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Natural Resources Analysis and Aquatic Resource Inventory

Skyline View Ranch

Prepared for

Skyline Holdings Group, LLC
564 W 700 S #405
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20 June 2023

Natural Resources Analysis

Introduction

This report is a discussion of the natural resource conditions that currently exist on the proposed Skyline View Ranch subdivision parcel. This narrative has been arranged in accordance with Teton County Idaho Subdivision Regulations outlined in Division 9-3-2 (C-2-c-WH), Wildlife Habitat Overlay Regulations, Teton County. This information summarizes the natural resources present, potential impacts and a mitigation plan to offset and minimize any potential impacts to areas within the Overlay. A portion of Mahogany Creek traverses the parcel therefore, an Aquatic Resource Inventory has been included in this narrative.

Location

The 144.4 +/- acre proposed Skyline View Ranch subdivision is located at the intersection of S 5000 W and W 2250 S, Section 12, Township 4N, Range 44E, Teton County, Idaho (Appendix - Site Location Map).

The parcel is situated among large agricultural operations, and rural single-family homes. The project site is bounded by County Road S 5000 W to the east, County Road W 2250 S to the south, with cultivated cropland north and west.

Existing Conditions Inventory

Vegetation - Cultivated Cropland

The parcel is primarily cultivated cropland planted and harvested in barley (Appendix-Aerial Photograph 2021). Farming operations within the parcel are currently ongoing.

Vegetation – Riparian Willow

Approximately 4.4 +/- acres of this vegetative community is located within the boundaries of Mahogany Creek. Merigliano describes this area as, Riparian Willow

The following lists primary species identified within the *Priority Wetland _ NWI* portion of the parcel.

Common Name	Scientific Name	ACOE/NPL Status
Geyer's willow	*Salix seyeriana*	FACW
Canada thistle	*Cirsium arvense*	FAC
Nebraska sedge	*Carex nebrascensis*	OBL
Baltic rush	*Junus baltis*	FACW
Fowl bluegrass	*Pas palustria*	FAC
Quaking aspen	*Populus tremuloides*	FACU

Topography

The parcel is composed of rolling terrain with an elevation of 6090' near the northeast corner and 6130' at the southwest corner of the property (Preliminary Plat Exhibit).

Floodplains, Wetlands, Waterways and Riparian Areas

A channelized portion of Mahogany Creek flows north and off site of the parcel. There are no floodplains, within the parcel boundaries.

Soils

The Natural Resources Conservation Service USDA - Soil Map of the site includes the following soils in order of dominance (Appendix_Soil Map).

13425 Badgerton - Alpine complex, 0 to 2 percent slopes

13435 Richvale Silt Loam, 0 to 4 percent slopes

Geology and Seismic Hazards

The Teton County Earthquake Overlay Map depicts the parcel within a low liquid susceptibility rating area.

Wildfire Danger

The parcel is not depicted on the Teton County GIS Wildfire Hazard Zone Map. Current and historical agricultural operations, tilling of soil after harvest, reduces wildlife danger within the parcel significantly. A fire pond will be constructed to Teton County standards.

Ridges and Rock Outcroppings

There are no ridges and/or outcroppings located within the parcel.

Areas within 1 Mile of State Highway or Ski Hill Road

The proposed Skyline View Ranch subdivision is not within one mile of any State Highway or Ski Hill Road.

Bear Conflict Zone

The parcel is not within the Teton County designated Bear Conflict Zone.

Wildlife Habitat Assessment

The Teton County Natural Resources Overlay Map (2006-2022) depicts approximately 9.3 acres of the *Waterbird Breeding, Migration, Foraging and Wintering Habitat,* and approximately 4.4 acres as *Priority Wetland - NWI* within the parcel (Appendix-Natural Resource Overlay Exhibit).

Methodology

A pre-survey literature search of potential wildlife indicator species was completed prior to pedestrian surveys within the parcel which occurred from approximately 630 am to 830 am and 430 pm to dusk. Surveys were done consecutively from May 31 to June 3, 2023. Site photographs are in the Appendix of this document.

Indicator Species associated with each overlay and potentially present on the parcel include,

Sandhill Crane

Sandhill Cranes utilize the western side of Teton Valley as a pre-migration staging area foraging on post-harvest grain spillage. Usually, foraging is near wetland bodies and roosting sites (TRLT).

Survey Results

No nests, roosts and or was presence of indicator species. Only passerine bird species were observed during the surveys. The parcel could and most likely is used by Sandhill Cranes for feeding on spilt grain after fall harvest.

Aquatic Resource Inventory

The parcel contains *Priority Wetland Habitat-NWI*. The following information is based upon US Army Corps of Engineers (ACOE) wetland jurisdictional process utilized to determine presence and/or absence of "Waters of the United States" (WOTUS). WOTUS were identified by using the 1987 Wetland Delineation Manual and 2010 Western Mountains, Valleys and Coasts Regional Supplement. Additional resources utilized include Teton County GIS, NRCS Soil Surveys and Google Earth historical aerial photography. ACOE Data Sheets are in the Appendix.

Existing Landscape

As stated previously the entire parcel minus Mahagony Creek is cultivated cropland planted in Barley. The wetlands associated with the parcel are the seasonal flowing Mahogany Creek which has been channelized through the parcel. The National Wetland Inventory Map classification for this area is riverine (Appendix_NWI Map).

Wetlands

The NWI map depicts more wetlands than are present within the parcel as determined during the field jurisdictional determination. The creeks depicted on Teton County GIS and NWI Maps are incorrect.

As discussed, the creek has been channelized through the parcel and the wetlands are at the top of the bank of the creek. These revised wetland boundaries are shown on the WOTUS Exhibit (Appendix_WOTUS Exhibit).

Wetland Hydrology

The hydroperiod associated with the Mahogany Creek wetland/riparian area is seasonal and snowpack dependent and varies widely from year to year. There is an existing irrigation pivot (1000') that travels through Mahogany Creek during the growing season.

Mitigation/Land Management

The proposed subdivision, although located within the Wildlife Habitat Overlay, is cultivated cropland which limits available habitat for indictor wildlife species.

The only potential suitable habitat for Sandhill Cranes is cultivated cropland which composes most of the Site. Cultivated cropland provides foraging opportunities for the species in the fall.

As part of the proposed development plan, current farming practices will cease. The center irrigation pivot will be dismantled, and the existing irrigation will be used for a required fire protection pond.

To compensate the loss of foraging habitat for Sandhill Cranes it is suggested that the owner replant the parcel with drought tolerant grasses and forbs species commonly used for The USDA Crop Reserve Program (CRP). These plantings will provide habitat protection two-fold, forage and cover for water bird species and weed control. Typical species for these plantings could include, Wheatgrass, Meadow Brome, Sainfoin, Fleabane, Orchardgrass and Big Bluegrass.

Additionally, the proposed Skyline View Ranch Subdivision Homeowner's Association will administrator, implement and maintain the management and mitigation measures listed. The following practices are suggested and should be implemented into the Covenants and Restrictions of the subdivision.

Lighting – All lighting within the subdivision shall meet the Teton County, Title 08 – Zoning Regulations, Section 8-4-6 and will be designed to be downcast. Motion detection lighting shall be mandated and a "dark sky attitude" shall be adopted by the homeowners.

Pet Control – Owners of domestic pets (primarily dogs and cats) will be responsible to train, restrain and prevent their pets from interacting with wildlife within the subdivision. Excessive abuse can be reported to the Teton County Sheriff Department and IDFG.

Wildlife Friendly Fencing – All fences within the subdivision will be designed as outlined in Teton County Idaho Zoning Ordinance, Title 9 Division 9-3-2 (C-2-c-WH-vi-b) (Teton County, 2013b). Suggested parameters include fencing height of 38" to 40" with a 4" top rail.

REFERENCES

IDFG. 2017. Idaho State Wildlife Action Plan, 2015. Idaho Department of Fish and Game.

IDFG. 2019. Statewide Report Fall 2019 Season Elk. Idaho Department of Fish and Game Boise, ID. IDFG. 2021a. Raster Layers for Elk Winter Range, Elk Summer Range, and Elk Migration Corridors, and Mule Deer Winter Range and Mule Deer Summer Range.

Merigliano, M. 2009. A Field Manual for Classified Vegetation in the Upper Snake River Valley. Teton Regional Land Trust. Teton County, ID.

TRLT. 2006. Wildlife Overlay and Wildlife Conservation Measures for Teton County, Idaho Technical Support Document. Teton Regional Land Trust. Teton County, ID.

Teton County GIS, Natural Resources Overlay, USGS National Seismic Hazard Map Idaho 2014, 2016, Teton County Earthquake Map, Bear Conflict Area, Wildlife Hazard Zone Map, USGS Topography, Slopes (%).

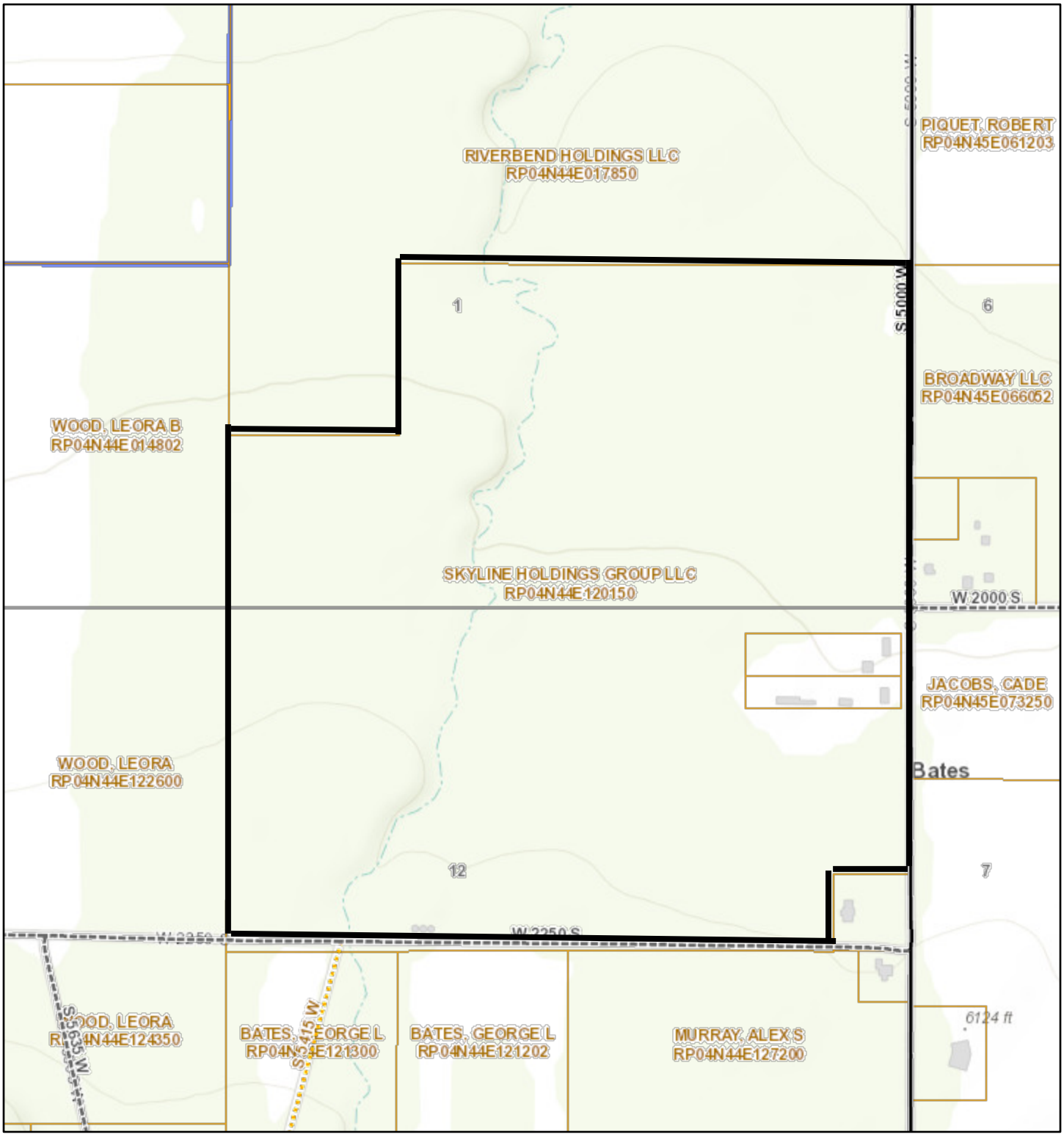
Teton County. 2013a. Teton County Idaho Zoning Ordinance Title 8. Rev. May 16, 2013.

Teton County. 2013b. Teton County Idaho Zoning Ordinance Title 9. Rev. September 9, 2013. T

APPENDIX

Site Location Map
Aerial Photograph 2021
NRCS Soil Map
Natural Resources Overlay Map
Site Photographs
USFWS NWI MAP
WOTUS Exhibit
ACOE Data Sheets

SKYLINE VIEW RANCH_Site Location Map



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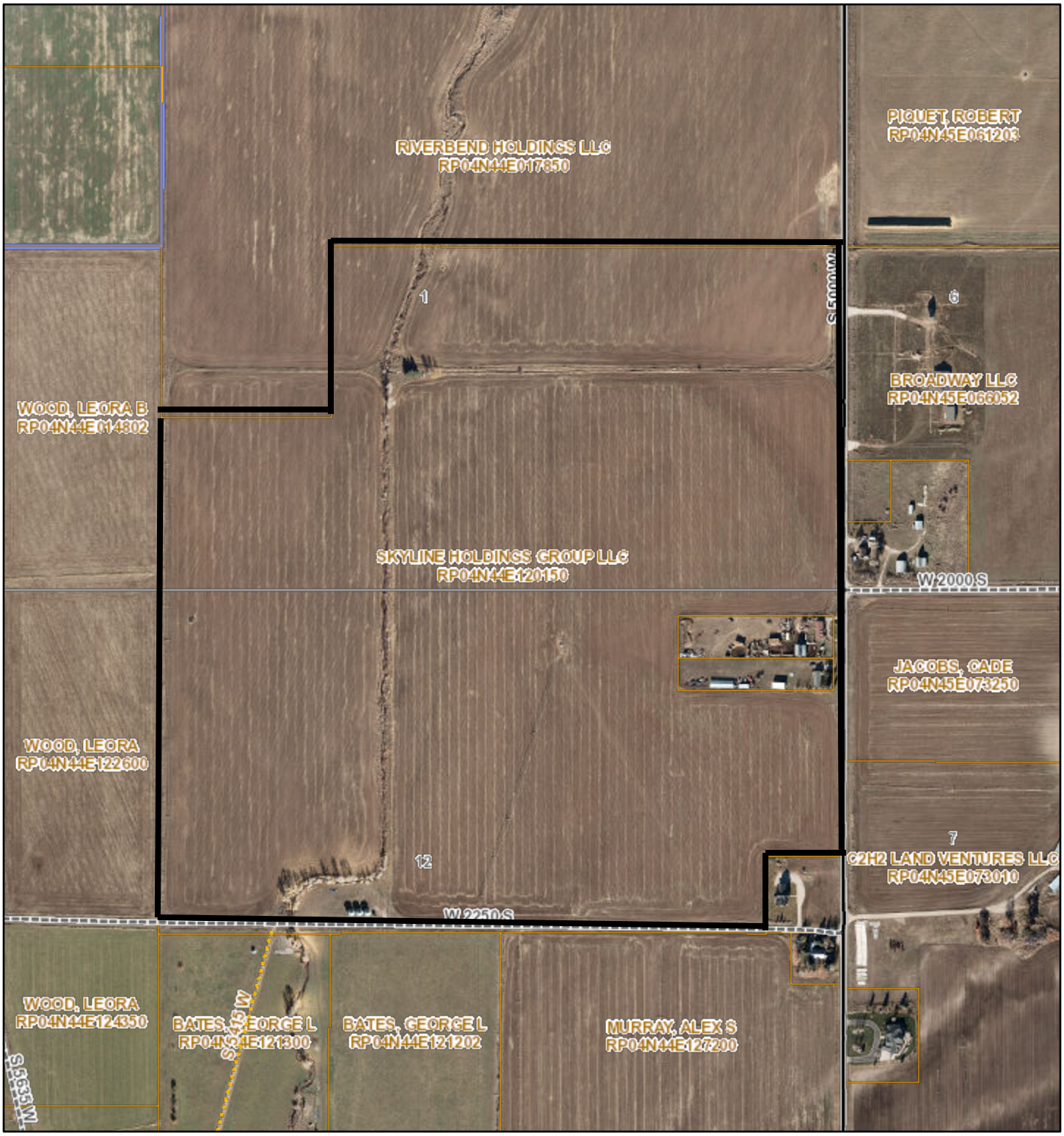
Teton County GIS

County of Teton, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | National Agriculture Imagery Program | NAIP | Teton

Skyline View Ranch _ 2021 Aerial Photograph



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Teton County GIS

National Agriculture Imagery Program | NAIP | Teton County, Idaho GIS; Teton County Wildfire Group | USGS, Teton County GIS | Teton County GIS | Teton County GIS Department | Teton Regional

United States Department of Agriculture

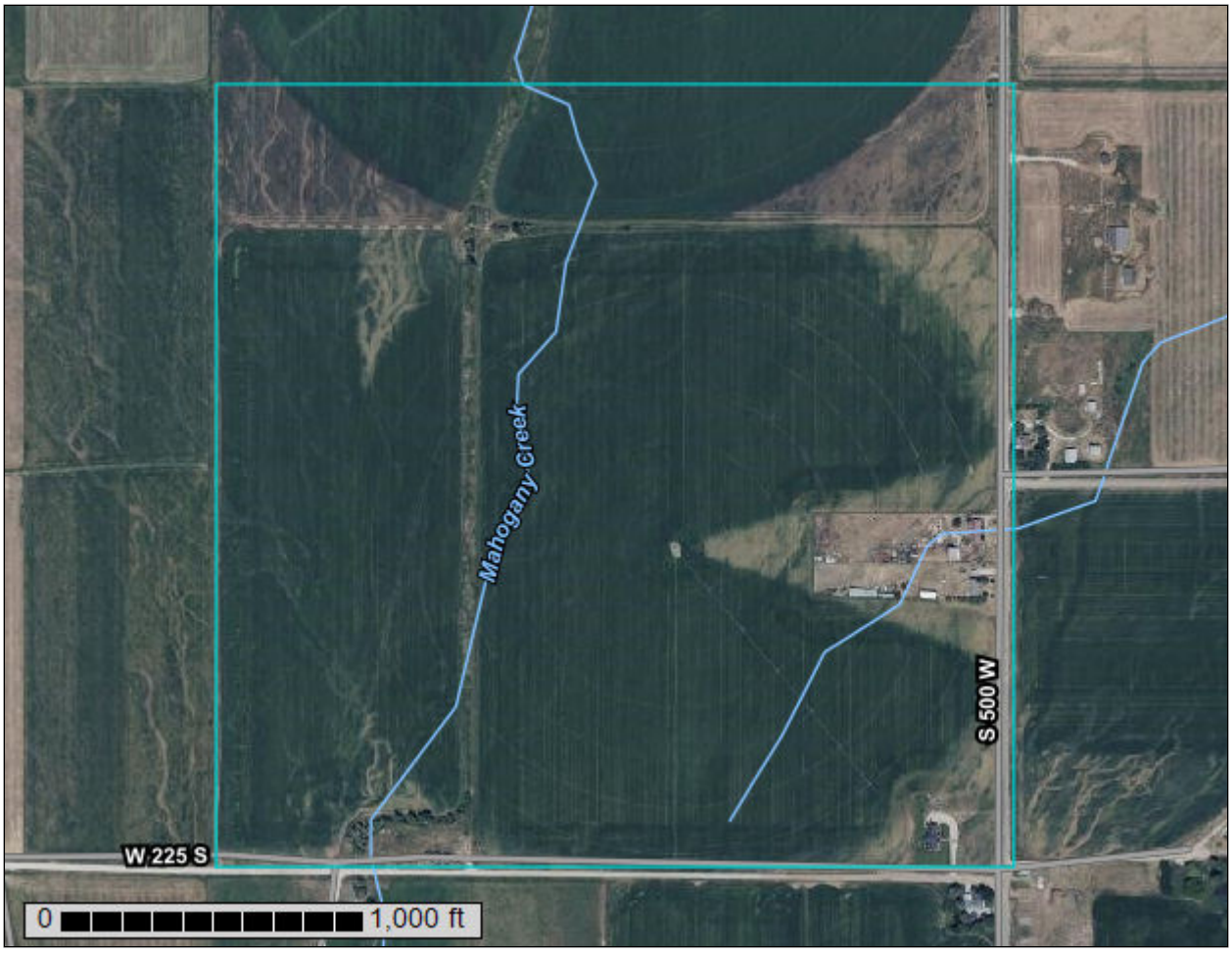
NRCS

Natural Resources Conservation Service

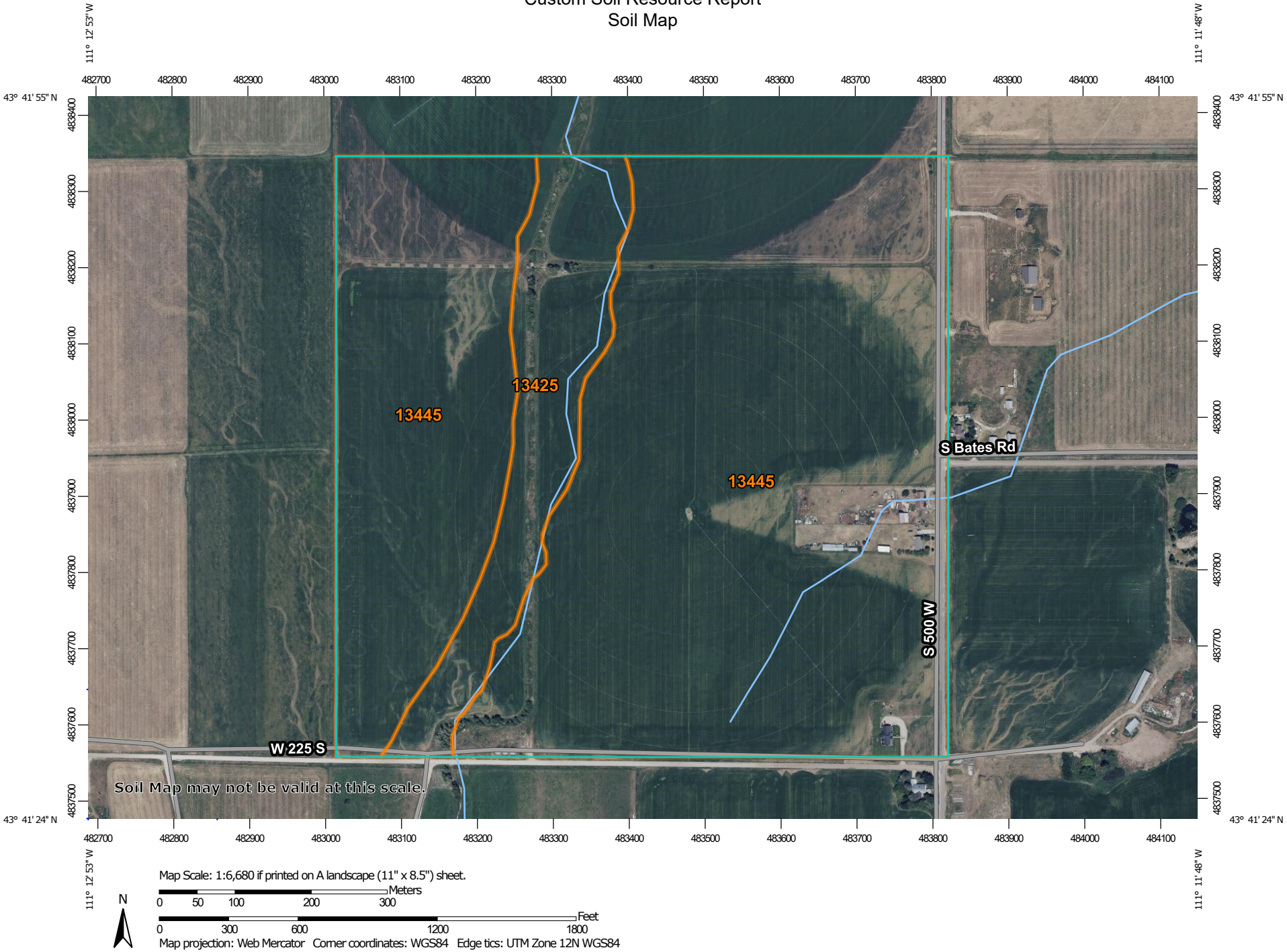
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Teton Area, Idaho and Wyoming

Skyline View Ranch



Custom Soil Resource Report
Soil Map



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Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13425	Badgerton-Alpine complex, 2 to 8 percent slopes	18.7	11.9%
13445	Richvale silt loam, 0 to 4 percent slopes	139.1	88.1%
Totals for Area of Interest		**157.8**	**100.0%**

Teton Area, Idaho and Wyoming

13425—Badgerton-Alpine complex, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 1vggt
Elevation: 6,040 to 6,680 feet
Mean annual precipitation: 16 to 26 inches
Mean annual air temperature: 36 to 44 degrees F
Frost-free period: 20 to 90 days
Farmland classification: Not prime farmland

Map Unit Composition

Badgerton, rarely flooded, and similar soils: 55 percent
Alpine and similar soils: 35 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Badgerton, Rarely Flooded

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Concave, linear
Parent material: Mixed alluvium

Typical profile

A - 0 to 9 inches: loam
AB - 9 to 17 inches: very gravelly loam
BC - 17 to 31 inches: extremely gravelly loamy sand
C1 - 31 to 43 inches: extremely gravelly loamy coarse sand
C2 - 43 to 60 inches: very gravelly sandy loam

Properties and qualities

Slope: 2 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: NoneRare
Frequency of ponding: None
Calcium carbonate, maximum content: 4 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): 6c
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: B
Ecological site: R013XY050ID - Riparian Wet Meadow SALIX/CAREX
Hydric soil rating: No

13445—Richvale silt loam, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 20j5z
Elevation: 6,000 to 6,250 feet
Mean annual precipitation: 16 to 18 inches
Mean annual air temperature: 38 to 44 degrees F
Frost-free period: 50 to 90 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Richvale and similar soils: 90 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Richvale

Setting

Landform: Stream terraces, fan remnants
Down-slope shape: Linear
Across-slope shape: Convex, linear
Parent material: Mixed alluvium derived primarily from sandstone and limestone with loess inflence

Typical profile

Ap - 0 to 7 inches: silt loam
A - 7 to 14 inches: silt loam
Bt1 - 14 to 24 inches: silt loam
Bt2 - 24 to 28 inches: silt loam
Bk1 - 28 to 38 inches: silt loam
Bk2 - 38 to 60 inches: gravelly loam

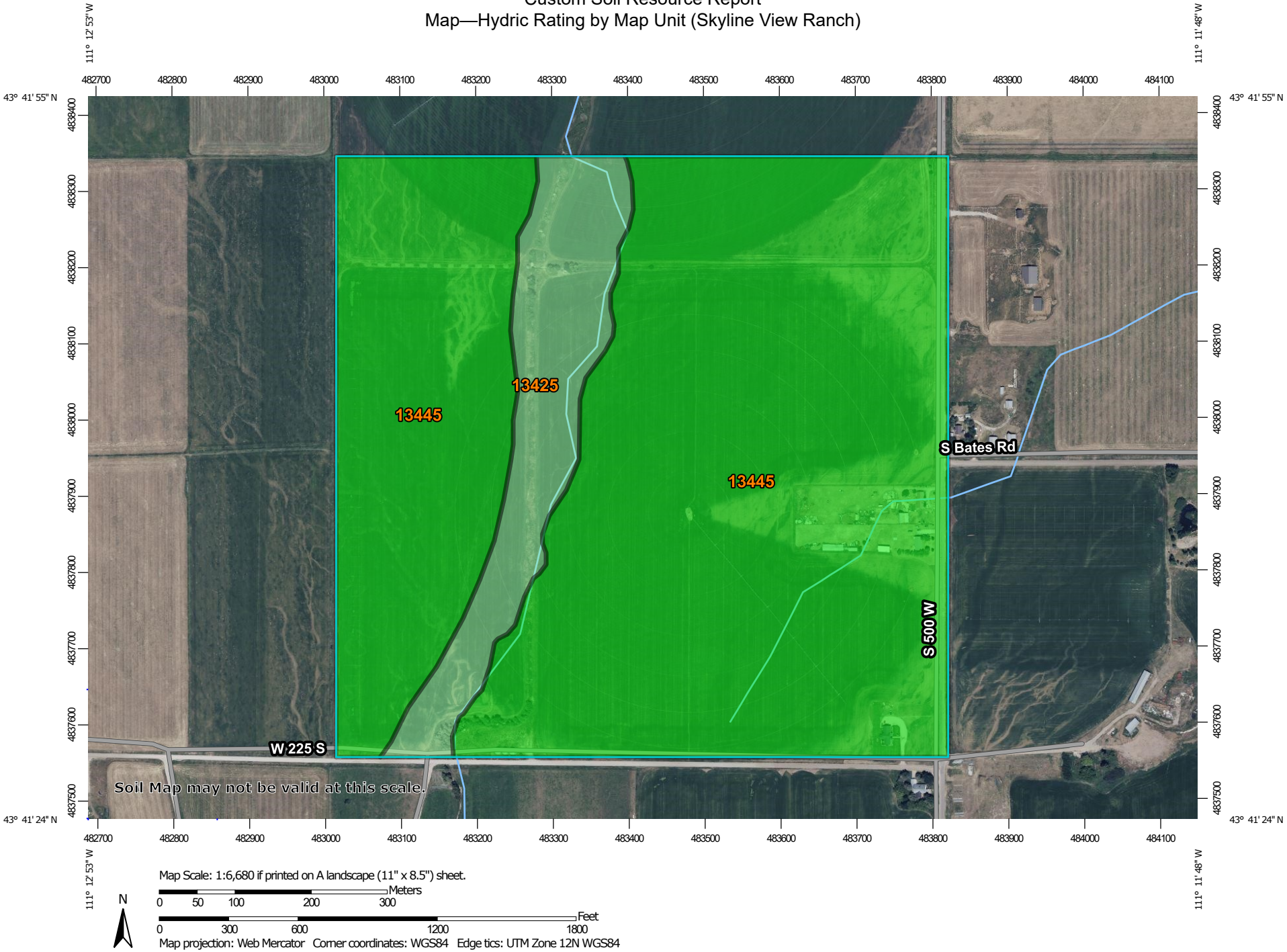
Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): 4c
Land capability classification (nonirrigated): 4c

Custom Soil Resource Report
Map—Hydric Rating by Map Unit (Skyline View Ranch)



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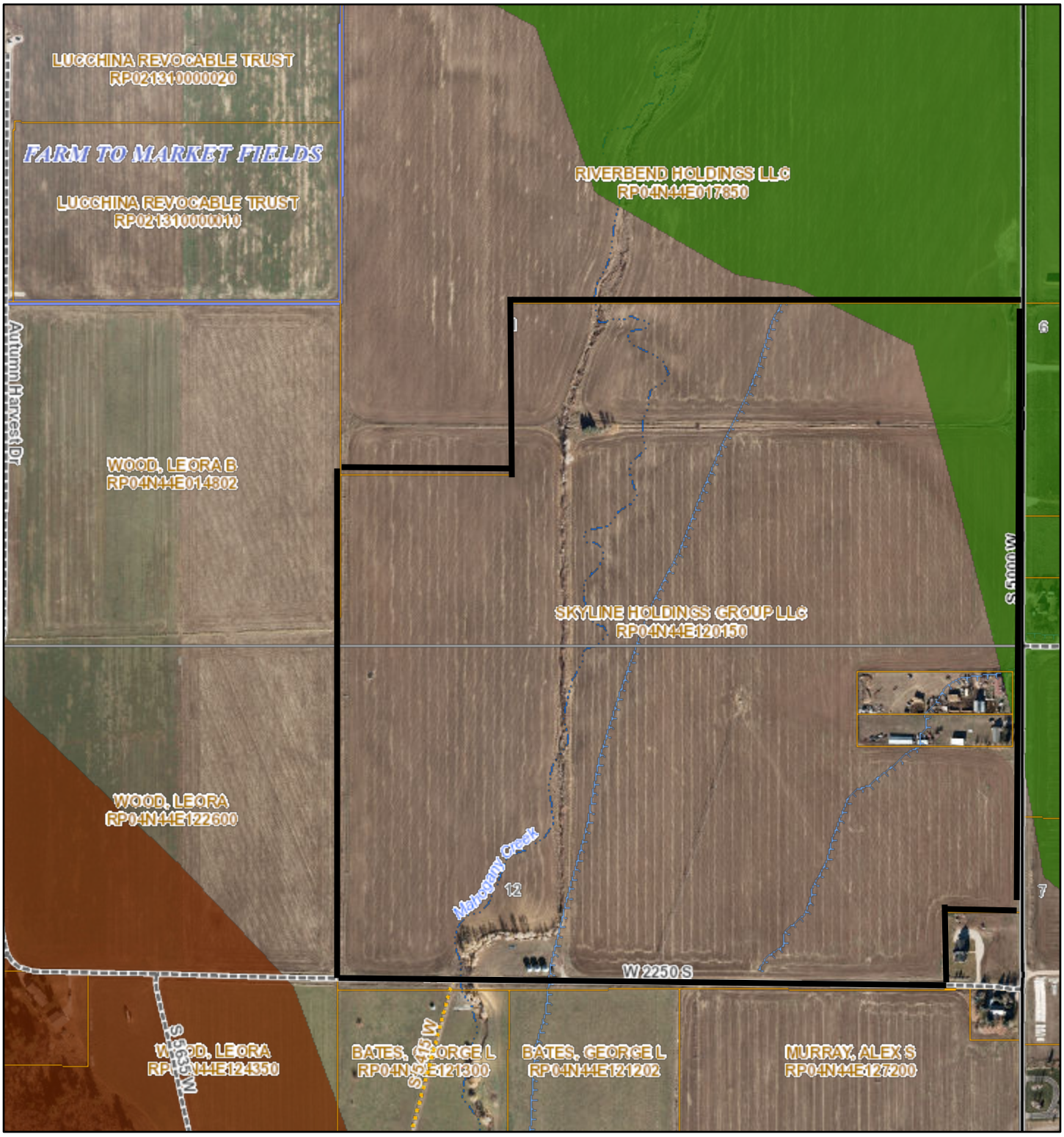
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84

SkyLine View Ranch Natural Resource Overlay



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Teton County GIS

National Agriculture Imagery Program | NAIP | Teton County, Idaho GIS; Teton County Wildfire Group | USGS, Teton County GIS | Teton County GIS | Teton County GIS Department | Teton Regional

Site Photograph_ Cultivated Cropland—Barley

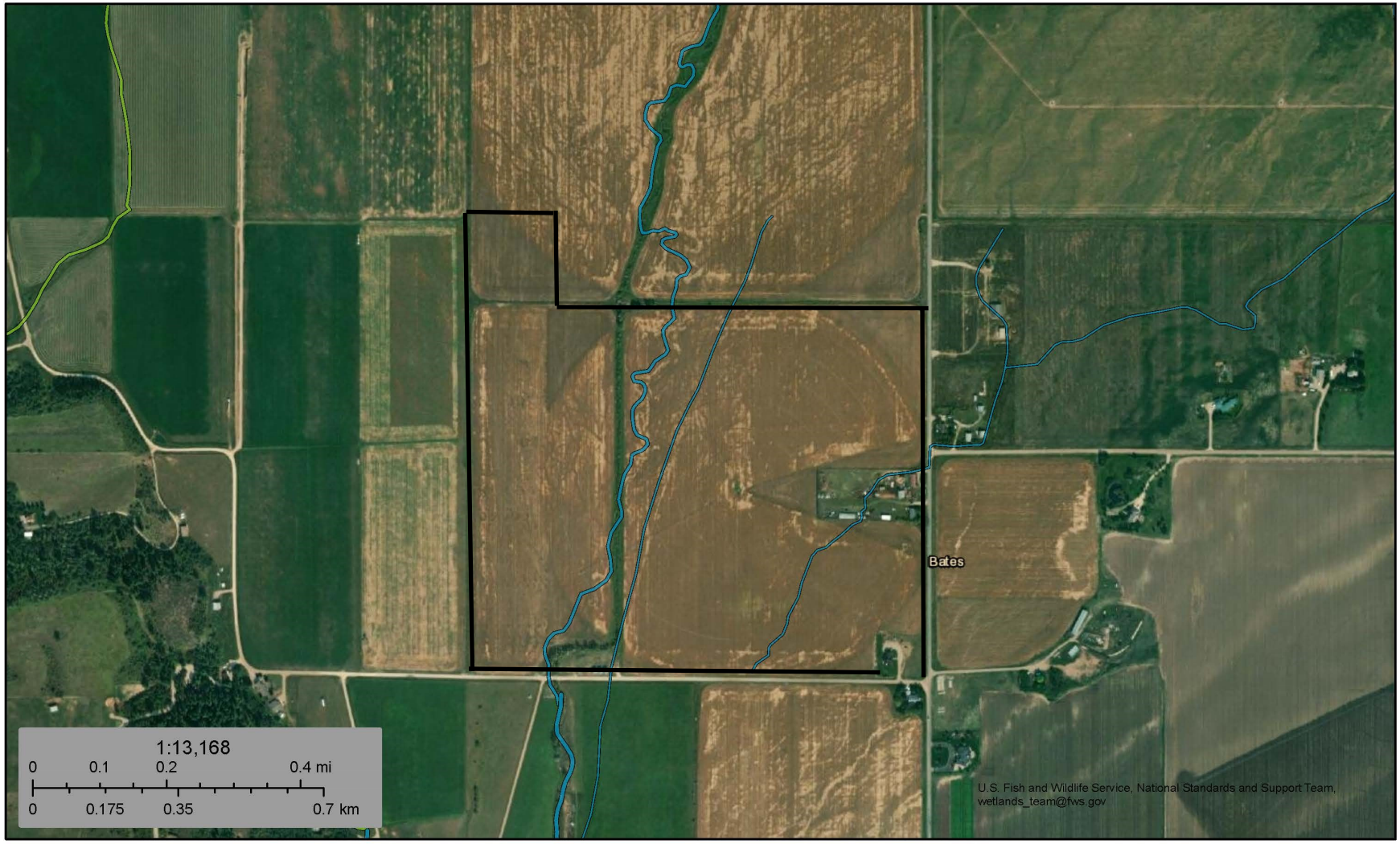
Site Photograph_ View of Mahogany Creek near Center of Parcel

Site Photograph_ View of Mahogany Creek

Site Photograph_ View of Mahogany Creek looking South at Irrigation Pivot Crossing

U.S. Fish and Wildlife Service
National Wetlands Inventory

SKYLINE VIEW RANCH_NWI EXHIBIT

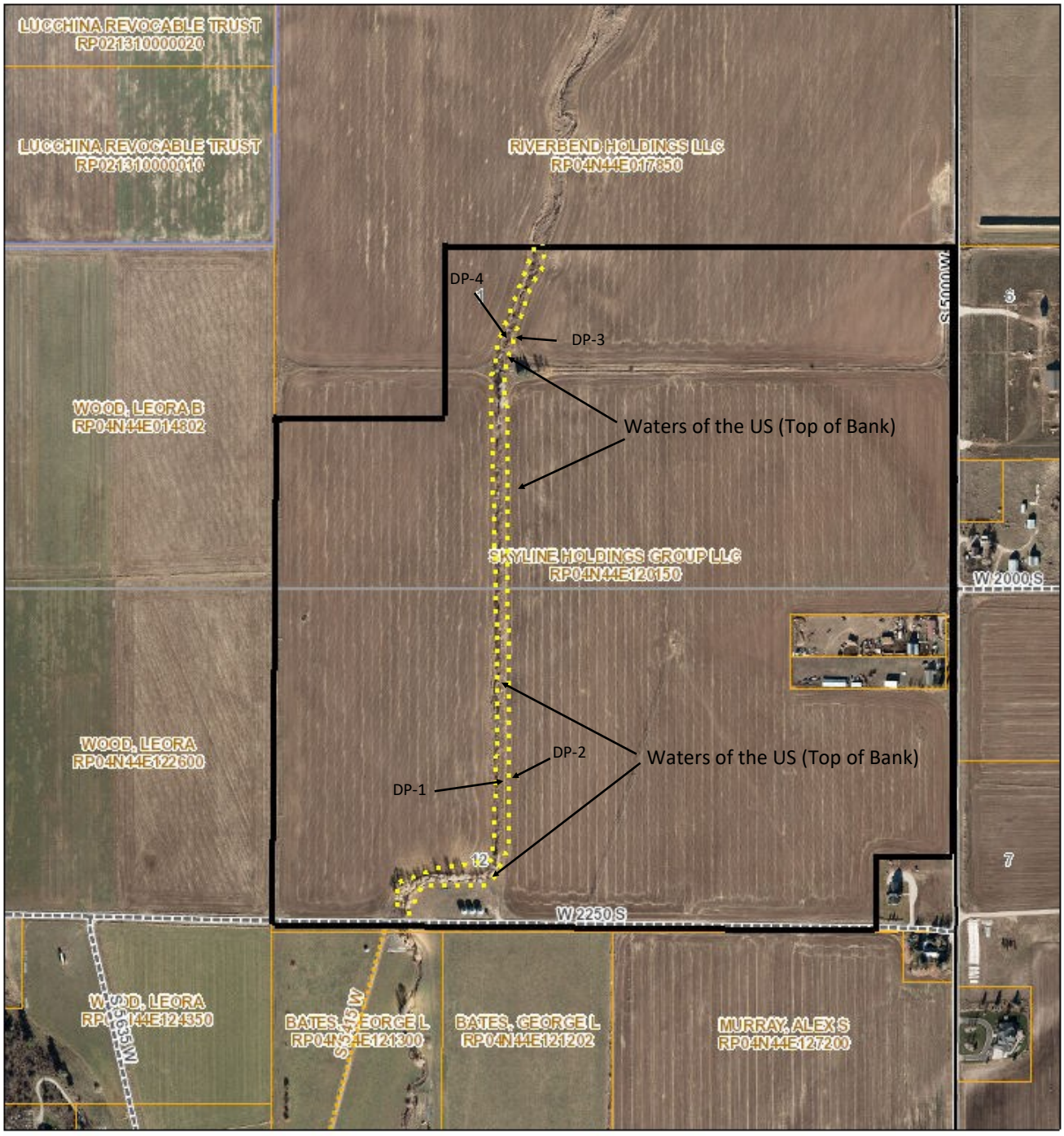


- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Skyline View Ranch_Waters of the US (WOTUS)



DP = ACOE Data Sheet Point

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Teton County Idaho GIS, Teton County, ID GIS, GIS, Aero-graphics Geospatial Services., Teton County GIS Dept, Teton County GIS

Teton County GIS

National Agriculture Imagery Program | NAIP | Teton County, Idaho GIS; Teton County Wildfire Group | USGS, Teton County GIS | Teton County GIS | Teton County GIS Department | Teton Regional

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Skyline View Ranch | City/County: Bates/Teton | Sampling Date: 06/01/23
Applicant/Owner: Skyline Holdings Group | State: ID | Sampling Point: DP1
Investigator(s): cb | Section, Township, Range: Sec 12, Twn. 4N, Range 44E
Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):
Subregion (LRR): LRR-E | Lat: 43.691707 | Long: 111.207592 | Datum: WGS84
Soil Map Unit Name: Richvale silt loam 0-4% | NWI classification: riverine
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ___ (If no, explain in Remarks.)
Are Vegetation ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes x No ___
Are Vegetation ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	x	No	
Hydric Soil Present?	Yes	x	No	
Wetland Hydrology Present?	Yes	x	No	

Is the Sampled Area within a Wetland? **Yes x No**

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25sf)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 25sf)			
1. *Salix seyerriana*	90	yes	FACW
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 25sf)			
1. *Juncus balticus*	10		FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: n/a)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 1 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species	100	x 2 =	200
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	100 (A)		200 (B)

Prevalence Index = B/A = 2

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ___ 2 - Dominance Test is >50%
- x 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ 5 - Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes x No**

Remarks: Weland Limits at Top of Bank Mahogany Creek

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18”	10YR2/1						Mucky texture	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- x Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** x **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- x Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes x No ___ Depth (inches): 8”

Water Table Present? Yes ___ No x Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No x Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

2017, 2021 Aerial Photograph

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Skyline View Ranch | City/County: Bates/Teton | Sampling Date: 06/01/23
Applicant/Owner: Skyline Holdings Group | State: ID | Sampling Point: DP2
Investigator(s): cb | Section, Township, Range: Sec 12, Twn. 4N, Range 44E
Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):
Subregion (LRR): LRR-E | Lat: 43.691691 | Long: 111.207422 | Datum: WGS84
Soil Map Unit Name: Richvale silt loam 0-4% | NWI classification: riverine
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ___ (If no, explain in Remarks.)
Are Vegetation ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes x No ___
Are Vegetation ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ___	No ___	**Is the Sampled Area within a Wetland?**	**Yes ___ No x**
Hydric Soil Present?	Yes ___	No ___		
Wetland Hydrology Present?	Yes ___	No ___		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25sf)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 25sf)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 25sf)			
1. *Barley*	100		UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: n/a)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum ___

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ___ (A)
Total Number of Dominant Species Across All Strata: ___ (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: ___ (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species	100	x 5 =	500
Column Totals:	100 (A)		500 (B)

Prevalence Index = B/A = 5

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
x 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No x

Remarks: Weland Limits at Top of Bank Mahogany Creek

SOIL

Sampling Point: DP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18”	10YR3/1						Mucky mineral	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- x Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** x

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No x Depth (inches): 8”

Water Table Present? Yes ___ No x Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No x Depth (inches): _____

Wetland Hydrology Present? **Yes** ___ **No** x

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

2017, 2021 Aerial Photograph

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Skyline View Ranch | City/County: Bates/Teton | Sampling Date: 06/01/23
Applicant/Owner: Skyline Holdings Group | State: ID | Sampling Point: DP3
Investigator(s): cb | Section, Township, Range: Sec 12, Twn. 4N, Range 44E
Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):
Subregion (LRR): LRR-E | Lat: 43.691707 | Long: 111.207159 | Datum: WGS84
Soil Map Unit Name: Badgerton-Alpine Complex 0-2% | NWI classification: riverine
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ___ (If no, explain in Remarks.)
Are Vegetation ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes x No ___
Are Vegetation ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	x	No	
Hydric Soil Present?	Yes	x	No	
Wetland Hydrology Present?	Yes	x	No	

Is the Sampled Area within a Wetland? **Yes x No**

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25sf)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 25sf)			
1. *Salix seyerriana*	90	yes	FACW
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 25sf)			
1. *Juncus balticus*	10		FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: n/a)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 1 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species	100	x 2 =	200
FAC species		x 3 =	
FACU species		x 4 =	
UPL species		x 5 =	
Column Totals:	100 (A)		200 (B)

Prevalence Index = B/A = 2

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- ___ 2 - Dominance Test is >50%
- x 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ 5 - Wetland Non-Vascular Plants[1]
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes x No**

Remarks: Weland Limits at Top of Bank Mahogany Creek

SOIL

Sampling Point: DP3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18”	10YR2/1						Mucky texture	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- x Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** x **No** ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- x Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes x No ___ Depth (inches): 8”

Water Table Present? Yes ___ No x Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No x Depth (inches): _____

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

2017, 2021 Aerial Photograph

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Skyline View Ranch | City/County: Bates/Teton | Sampling Date: 06/01/23
Applicant/Owner: Skyline Holdings Group | State: ID | Sampling Point: DP4
Investigator(s): cb | Section, Township, Range: Sec 12, Twn. 4N, Range 44E
Landform (hillslope, terrace, etc.): | Local relief (concave, convex, none): | Slope (%):
Subregion (LRR): LRR-E | Lat: 43.697805 | Long: 111.207638 | Datum: WGS84
Soil Map Unit Name: Badgerton-Alpine complex 0-2% | NWI classification: riverine
Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No ___ (If no, explain in Remarks.)
Are Vegetation ___ , Soil ___ , or Hydrology ___ significantly disturbed? Are "Normal Circumstances" present? Yes x No ___
Are Vegetation ___ , Soil ___ , or Hydrology ___ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ___	No ___	**Is the Sampled Area within a Wetland?**	**Yes ___ No x**
Hydric Soil Present?	Yes ___	No ___		
Wetland Hydrology Present?	Yes ___	No ___		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 25sf)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 25sf)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: 25sf)			
1. *Barley*	100		UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100 = Total Cover		
Woody Vine Stratum (Plot size: n/a)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: ___ (A)
Total Number of Dominant Species Across All Strata: ___ (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: ___ (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species	100	x 5 =	500
Column Totals:	100 (A)		500 (B)

Prevalence Index = B/A = 5

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
x 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ 5 - Wetland Non-Vascular Plants[1]
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ___ No x

Remarks: Weland Limits at Top of Bank Mahogany Creek

SOIL

Sampling Point: DP4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18”	10YR3/1						Mucky mineral	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- x Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present):

Type: ___

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** x

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ___ No x Depth (inches): 8”

Water Table Present? Yes ___ No x Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No x Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** x

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

2017, 2021 Aerial Photograph

Remarks:

Skyline View Ranch – Additional Information

It was mutually agreed by the applicant and the Teton County Board of County Commission (BOCC mtg. 8 January 2024) to modify the submitted preliminary plat to reduce the size of building envelopes within the 7-lot subdivision, provide Big Game Migration Corridors, Waterbird habitat, minimize crossings of Mahogany Creek and maintain agriculture practices post-development.

The following mitigation measures have been provided.

- Building Envelopes have been reduced from 20.0 +/- acres to 5.0 +/- acre. This is a 75% reduction of buildable area within each lot. Please see attached Building Envelope Exhibit.

- The building envelopes have been placed to allow maximum area for movement of Big Game species that may utilize the parcel seasonally. The corridor ranges in width from 247 to 791 +/- feet, with an average width of 519 feet. The placement and reduction in size of building envelopes will allow unobstructed movement from the west, north and northeast portions of the parcel. Additionally, the envelopes at the southwest corner of the parcel have been positioned to provide wooded areas along the channelized Mahogany Creek for thermo-protection for Big Game animals during harsh Teton Valley winters.

- The placement of the building envelopes has provided 6.5 +/- acres of undeveloped land (one crossing) within the Ordinary High Water (OHW) of the seasonal flowing Mahogany Creek and adjacent riparian areas, for Waterbird Breeding, Migration, Foraging and Wintering Habitat. Additionally, the proposed fire pond will be planted in *Cattail spp*. along the perimeter of the pond providing forage and cover for waterbirds.

- Building Envelope placement was shaped to maintain current agricultural crops such as Barley and Alfalfa Hay with suitable area for farm equipment movement. This will allow ongoing farm practices to continue and will provide foraging opportunities for Big Game and Water Bird species post-harvest.

- Mahogany Creek will have one crossing (elliptical culverts) to provide access to the two lots west of the creek. Currently there are several crossings created by the existing wheel pivot irrigation system, of which, the pivot support tires cross unprotected at eight or more locations along the creek. The pivot system is being removed as part of the proposed development and replaced with an underground pressurized system for crop irrigation. There are existing culverts on the creek that allow farm equipment to cross and will remain. NOTE: As discussed in the Natural Resource Analysis, Mahogany Creek flows seasonally for approximately six weeks and remains dry until spring runoff occurs. This limits the availability of suitable habitat for indicator species.

  The crossing will be permitted by the Idaho Department of Water Resources (IDWR) and engineered to meet and or exceed best management practices. Culvert placement will be slightly below the bottom grade of the creek to allow for passage of aquatic species such as trout. The removal of the pivot system and the reduction of impacts from eight crossings to one, more than adequately mitigates the proposed action.