

## EXHIBIT B

### Passive Restoration and Conservation Plan for 10-acre Open Space Harlan Ranch Subdivision

October 31, 2023

**Prepared for:**  
Clear Springs Ranch, LLC

**Prepared by:**

**ALDER**ENVIRONMENTAL

water | wetlands | ecological consulting

Jackson, WY [alderenvironmental.com](http://alderenvironmental.com)

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#### **Overview:**

The lands within 275 feet of the western boundary of the Harlan Ranch Subdivision will be passively restored to native emergent and scrub-shrub wetland and protected in perpetuity to enhance wildlife habitat and provide an open space buffer (referred to herein as conservation area) between the subdivision and conservation easements west of the subdivision (Exhibit B). Passive restoration and maintenance of the 275-foot buffer will result in 10 acres of enhanced wetland habitat for wildlife species including waterbirds and songbirds. The buffer will prevent future impacts to this sensitive wetland area by locating the Harlan Ranch Subdivision development density outside of wetlands and a 100' buffer. This passive restoration and protection measure will improve habitat quality where existing wetland habitat is degraded due to intensive cattle grazing.

#### **Passive Restoration and Protection Plan:**

1. Wildlife friendly fencing will be installed around the 275-foot buffer through lots 13, 14, 15, and 16 to exclude neighboring livestock from the conservation area. The Harlan Ranch HOA will be responsible for installation of fence and maintaining fencing in perpetuity.
2. Motorized use, livestock, and domestic pets will be prohibited in the conservation area in perpetuity. Pedestrian use will be excluded from the area for three consecutive years beginning immediately after permanent livestock exclusion is implemented.
3. The existing ditches and spring creek will be maintained into and within the conservation area to ensure adequate hydrology to support regeneration of hydrophytic wetland vegetation.
4. Noxious weeds, as listed by the State of Idaho and Teton County, will be controlled within the conservation area by mechanical or chemical treatment spring, summer, and fall. Chemical herbicide will not be used during migratory bird nesting seasons (April – July). Herbicide will be selected with guidance from the State or County.
5. The Harlan Ranch HOA will be responsible for fencing and monitoring of the conservation area. Individual landowners will be responsible for maintenance of the conservation area within their respective lots, including weed control and ditch maintenance, with enforcement from the HOA.

#### **Monitoring:**

The conservation area will be monitored for five years following implementation, beginning with the first full growing season after fencing and restrictions are installed. Yearly monitoring will consist of documenting the conditions of the conservation area with photographs and a list of vegetative species and cover estimates. Monitoring will be performed by a natural resources professional or qualified HOA representative. Documentation will be submitted to the HOA and will be available upon request to Teton County. If passive restoration is deemed unsuccessful, appropriate measures will be taken to ensure future goals can be achieved, including but not limited to more rigorous weed control, seeding or planting appropriate native species, and modification of existing irrigation ditches.

**Exhibit B**










Conservation Area

**HARLAN RANCH  
SUBDIVISION**

Teton County, ID

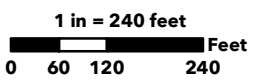
CC&R

**Legend**

-  Property Lines
-  Subject Property
-  TRLT Conservation Easement
-  NWI Wetlands
-  Riparian Setback (100ft)
- Subdivision Design**
-  Lots
-  Building Envelopes
-  Private Road, Utility, and Pathways
-  Conservation Area

**Sources**

- TETON COUNTY
- Aerial Imagery, 2021
- Ownership Boundaries
- NHD flowlines
- Conservation Easements
- USFWS
- NWI wetlands
- ARROWLEAF ENGINEERING
- Proposed Subdivision
- ALDER ENVIRONMENTAL
- Setbacks
- Conservation Buffer

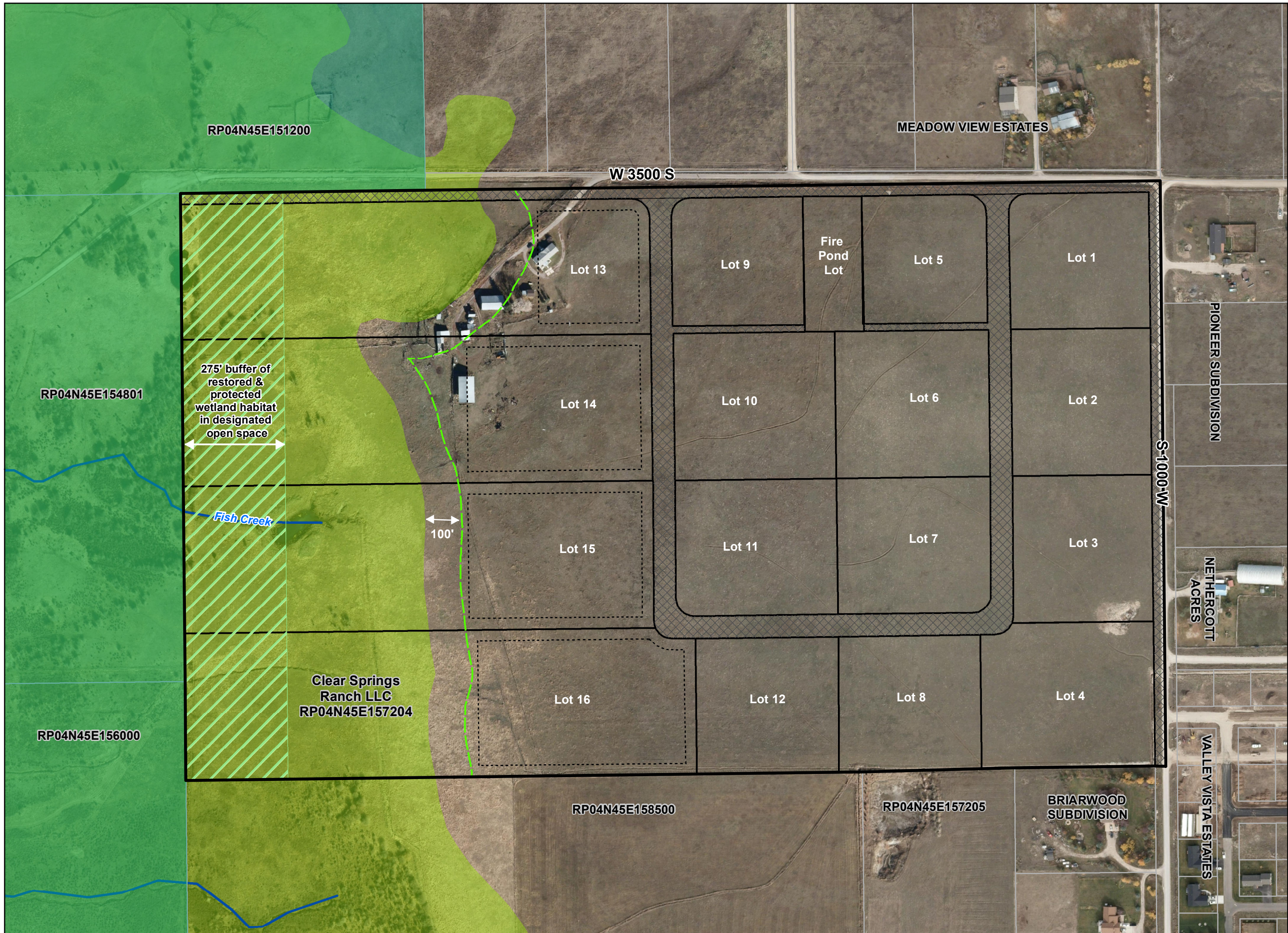


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RP04N45E151200

MEADOW VIEW ESTATES

W 3500 S

RP04N45E154801

275' buffer of restored & protected wetland habitat in designated open space

Fish Creek

100'

Clear Springs Ranch LLC  
RP04N45E157204

RP04N45E156000

RP04N45E158500

RP04N45E157205

BRIARWOOD SUBDIVISION

PIONEER SUBDIVISION

NETHERCOTT ACRES

VALLEY VISTA ESTATES

S-1000-W

Lot 13

Lot 9

Fire Pond Lot

Lot 5

Lot 1

Lot 14

Lot 10

Lot 6

Lot 2

Lot 15

Lot 11

Lot 7

Lot 3

Lot 16

Lot 12

Lot 8

Lot 4