

# Open Space Management Plan

## I. Introduction

Wildflower Rural Reserve PUD is a proposed residential subdivision located at the northeast corner of the intersection of Highway 33 and W 2000 South approximately 1 mile south of the City of Driggs. The site consists of 64.36 acres of agricultural land bordered by the highway on the west and property slated for residential development to the east and north. The site is zoned A- / RR 2.5 under the 2012 zoning ordinance. The proposed development consists of 26 lots developed as a rural reserve PUD in accordance with the Teton County Subdivision Regulations with 25 lots intended for residential development and one 32.18-acre lot designated as open space.

The Teton County Subdivision Regulations require a Rural Reserve PUD to set aside 50% of the development as open space. The open space parcel of 32.18 acres is situated on a west side of the property adjacent to Highway 33 and encompasses the Scenic Corridor Overlay Zone associated with the highway.

## II. Purpose

This document has been prepared to establish guidelines for the use and maintenance of the Open Spaces within the Wildflower RR PUD. This document is intended as a guide to the general principles of land management, for use by the Wildflower RR PUD Homeowners Association (“HOA”) in establishing open space lands that enhance the landscape and provides measures for low impact recreation for the residents of the Development. As such, it does not attempt to include all operational documents and contracts that may be required for its implementation.

The intent of the open space is to remain as agricultural consistent with the current land use.

The requirements for Open Space stipulated by Teton County will continue to evolve over time. This document does not purport to anticipate all future needs. Instead, it establishes a system for management that permits flexibility and responsiveness to changing conditions and needs, and a means to revise procedures and resolve problems if they arise. The Open Spaces shall comply with the Teton County Zoning Regulations at the time the subdivision was approved.

## II. Open Space Lands

### Open Space Easement Use

In general, the Open Space Easements are intended to provide resource protection, buffer from adjacent properties, preservation of views and a low impact recreational amenity for the property owners of the development, as well as allow access for facility maintenance. The Open Space lands, lots, and/or easements as shown on the Plat are platted to the property owners with rights reserved to the property owner for management and maintenance.

The 64-acre development is described as mostly agricultural, the crops typical of the Teton Basin with alfalfa and grass rotated on occasion with barley or wheat. The designated open space consists of 32-acre parcel platted as open space via a deed restriction. The open space parcel occupies the

western half of the property and is relatively flat. Unless determined otherwise by the property owners, the areas designated as Open Space will remain in their current land use to preserve their natural character, to provide wildlife habitat, scenic views and low impact recreational opportunities.

### Open Space Access

The Open Space will allow limited access for all property owners within the subdivision for passive recreational use (walking, equestrian, bicycling, picnicing, etc.).

### Open Space Management

The principal activity for the open space will continue to be farming with some limited use by the homeowners for the trail along the east side of the open space.

Operational costs for the Open Space areas will be financed and managed by the property owners. Management will consist of farming, repairing and replacing existing fencing, periodically maintaining the trail system, and controlling invasive weeds.

Weed control will be a major objective for management of the open spaces. The property owners will conduct periodic surveys of the property to ascertain the presence of noxious weeds and establish the methods to control the weeds as necessary. Control of noxious weeds in the open space will be performed by the property owners or a licensed contractor hired by the property owners in accordance with Idaho Statute Title 22, Chapter 24, Noxious Weeds 22-2407. The control efforts will employ chemical, cultural, and biological methods and follow integrated pest management and best management practices as recommended and approved by the Teton County Idaho Weeds Department. Precautions will be implemented to restrict materials or methods which would endanger wildlife, water quality or adjacent lands.

In addition to weed control, open space areas may be enhanced from time to time with plantings of trees, shrubs, native grasses, and forbs.

## IV. Individual Residential Building Sites

The area of each residential lot that lies outside of any Open Space Easement is the development area. Within the development area is a designated building envelope in which all buildings must be constructed. The development area outside the building envelope may not contain buildings but may include landscaping, wells, septic systems, driveways, walkways, gardens, etc.

### Responsibilities of Individual Lot Owners

Management and maintenance, including weed control and erosion control, of all property within the development area is the responsibility of the individual lot owner, whether developed or not.

### Remedies for Deficient Management by Individual Lot Owners

If an individual lot owner is unwilling or unable to maintain their development area in an acceptable condition, the HOA is empowered by the CCR's to correct any and all deficiencies.

## Responsibility for Managing Open Space

The entity responsibility for managing the open space is the property owner for the open space.

The party(ies) responsible for the open space management will implement the requirements of the Scenic Overlay.