

### 13.3.8. Wildlife Habitat Management Plan #1

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Wildlife Habitat Management Plan	P	--	P	--	P	P	P	P
Key: R = Required P = Possibly Required -- = Not Required								

#### A. Areas Applicability

This Division **Section** applies to all land found in Teton County

#### B. Scale/Scope of Development Requiring Applicability

1. If the proposed development will cause the density of the property to reach or exceed the following, the standards of this Division are applicable.
  - a. Rural Districts- 1 unit per 30
  - b. Agricultural Rural Neighborhood- 1 unit per 5 acres.
2. For Grading and Conditional Use permits, Div. 13.3.8.F.1 should be followed.

#### C. Intent

The intent of this Division is to ensure that habitat utilized by key indicator species, along with other forms of wildlife is managed in a way to ensure the long term viability of the habitat.

#### D. Standards

A wildlife habitat assessment in a form acceptable to Teton County is required for any indicator species of wildlife designated below. All development is subject to design review to ensure that the location of buildings and structures avoids or mitigates impacts to indicator species and habitat to the maximum extent feasible.

##### 1. Design Review Criteria

A development application may only be recommended for approval where the following specific guidelines are met:

#### a. Building Envelopes

- i. Building envelopes must be located:
- ii. To minimize fragmentation of any functional, intact areas of native vegetation and indicator habitat;
- iii. To avoid rare landscape elements such as unique rock formations, sheltered draws or drainage ways, or other features, and locate buildings near areas containing more common landscape elements;
- iv. To maintain connections among fish and wildlife habitats and to protect sensitive fish and wildlife breeding areas;
- v. To provide adequate buffers between any building envelope for a habitable building and;
- vi. Any wildlife migration corridors identified through the wildlife habitat assessment and;
- vii. Any fish or wildlife breeding areas or big game wintering habitat identified through the wildlife habitat assessment.
- viii. The buffer distance and configuration must be determined by a qualified professional who has demonstrated appropriate expertise in the fields of resource biology, fish and wildlife management, and similar disciplines and must be designed to minimize the effect of planned development and infrastructure (including roads,

pathways, and trails) on use of the habitat or migration corridor by the indicator species.

**b. Fencing**

- i. Fencing and other infrastructure must be designed to minimize impacts on indicator species and indicator habitat.
- ii. Where the wildlife habitat assessment has found evidence of indicator species or the presence of indicator habitat, and the person conducting the assessment believes that inappropriate fencing could interfere with the use of the area as habitat by one or more of the indicator species included in the assessment, the person must recommend a fencing design and specifications that would minimize interference with the movement or safety of the indicator species.
- iii. Fencing must be required to comply with those recommendations to the maximum extent feasible.
- iv. The proposed design and specifications must take into account the current and foreseeable uses of adjacent lands and the potential need for adjacent lands to be protected from the impacts of wildlife on the subject property.

**c. Avoiding Vegetation Impacts**

- i. Impacts to indicator species and indicator habitat must be avoided to the maximum extent feasible.
- ii. The applicant must mitigate unavoidable impacts appropriately and adequately.

- iii. In areas where the wildlife habitat assessment has found evidence of indicator species or the presence of indicator habitat, the development must avoid disturbing existing native vegetation used by or needed to support the indicator species to the maximum extent feasible.
- iv. When existing native vegetation must be altered to accommodate the proposed subdivision, the applicant must replace lost habitat function with an equal or greater amount of like-functioning, native vegetation according to the recommendations of a qualified professional and ensure successful establishment of that vegetation through monitoring and adaptive management.

**E. Section Format for the Property Development Plan**

If required, this section of the Property Development Plan should include the following:

**1. Wildlife Habitat Assessment**

The applicant must arrange for a qualified professional who has demonstrated appropriate expertise in the fields of resource biology, fish or wildlife management, or similar discipline, to complete a Wildlife Habitat Assessment (WHA). The WHA must describe, evaluate, and quantify (as appropriate) habitat for the indicator species.

**2. Impact Analysis and Mitigation Plan**

An Impact Analysis and Mitigation Plan must:

- a. Identify and analyze the type, duration, and intensity of direct and indirect impacts to indicator species and indicator habitat reasonably expected to result from the proposed development (inclusive of

infrastructure layout, proposed recreational uses, anticipated human presence, anticipated land uses, proposed wildland fire protection measures, etc.);

- b. Address how applicant intends to avoid, or minimize and mitigate any impacts to indicator species and indicator habitat. Avoidance of impacts is preferred to minimization of impacts with mitigation;
- c. Provide a list of proposed mitigation measures, that may include habitat preservation, restoration, enhancement, and creation and an analysis of the probability of success of such measures. If the impact mitigation plan requires significant construction or restoration activities, Teton County may require that the applicant provide a financial security in the form of a letter of credit for 125% of the estimated cost of those activities. When the construction or restoration has been completed as described in the impact assessment and mitigation plan all but 25% of the fiscal security will be released. The remaining 25% will be held for two (2) years as a guarantee of the work that is performed.

### 3. Detailed Site Plan

A site plan that identifies the location of:

- a. Proposed development
- b. Existing vegetation
- c. Existing habitat for the indicator species

## F. Review

- 1. Optional preliminary IDF&G review
  - a. The applicant may contact IDF&G to identify any sensitive lands on the subject property.

IDF&G shall forward all preliminary reviews to the Administrator. If sensitive lands are determined to exist on the subject property, the applicant shall be required to complete the provisions in this division.

- b. If the preliminary review by IDF&G determines that the proposed development will have no significant impact on wildlife or wildlife habitat, no further action is required of the applicant pursuant to this division.

## 2. Application Review

If the applicant forgos the optional preliminary IDF&G review OR if the preliminary IDF&G review finds that sensitive lands are determined to exist on the subject property, the following review process shall be followed.

- a. The Wildlife Habitat Management Plan, including the Wildlife Habitat Assessment will be forwarded to IDF&G for their review. They will review the methods used in the assessment, the findings from the assessment, the design of the development, possible conflicts and the proposed mitigation efforts. IDF&G shall forward their review and recommendations, if any, to the Administrator prior to the scheduling of the public hearing.

## G. Implementation

- 1. If there is sufficient concern that the development was not done in conformance with the approved Wildlife Habitat Management Plan, a third-party inspector may be hired at the applicants expense, to verify the plan was followed, or identify corrections that need to be made.
- 2. No fiscal guarantee shall be released for a development until the necessary mitigation measures in the approved Wildlife Habitat Management Plan are made.

3. No certificates of occupancy shall be issued for or in a development until the necessary mitigation measures in the approved Wildlife Habitat Management Plan are made. A Conditional Certificate of Occupancy may be issued if the timing of the season would not allow the mitigation measures to be completed.

#### H. Indicator Species

The following are considered Indicator Species in Teton County (This list comes from- A Summary of Key Fish and Wildlife Resources of Low Elevation Lands in Teton County, Idaho, dated June 14, 2012):

Columbian Sharp-Tailed grouse

Bald Eagle

Grizzly bear

Rocky Mountain Elk

Mule Deer

Moose

Trumpeter Swans

Greater Sandhill Crane

Long-billed Curlew

Yellowstone Cutthroat Trout

Any other Federally Listed threatened or Endangered Species

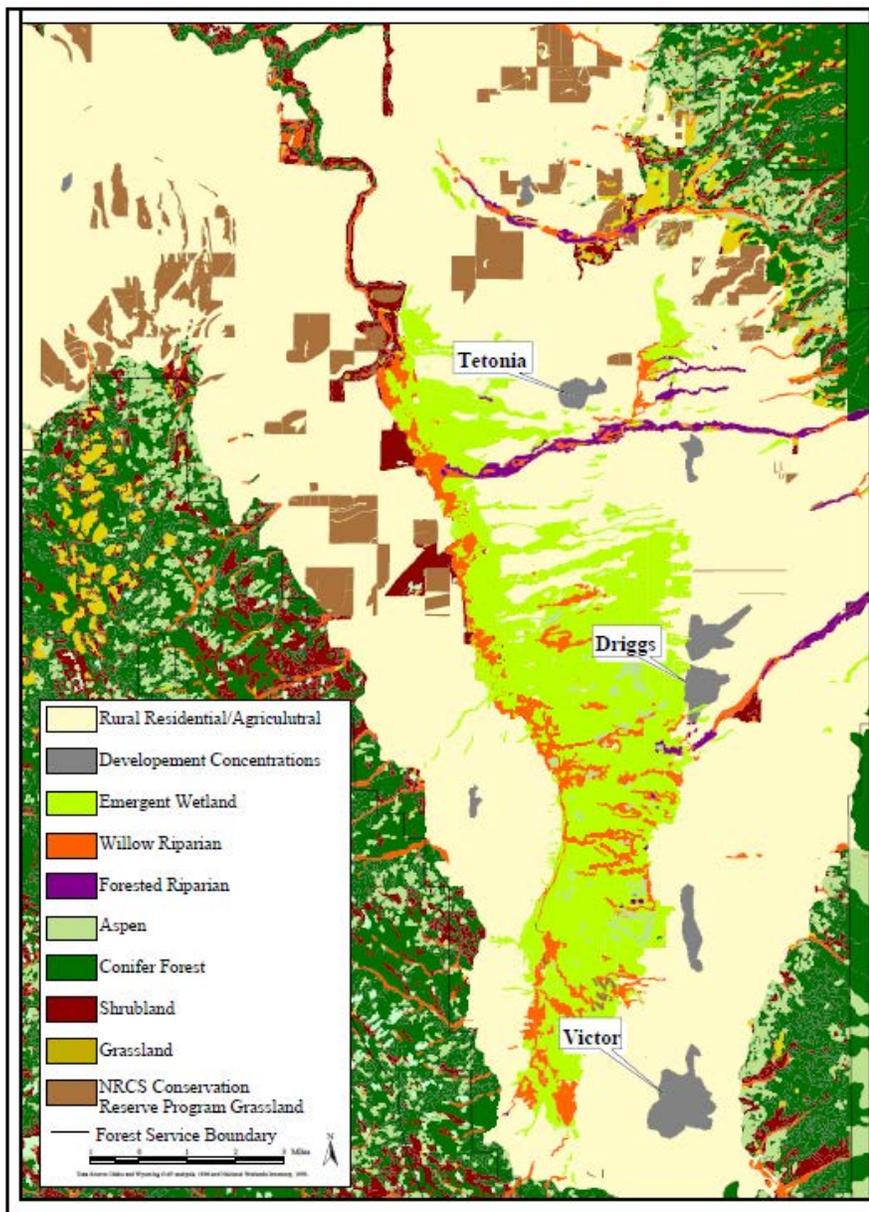
### 13.3.8. Wildlife Habitat Management Plan #2

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Wildlife Habitat Management Plan	P	--	P	--	P	P	P	P
Key: R = Required P = Possibly Required -- = Not Required								

#### A. Wildlife Habitat Protection Map

IDFG identified Major Plant Communities in tier report- Summary of Key Fish and Wildlife Habitats of Low Elevation Lands in Teton County, Idaho 2012. Any area outside of the Rural Residential/Agriculture or Development Concentrations is considered a Key Plant Community.

**Figure 2. Major Plant communities of Teton County, Idaho. (Data Sources: USGS ID GAP Analysis and USFWS National Wetlands Inventory)**



A Summary of Key Fish and Wildlife Habitats of Low Elevation Lands in Teton County, Idaho  
Idaho Department of Fish and Game June 14, 2012

**B. Areas Applicability**

This Division applies to all land found in Teton County found within a Key Plant Community, as identified on the Map found on page 13-23 of this Code.

**C. Scale/Scope of Development Requiring Applicability**

1. If the proposed development will cause the density of the property to reach or exceed the following, the standards of this Division are applicable.
  - a. Rural Districts = 1 unit per 30
  - b. Agricultural Rural Neighborhood- 1 unit per 5 acres
2. For Grading and Conditional Use permits, Div. 13.3.8.G.1 should be followed.

**D. Intent**

The intent of this Division is to ensure that habitat utilized by key indicator species, along with other forms of wildlife is managed in a way to ensure the long term viability of the habitat.

**E. Standards**

A wildlife habitat assessment in a form acceptable to Teton County is required for any indicator species of wildlife designated below. All development is subject to design review to ensure that the location of buildings and structures avoids or mitigates impacts to indicator species and habitat to the maximum extent feasible.

**1. Design Review Criteria**

A development application may only be recommended for approval where the following specific guidelines are met:

**a. Building Envelopes**

- i. Building envelopes must be located:

- ii. To minimize fragmentation of any functional, intact areas of native vegetation and indicator habitat;
- iii. To avoid rare landscape elements such as unique rock formations, sheltered draws or drainage ways, or other features, and locate buildings near areas containing more common landscape elements;
- iv. To maintain connections among fish and wildlife habitats and to protect sensitive fish and wildlife breeding areas;
- v. To provide adequate buffers between any building envelope for a habitable building and;
- vi. Any wildlife migration corridors identified through the wildlife habitat assessment and;
- vii. Any fish or wildlife breeding areas or big game wintering habitat identified through the wildlife habitat assessment.
- viii. The buffer distance and configuration must be determined by a qualified person who has demonstrated appropriate expertise in the fields of resource biology, fish and wildlife management, and similar disciplines and must be designed to minimize the effect of planned development and infrastructure (including roads, pathways, and trails) on use of the habitat or migration corridor by the indicator species.

**b. Fencing**

- i. Fencing and other infrastructure must be designed to minimize impacts on indicator species and indicator habitat.

- ii. Where the wildlife habitat assessment has found evidence of indicator species or the presence of indicator habitat, and the person conducting the assessment believes that inappropriate fencing could interfere with the use of the area as habitat by one or more of the indicator species included in the assessment, the person must recommend a fencing design and specifications that would minimize interference with the movement or safety of the indicator species.
- iii. Fencing must be required to comply with those recommendations to the maximum extent feasible.
- iv. The proposed design and specifications must take into account the current and foreseeable uses of adjacent lands and the potential need for adjacent lands to be protected from the impacts of wildlife on the subject property.

**c. Avoiding Vegetation Impacts**

- i. Impacts to indicator species and indicator habitat must be avoided to the maximum extent feasible.
- ii. The applicant must mitigate unavoidable impacts appropriately and adequately.
- iii. In areas where the wildlife habitat assessment has found evidence of indicator species or the presence of indicator habitat, the development must avoid disturbing existing native vegetation used by or needed to support the indicator species to the maximum extent feasible.

- iv. When existing native vegetation must be altered to accommodate the proposed subdivision, the applicant must replace lost habitat function with an equal or greater amount of like-functioning, native vegetation according to the recommendations of a qualified professional and ensure successful establishment of that vegetation through monitoring and adaptive management.

**F. Section Format for the Property Development Plan**

If required, this section of the Property Development Plan should include the following:

**1. Wildlife Habitat Assessment**

The applicant must arrange for a qualified professional who has demonstrated appropriate expertise in the fields of resource biology, fish or wildlife management, or similar discipline, to complete a Wildlife Habitat Assessment (WHA). The WHA must describe, evaluate, and quantify (as appropriate) habitat for the indicator species.

**2. Impact Analysis and Mitigation Plan**

An Impact Analysis and Mitigation Plan must:

- a. Identify and analyze the type, duration, and intensity of direct and indirect impacts to indicator species and indicator habitat reasonably expected to result from the proposed subdivision (inclusive of infrastructure layout, proposed recreational uses, anticipated human presence, anticipated land uses, proposed wildland fire protection measures, etc.);
- b. Address how applicant intends to avoid, or minimize and mitigate any impacts to indicator species and indicator habitat. Avoidance of impacts is preferred to minimization of impacts with mitigation;

- c. Provide a list of proposed mitigation measures, that may include habitat preservation, restoration, enhancement, and creation and an analysis of the probability of success of such measures. If the impact mitigation plan requires significant construction or restoration activities, Teton County may require that the applicant provide a financial security in the form of a letter of credit for 125% of the estimated cost of those activities. When the construction or restoration has been completed as described in the impact assessment and mitigation plan all but 25% of the fiscal security will be released. The remaining 25% will be held for two (2) years as a guarantee of the work that is performed.

3. Detailed Site Plan

A site plan that identifies the location of:

- a. Proposed development
- b. Existing vegetation
- c. Existing habitat for the indicator species

G. Review

- 1. Optional preliminary IDF&G review
  - a. The applicant may contact IDF&G to identify any Key Plant Community lands on the subject property. IDF&G shall forward all preliminary reviews to the Administrator. If Key Plant Communities are determined to exist on the subject property, the applicant shall be required to complete the provisions in this division.
  - b. If the preliminary review by IDF&G determines that the proposed development will have no significant impact on wildlife or

wildlife habitat, no further action is required of the applicant pursuant to this division.

2. Application Review-

If the applicants forgos the optional preliminary IDF&G review OR if the preliminary IDF&G review finds that Key Plant Communities are determined to exist on the subject property, the following review process shall be followed.

- a. The Wildlife Habitat Management Plan, including the Wildlife Habitat Assessment will be forwarded to IDF&G for their review. They will review the methods used in the assessment, the findings from the assessment, the design of the development, possible conflicts and the proposed mitigation efforts. IDF&G shall forward their review and recommendations, if any, to the Administrator prior to the scheduling of the public hearing.

H. Implementation

- 1. If there is sufficient concern that the development was not done in conformance with the approved Wildlife Habitat Management Plan, a third-party inspector may be hired at the applicants expense, to verify the plan was followed, or identify corrections that need to be made.
- 2. No fiscal guarantee shall be released for a development until the necessary mitigation measures in the approved Wildlife Habitat Management Plan are made.
- 3. No certificates of occupancy shall be issued for or in a development until the necessary mitigation measures in the approved Wildlife Habitat Management Plan are made. A Conditional Certificate of Occupancy may be issued if the timing of the season would not allow the mitigation measures to be completed.

I. Indicator Species

The following are considered Indicator Species in Teton County (This list comes from- A Summary of Key Fish and Wildlife Resources of Low Elevation Lands in Teton County, Idaho, dated June 14, 2012):

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Grizzly bear

Rocky Mountain Elk

Mule Deer

Moose

Trumpeter Swans

Greater Sandhill Crane

Long-billed Curlew

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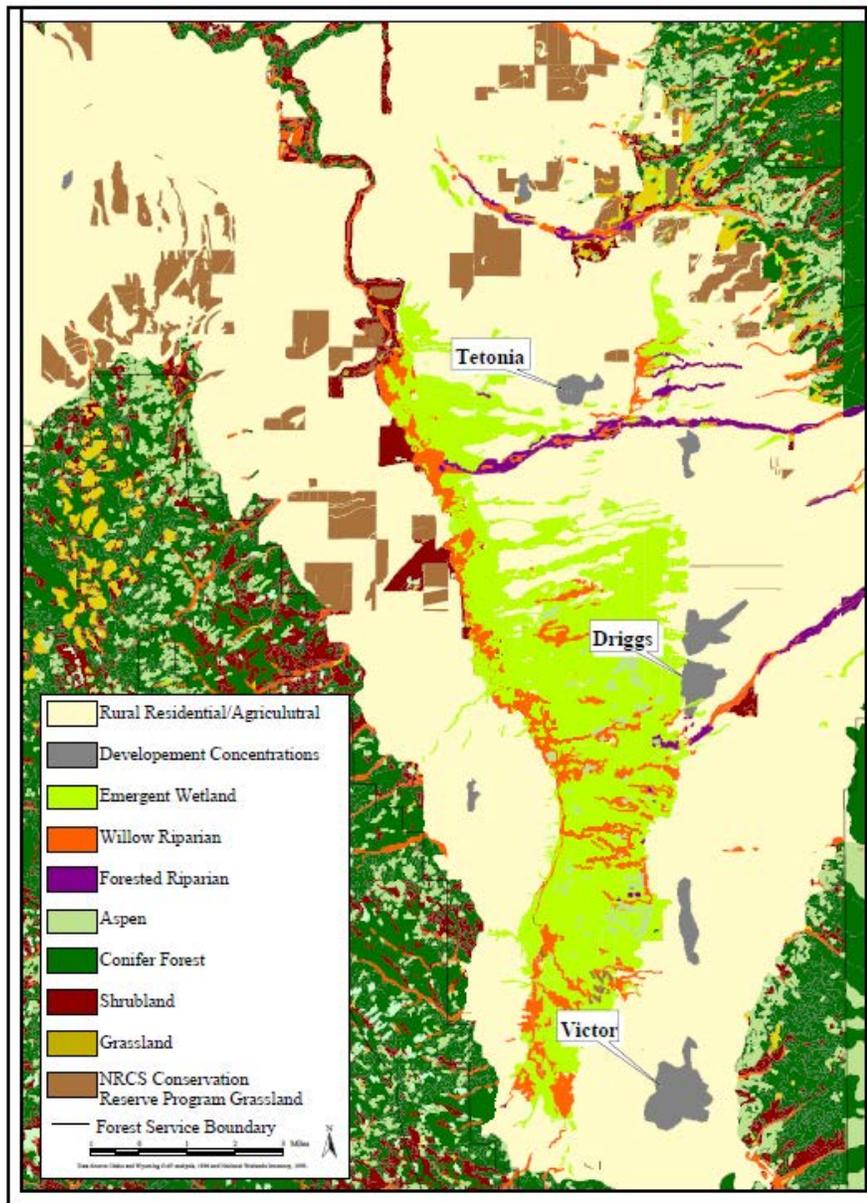
### 13.3.8. Wildlife Habitat Management Plan #3

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#### A. Wildlife Habitat Management Map

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Idaho Department of Fish and Game June 14, 2012

**B. Areas Applicability**

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**C. Scale/Scope of Development Requiring Applicability**

If the proposed development contains any Key Plant Communities this division is required.

**D. Intent**

The intent of this Division is to ensure that habitat utilized by key indicator species, along with other forms of wildlife is managed in a way to ensure the long term viability of the habitat.

**E. Standards**

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## G. Review

### 1. Optional preliminary IDF&G review

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