



Booker Grey Environmental, LLC

Consulting Biologist

Natural Resource Analysis and Evaluation

**Eastside Farms Subdivision
Teton County, Idaho**

Prepared for

Dump Road East 250 LLC

Prepared by

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Natural Resources Analysis

Introduction

This is an analysis of environmental and natural resource conditions that currently exist on the 100.3-acre proposed Eastside Farms Subdivision parcel. The landowner, Dump Road East 250 LLC, requested Booker Grey Environmental, LLC (BGE) to prepare a Natural Resources Analysis. This narrative has been arranged in accordance to current Teton County Planning and Zoning ordinances.

Fieldwork was conducted in March, May, and June 2020, to ascertain vegetative community types, and hydrological conditions of the parcel.

Location

The proposed Eastside Farms Subdivision is located just south of the intersection of E 250 N and South Stateline Road, in Section 29 Township 5N, Range 46E, Teton County, Idaho (Vicinity Map). The parcel is found in a mosaic of larger agricultural operations and rural single-family homes. The County landfill and private gravel pits border the southern boundary of the tract.

Proposed Action

The Eastside Farms Subdivision proposes to divide the 100.3-acre parcel into six – single family lots, ranging in size from 9.4 acres to 30.0 acres. This equates to a 16.71 average acres per lot which is considerably less than the potential 40 lots at the current zoning of A-2.5. See attached Preliminary Plat Plan.

Existing Landscape Inventory

Soils

The USDA NRCS Web Soil Survey for Teton County, Idaho identified three soil types within the area of the project site, as shown in the attached Eastside Farms Subdivision Soil Map.

Vegetation

Cultivated Cropland

Most of the parcel is irrigated cropland encompassing approximately 88.0 acres. The parcel is currently and has been historically farmed in crops of barley and hay. Ongoing agricultural practices such as disking, tilling, harrowing, etc., limit the availability of suitable habitat for most wildlife species.

Pasture/Agriculture Meadow

Approximately 8.7 acres of the parcel are in meadow pastures and are vegetatively dominated by Mountain brome (*Bromus marginatus*), Timothy grasses (*Phleum pratense*) and other grasses.

Quaking Aspen/ Serviceberry

This deciduous forested vegetative community composes approximately 2.5 acres and is located along and adjacent to the seasonal irrigation ditch and the southeastern portion of the parcel. Composed primarily of quaking aspen (*Populus tremuloides*) in the canopy with serviceberry (*Amelanchier spp.*) and other species composing the scrub layer.

Floodplains, Wetlands, Waterways and Riparian Areas

Waterways

There are two waterways associated with the parcel.

A seasonal irrigation ditch which flows intermittently traverses the parcel from the northeast corner and continues off-site southerly. The presence of a 30-foot-wide ditch easement and Teton County setback regulations will provide additional protection for this resource.

Spring Creek is located to the east of the Eastside Farms Subdivision and is not contained within the parcel boundaries. However, an access driveway easement for Lot 6 will require the crossing of Spring Creek. The placement of one 16 'x 36" galvanized culvert will require approval from the Idaho Department of Water Resources and the US Army Corps of Engineers. A joint application for this proposed activity has been submitted to these agencies for review and approval.

During the July 14, 2020 Teton County Idaho Planning Commission meeting involving an adjacent project (Marlin Meadows), a member, Jack Haddock, stated he had researched U.S. Government Maps (2002-2003) and discovered that Spring Creek is a creek proper near the intersection of E 250 N and Stateline Road, but it as it continues southerly it was diverted (Hill Creek) into an irrigation ditch through the subject parcel.. Therefore, the portion of Spring Creek identified on Teton County mapping and National Wetland Map Inventory as Spring Creek may in fact be a man-made irrigation ditch to accommodate Idaho and Wyoming irrigation water users.

Floodplains

The Eastside Farms subdivision property does not include any FEMA delineated flood plain areas as indicated by Teton County Idaho Geographical Information Systems available mapping.

Wetlands

The National Wetland Inventory Map produced by the U.S. Fish and Wildlife Service depicts the irrigation ditch located within the parcel and Spring Creek which lies adjacent to the southeastern boundary of the parcel (NWI Map). No other wetland classifications within the parcel are depicted on the map.

Mr. Joshua Chase, Senior Planner, Teton County, requested the small forested areas adjacent to and within the irrigation ditch be investigated to the absence and/or presence of wetlands. To accomplish this task an examination for hydrophytic vegetation, hydric soils, and wetland hydrology presence/absence was conducted in May and June 2020.

Wetlands were identified if they met the requirements of the U.S. Army Corps of Engineers Wetland Delineation Manual 1987 and Regional Supplement: Western Mountains, Valleys, and Coast Region – May 2010.

Potential wetland areas, within the subject site, were evaluated based upon three criteria:

the presence of hydrophytic vegetation.

hydric soils; and

wetland hydrology. Based upon positive confirmation of all three parameters.

The attached aerial photograph exhibit depicts the approximate location of jurisdictional wetlands within the parcel. These areas are associated with Lot 5 and Lot 6 and no impacts to these small wetland areas are anticipated by lot development.

Riparian Areas

Riparian areas are lands adjacent to water bodies. There are no mapped Riparian Areas within the parcel. There are small wetland/riparian areas associated with the irrigation ditch. It should be noted that the irrigation ditch and the limited riparian area is adjacent to historical and ongoing agricultural practices which minimizes available suitable habitat for fish and wildlife species. No structures can be placed within the irrigation canal easement.

Geology and Seismic Hazards

The mountain ranges that surround the valley were formed during the Pliocene era and are the result of faulting. The surface of the valley floor is best described as alluvial deposits and sediment which range in thickness from several feet to several hundred feet deep throughout the valley.

The USGS National Seismic Hazard Map – Idaho 2014, mapping indicates the parcel is within an area classified as 2.0 – 3.0 % in 50- year PGA hazard. Additionally, the Teton County Earthquake Overlay Map depicts a low liquid susceptibility rating. All structures proposed will meet and or exceed Teton County, Idaho Building Ordinances.

Wildfire Danger

The 2016 Teton County Wildfire Protection Plan includes countywide mapping which is difficult to identify individual parcels. The parcel is primarily cropland and agriculture meadow pasture which

is irrigated throughout the summer months and tilled after harvest, therefore minimizing the amount of fuel available should a wildfire occur. The current agricultural practices will most likely continue throughout the property in post development.

A fire pond for primary and supplemental water for fire protection and prevention has been designed and will be incorporated into the proposed subdivision infrastructure per Teton County, Idaho regulations.

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

Eastside Farms Subdivision is not within 1 mile of any state highway or Ski Hill Road.

Wildlife Habitat Assessment

The entire parcel is not included in the Teton County Wildlife Overlay Map and, therefore is excluded from Teton County Title 9 Wildlife Overlay regulations.

Conclusion

The proposed Eastside Farms Subdivision has an average lot size of 16.71 acres. The larger lot dimension will lessen impacts to natural resources found within the parcel. Each lot will utilize an estimated 0.5 to 2.0-acre footprint for a home, guest house and accessory building. Therefore, only approximately 12.0 acres of the 100.3-acre parcel will be developed, with the remaining portions of each parcel providing essentially 85+/- acres of open space. Additionally, farming practices will most likely continue and support local agriculture as outlined in the Teton County Idaho Comprehensive Land Use Plan.

Limit of Responsibility

BGE, prepared this Natural Resources Analysis report within the limitations of our agreement. No warranty or other conditions, express or implied, should be understood. This report has been prepared for the exclusive use of Dump Road 250 East LLC, and their authorized agents.

REFERENCES

U. S. Army Corps of Engineers Corps of Engineers Wetlands Delineation Manual. 1987

U. S. Army Corps of Engineers Regional Supplement: Western Mountains, Valleys, and Coast Region – May 2010

William M. Phillips, Dean L. Garwood, and Dennis M. Feeney, Geologic map of the Lamont quadrangle, Fremont and Teton Counties, Idaho. 2014

Teton County Idaho, NRCS Soil Survey

USGS National Seismic Hazard Map – Idaho 2014

2016 Teton County Wildfire Protection Plan