

## PARCEL 4

### General Parcel Information

**Size:** 5 acres

**Parcel Location:** Southeast corner Section 20, Township 42 North, Range 116 West

### Description

Parcel 4 is a narrow strip of land along the right bank of the Snake River, and includes about 1,000 feet of the JY Ranch Levee and small areas on both sides of the levee. The upland or outer portion contains a sliver of cottonwood forest, while the area on the inside of the levee is characterized by riprap, gravel bars, and some vegetation.

### Access

Accessible by river and along the levee.

### Adjacent Land Use and Ownership

The parcel is adjacent to private, residential properties in the R Lazy S Subdivision to the west, and large parcels of private land to the north, east, and south. The Jackson Hole Land Trust holds a conservation easement over the private land to the north.

**Zoning:** RU-Rural; natural resource overlay.

### Existing Use and Management

#### Public Access and Use

No clear access for the general public. However, there does appear to be considerable use of the levee by nearby landowners.

#### Infrastructure and Improvements

Most of the parcel consists of the levee. There are no other roads, structures, or improvements on this parcel.

### Resource Management and Use

Except for levee maintenance, there are no indications of any active resource management or use on this parcel.

### Existing Leases or Encumbrances

Levee easement for the JY Ranch Levee.

### Resource Values

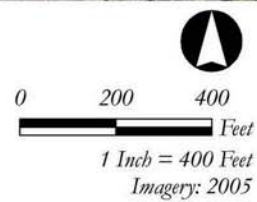
- **Buffer** – Small strip of upland vegetation provides a buffer between the levee and river to the east, and residential properties to the west.



# PARCEL 4



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| BLM Parcels                              | Levee Easement     | Fence |
| State of Wyoming                         | Dump Site          | Road  |
| Conservation Easements                   | Gravel Mining Area | Trail |
| JHLT Jackson Hole Land Trust             |                    |       |
| TCSPT Teton County Scenic Preserve Trust |                    |       |
| TNC The Nature Conservancy               |                    |       |



- **Recreational Access** – Provides about 1,000 feet of levee and river access to neighboring landowners, or a landing area for floaters on the river. There is no clear land-based access for the general public.
- **Bald Eagle Habitat** – Zone 1, Occupied Nesting Area.

### Management Issues

- **Potential Trespass** – Parcel is bounded on all sides by private lands; any additional public use could result in trespass on neighboring lands, both within the river channel and along the levee.

### Management and Public Use Options

- **Public River Access** – Designate the parcel as a public river access point and seek a legal means for land-based access to the levee.
- **Limited Monitoring and Management** – Maintain the parcel in a natural state with little human intervention. Monitor resource management or property trespass issues in conjunction with annual levee inspections. Respond to major management issues (e.g., encroachment from neighboring landowners, noxious weeds, and inappropriate uses) on an as-needed basis.
- **No Management** – Allow existing, informal public use to continue with no active monitoring or management.

### Transfer and Ownership Options

- Teton County, fee-simple ownership.
- Teton County, fee-simple ownership with a conservation easement held by the Jackson Hole Land Trust or Snake River Fund.
- Bureau of Land Management retains ownership with a conservation easement and considers sale or transfer to adjacent landowners under an amended Resource Management Plan.
- Bureau of Land Management retains ownership (no conservation easement) and considers sale or transfer to adjacent landowners under an amended Resource Management Plan.

### Recommendation

#### *Management Emphasis*

#### **Public River Access with Limited Monitoring and Management** –

Continue to allow public access along the levee, with periodic monitoring to detect adverse impacts to resource or adjacent landowners.

#### **Ownership**

Teton County fee ownership.

A conservation easement should be placed on this parcel, while a reversionary clause should be considered as part of the ownership transfer.



## Parcel 4 Transfer and Management

### Ownership

- Teton County
- Reversionary clause in transfer deed.

### Management Emphasis

**Public River Access** - Continue to allow public access along the levee, with periodic monitoring to detect adverse impacts to resources or adjacent landowners.

### Resource Management

- **Monitoring** - Monitor parcel on an annual basis during levee inspections to identify major management issues, including noxious weeds and encroachment.
- **Partnerships** - Coordinate monitoring, weed management, and any necessary landowner outreach with other partners (i.e., Teton County Road and Levee, Teton County Weed & Pest, Jackson Hole Land Trust, and the Snake River Fund) to minimize costs and to ensure that stewardship is consistent with other similar parcels.

### Rationale

This parcel is very small, consists mainly of the levee itself, and is not accessible to the general public (though it is used by neighboring landowners). It provides little wildlife habitat or public recreation value and is not anticipated to attract additional public use. The true value in this parcel is in the opportunity to work with adjacent landowners to improve or clarify public recreation access or wildlife values in another nearby location. Teton County is the recommended ownership entity, and a conservation easement is not recommended because Teton County already has a levee easement over most of the parcel. A nearby levee access easement (about 250 feet to the north) could also provide maintenance or emergency access to this parcel that could improve management of recreational use through this river reach.

