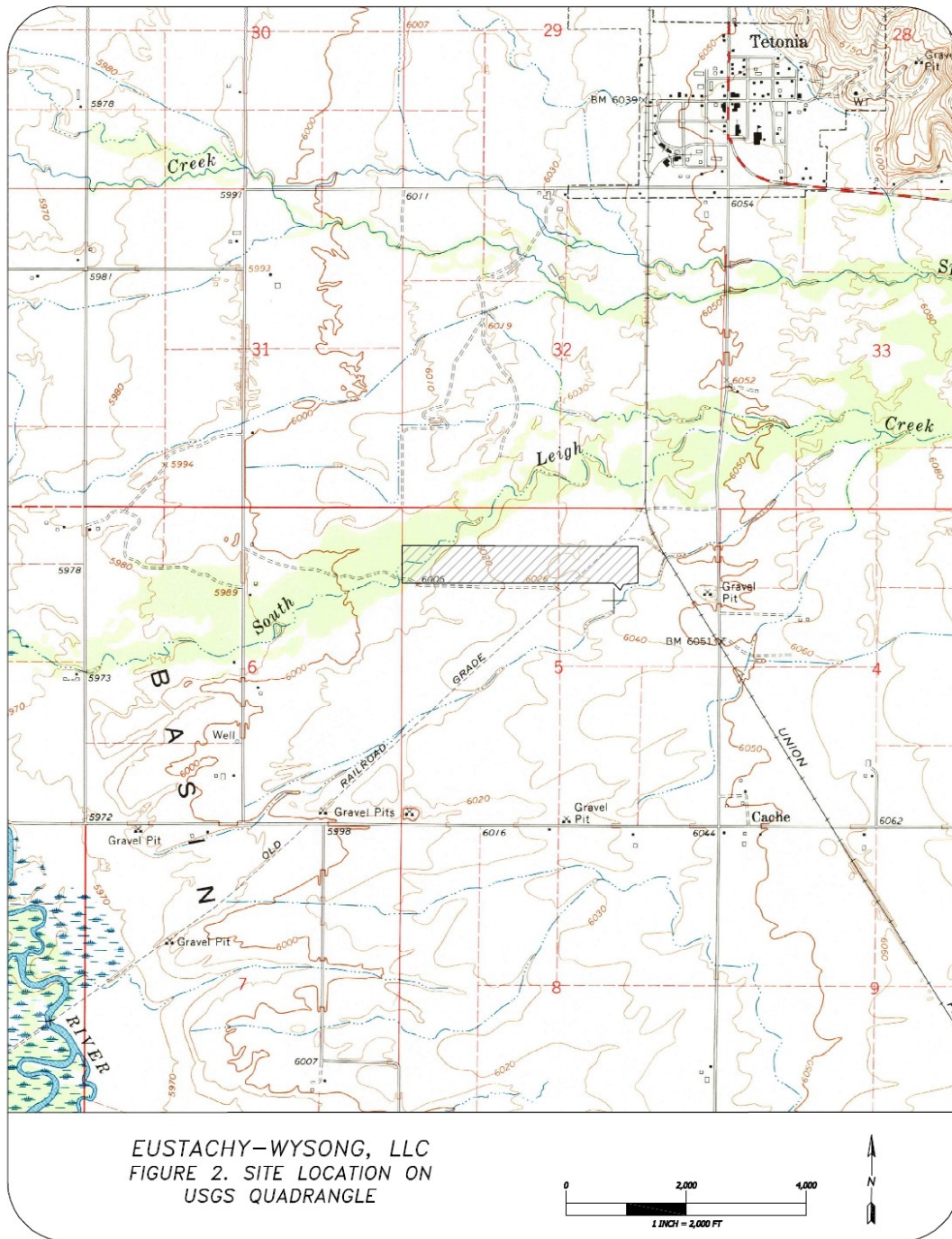


Figure 3. Subdivision Layout with Natural Resource Overlays for the Proposed Eustachy-Wysong Ranch Subdivision.

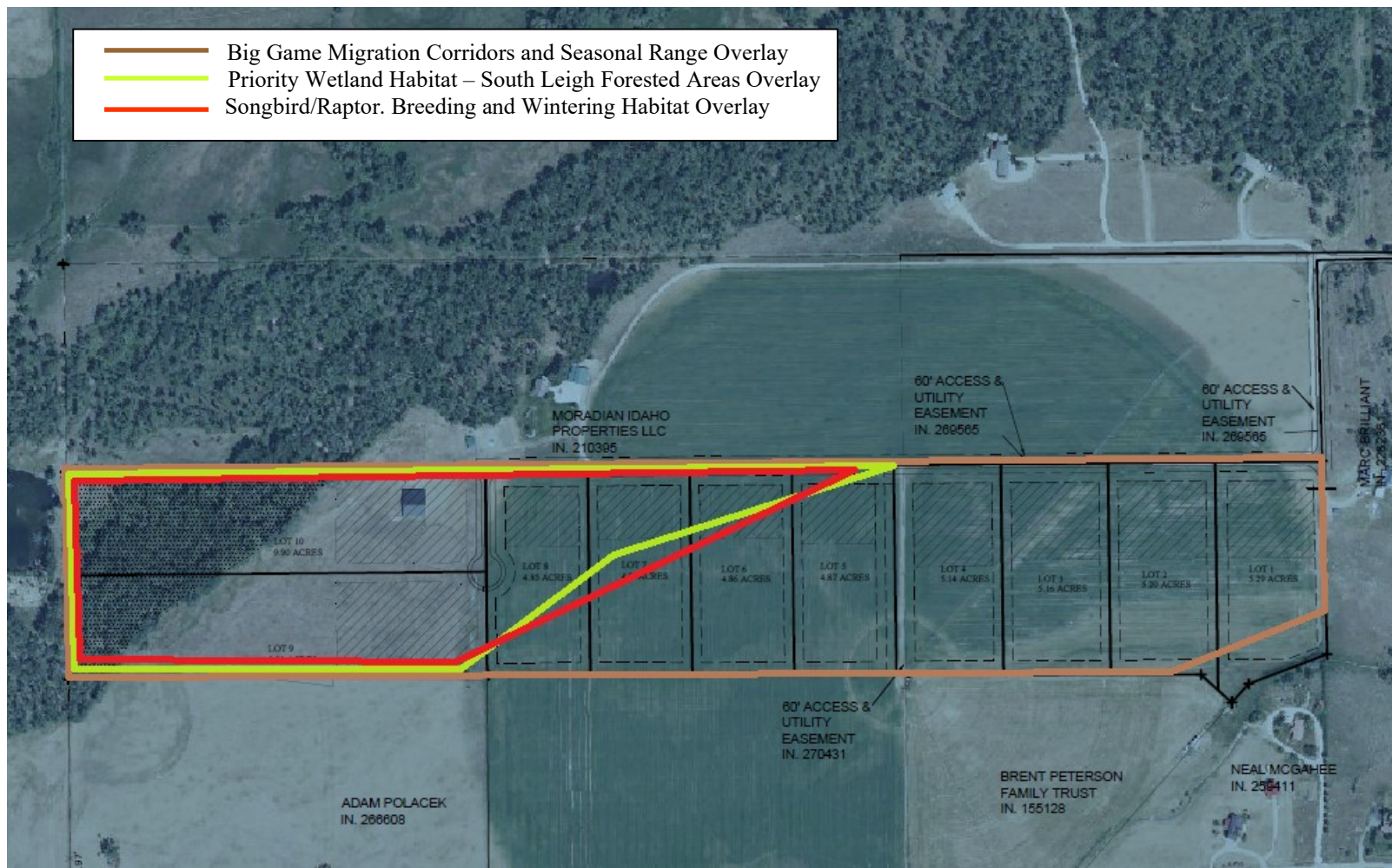




Figure 4. US Fish and Wildlife Service wetland map of the Property and surrounding area.

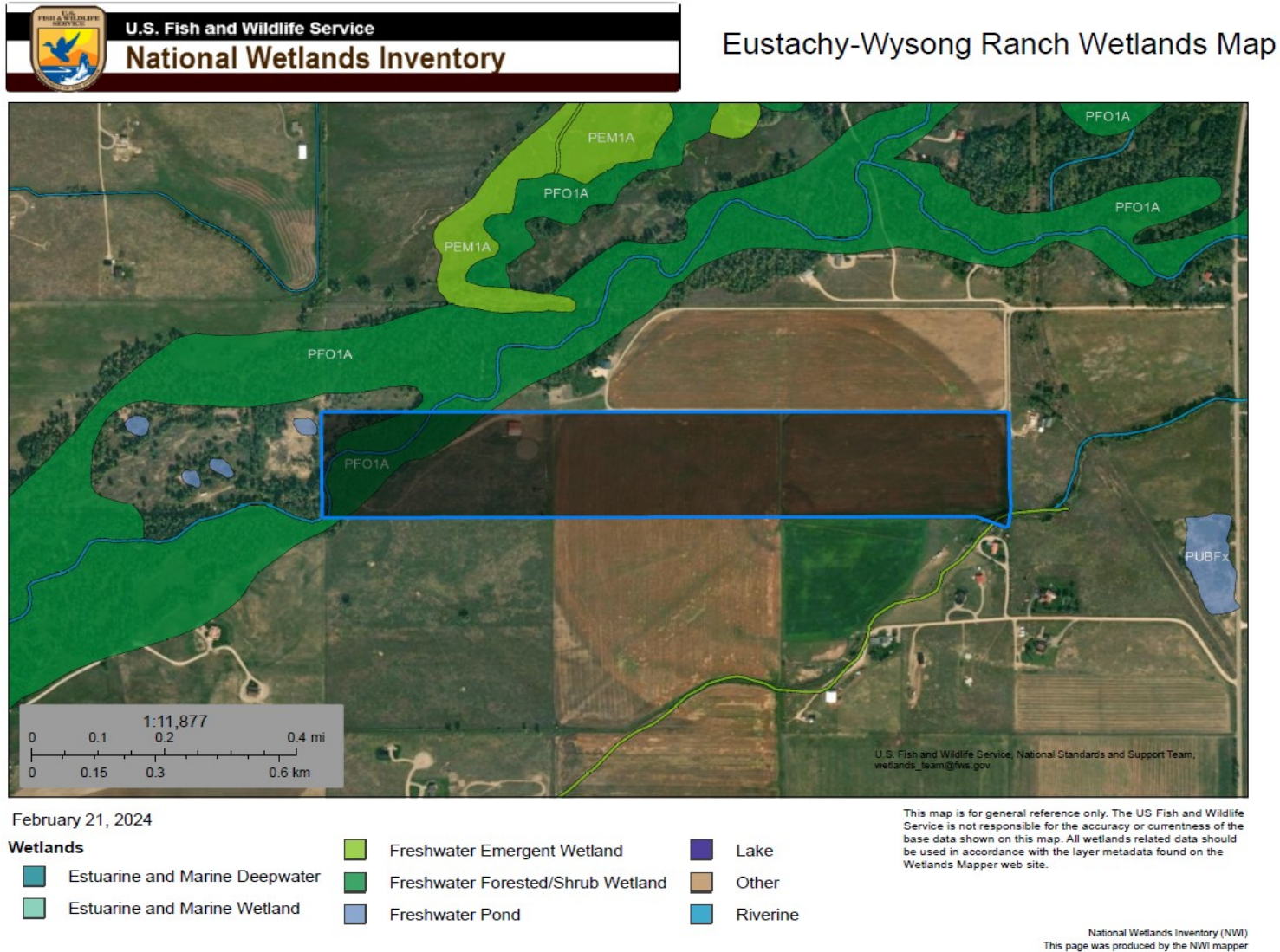


Figure 5. Subdivision Layout with vegetation descriptions for the Proposed Eustachy-Wysong Ranch Subdivision.





## Images

---

Image 1. Cultivated field of the Proposed Eustachy-Wysong Ranch Subdivision looking east. Photograph was taken on 4 November 2023.



Image 2. Farmhouse/shop on the western side of the Eustachy-Wysong Ranch property.  
Photograph was taken on 4 November 2023.



Image 3. The dry riverbed channel and the riparian/emergent wetland area on the west side of the Eustachy-Wysong Ranch property. Photograph was taken on 4 November 2023.

