

**ORDINANCE NO. 834**

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, EXPRESSING AN INTENT TO EXCHANGE REAL PROPERTY PURSUANT TO IDAHO CODE SECTIONS 50-1403 AND 50-1405; PROVIDING LEGAL DESCRIPTIONS OF THE PROPERTIES TO BE EXCHANGED; PROVIDING FOR COMMENTS OR OBJECTIONS TO BE SUBMITTED; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City owns certain property that it wishes to exchange for certain property owned by the Presbyterian Church of the Bigwood, Inc.

**WHEREAS**, the Presbyterian Church of the Bigwood, Inc. owns certain property that it wishes to exchange for certain property owned by the City.

**WHEREAS**, Idaho Code Sections 50-1403 and 50-1405 set out the procedures necessary to exchange property by a municipality.

**WHEREAS**, the property involved in this exchange has been appraised.

**WHEREAS**, the Council deems the consideration received in the exchange to be adequate.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO:**

**SECTION 1. STATEMENT OF INTENT TO EXCHANGE REAL PROPERTY.**

It is the intent of the City of Ketchum to exchange a parcel of land approximately 9,710 square feet known as the "Triangle Parcel", the access easement between tax lot 4816 and Lots 1C and Parcel E of The Crossing Subdivision, and that parcel of land of approximately 1,224 square feet along the southerly border of Tax Lot 4816. This property is owned by the City of Ketchum and will be exchanged for a parcel of land of approximately 9,710 square feet known as "the Rock" and an access easement to the Rock, owned by the Presbyterian Church of the Bigwood, Inc. This exchange is in accordance with and pursuant to Idaho Code Sections 50-1403 and 50-1405. The parcels are depicted on the survey map in Exhibit "A" and the legal descriptions for each parcel are set forth in Exhibit "B." Both exhibits are attached hereto and by reference incorporated herein.

**SECTION 2. APPRAISAL.** The City Council further declares that said property, owned by the City of Ketchum, has been appraised under the terms and conditions as set forth in Idaho Code Section 50-1402.

**SECTION 3. IMPROVEMENTS.** The Presbyterian Church of the Bigwood, Inc. shall construct all improvements in accordance with the Planning and Zoning Commission's Design Review conditions of approval.

**SECTION 4. PUBLIC COMMENT.** Residents of the City of Ketchum with comments or objections to the proposed exchange must submit them in writing to Sandy Cady, City Clerk, Post Office Box 2315 or City Hall located at 480 East Avenue North, Ketchum, Idaho 83340, no later than sixty (60) days after the publication of this Ordinance.

**SECTION 5. PUBLIC HEARING TO ENTERTAIN COMMENTS.** A public hearing is hereby scheduled at the City Council Meeting on Tuesday, February 22, 2000, at 6:00 p.m., to allow comment concerning the proposed exchange. Hearing will be held at the Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho, 83340.

**SECTION 6. SAVINGS AND SEVERABILITY CLAUSE.** It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 7. REPEALER CLAUSE.** All City of Ketchum ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed.

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

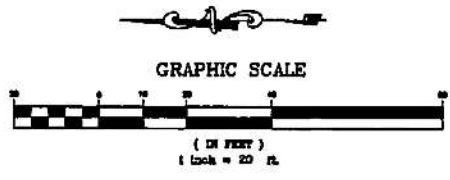
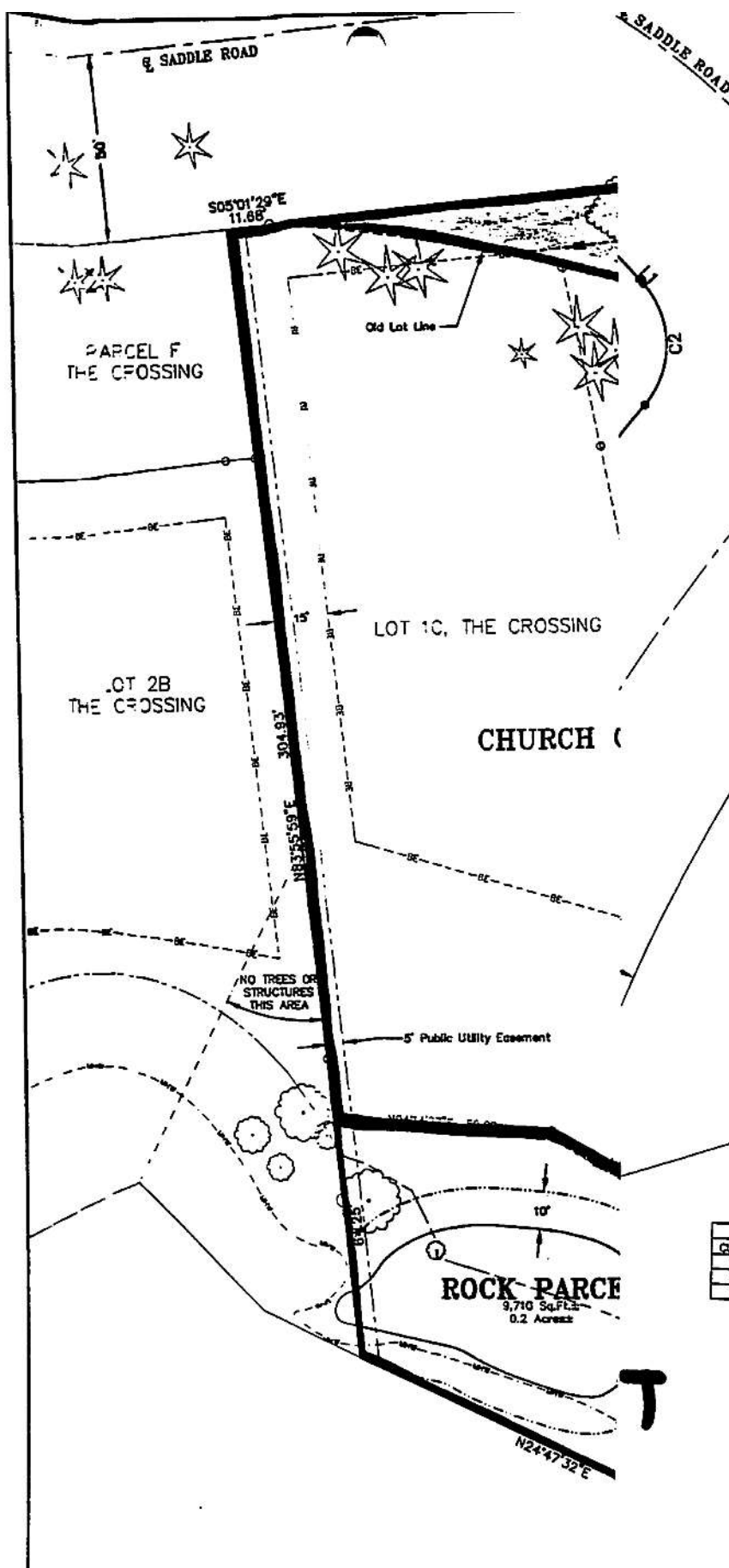
PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO and approved by the Mayor this 20th day of December 1999.

  
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GUY P. COLES, Mayor

ATTEST:

  
\_\_\_\_\_  
SANDRA E. CADY, CMC City Clerk

Publish: Idaho Mountain Express  
DECEMBER 29, 1999



**LEGEND**

- Property Line
- Previous Lot Line
- Mean High Water
- 25' Riparian Setback
- 5' wide Pedestrian Easement
- 10' Rock Access Easement
- Drip Line
- Found 3/8" Rebar L.S. 4556
- Found 1/2" Rebar
- Coniferous Tree
- Deciduous Tree
- Willows

- NOTES**
- Boundary information per record information.
  - Existing Zoning is General Residential Low Density.
  - Triangle Area is a remnant of Variable Lane, abandoned but not vacated when Saddle Road was developed.

**LINE TABLE**

LINE	LENGTH	CHORD	BEARING
LI	1.63'	S 48°24'00" W	

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	138.74'	148.94'	74.88'	53°22'22"	133.78'	S 21°42'45" W
C2	35.71'	25.00'	21.87'	81°50'04"	32.75'	S 89°19'01" W
C3	175.41'	503.05'	88.80'	19°58'43"	174.52'	N 59°44'39" W

NO.	DATE	BY	APPR.	REVISIONS

AN EXHIBIT MAP FOR  
**BIG WOOD SUBDIVISION & KETCHUM SKATE PARK**  
 LOT 1C, THE CROSSING AND THE TRIANGLE AREA ARE RECONFIGURED  
 N. N., R.17 E., B.M., CITY OF KETCHUM, BLAINE COUNTY, IDAHO  
 EDGARED FOR BIG WOOD PRESBYTERIAN CHURCH

T.dwg 12-1-99 12:48:31 pm

SHT 1 OF 1

**PROPERTY DESCRIPTION  
FOR  
"THE ROCK PARCEL" AT THE CHURCH OF THE BIG WOOD**

A parcel of land located within Section 12, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho being more particularly described as follows:

Commencing at a ½" rebar by L.S. 3621 along the westerly right-of-way for Saddle Road marking the northeasterly property corner of Lot 1C, The Crossing Amended; thence continuing along the northerly property line for said Lot 1C S 83° 55' 59" W, 240.68 feet to a point, which point is the **TRUE POINT OF BEGINNING**;

Thence N 04° 14' 27" E, 56.20 feet to a point;

Thence N 28° 08' 55" E, 69.08 feet to a point along the southerly property boundary for said Lot 1C;

Thence S 78° 34' 08" W, 89.11 feet along said boundary to the southwesterly property corner for Lot 1C;

Thence S 24° 47' 32" W, 144.10 feet to the northwesterly property corner of Lot 1C ;

Thence N 83° 55' 59" E, 64.25 feet along the northerly property line for Lot 1C to a point and the **TRUE POINT OF BEGINNING**, containing 0.22 acres, more or less.

kmj/KMJ  
12/20/99  
4817rock-dsc.wpd

**PROPERTY DESCRIPTION  
FOR  
"THE SKATE PARK PARCEL" AT THE CHURCH OF THE BIG WOOD**

A parcel of land located within Section 12, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho being more particularly described as follows:

Commencing at a ½" rebar by L.S. 3621 along the westerly right-of-way for Saddle Road marking the northeasterly property corner of Lot 1C, The Crossing Amended; thence N 16° 46' 50" E, 279.30 feet to a point along the southerly property line for Tax Lot 4816, which point is the **TRUE POINT OF BEGINNING**;

Thence S 11°25'52" E, 5.94 feet to a point;

Thence S 78°34'07" W, 206.01 feet to a point;

Thence N 11°25'52" W, 5.94 feet to a point along the southerly property line for Tax Lot 4816;

Thence N 78°34'07" E 206.01 feet along said southerly property line to the **TRUE POINT OF BEGINNING**, containing 0.03 acres, more or less.

kmj/KMJ  
12/20/99  
4817skate-dsc.wpd

**PROPERTY DESCRIPTION  
FOR  
A FIVE FOOT WIDE NON-MOTORIZED ACCESS EASEMENT  
AT THE CHURCH OF THE BIG WOOD**

A parcel of land located within Section 12, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho being more particularly described as follows:

Commencing at a ½" rebar by L.S. 3621 along the westerly right-of-way for Saddle Road marking the northeasterly property corner of Lot 1C, The Crossing Amended; thence S 16° 53' 00" W, 278.37 feet to a point, which point is the **TRUE POINT OF BEGINNING**;

Thence S 11°25'53" E, 5.00 feet to a point;

Thence S 78°34'07" W, 201.53 feet to a point;

Thence N 59°36'34" W, 38.61 feet to a point;

Thence N 10°24'50" W, 66.72 feet to a point;

Thence N 11°10'29" E, 20.21 feet to a point;

Thence N 01°53'35" E, 25.15 feet to a point;

Thence N 27°51'30" E, 34.56 feet to a point;

Thence N 78°34'08" E, 6.46 feet to a point;

Thence S 27°51'30" W, 37.50 feet to a point;

Thence S 01°53'35" W, 24.40 feet to a point;

Thence S 11°10'29" W, 19.66 feet to a point;

Thence S 10°24'50" E, 63.47 feet to a point;

Thence S 59°36'34" E, 34.41 feet to a point;

Thence N 78°34'07" E 199.62 feet to the **TRUE POINT OF BEGINNING**, containing 0.04 acres, more or less.

kmj/KMJ  
12/20/99  
4817access-dsc.wpd

**PROPERTY DESCRIPTION  
FOR  
"THE TRIANGLE PARCEL" AT THE CHURCH OF THE BIG WOOD**

A parcel of land located within Section 12, Township 4 North, Range 17 East, Boise Meridian, City of Ketchum, Blaine County, Idaho being more particularly described as follows:

Commencing at a ½" rebar by L.S. 3621 along the westerly right-of-way for Saddle Road marking the northeasterly property corner of Lot 1C, The Crossing Amended; thence continuing along said westerly right-of-way S 04° 58' 31" E, 11.68 feet to a 5/8" rebar marking an easterly property corner of said Lot 1C, which point is the **TRUE POINT OF BEGINNING**;

Thence S 04°58'31" E, 236.01 feet along said westerly right-of-way to a point;

Thence S 78°34'07" W, 101.01 feet to the southeasterly property corner for Tax Lot 4816;

Thence N 23°29'08" E, 80.90 feet to an angle point on the easterly property line for Tax Lot 4816;

Thence 187.56 feet along a curve to the left with a radius of 588.35 feet, a central angle of 18°15'55", a tangent of 94.58 feet and a chord length of 186.77 feet that bears N 14°21'10" E to the **TRUE POINT OF BEGINNING**, containing 0.22 acres, more or less.

kmj/KMJ  
12/20/99  
4817triangle-dsc.wpd