



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: June 16, 2025 Staff Member/Dept: Jade Riley/Administration

Agenda Item: Recommendation to accept Deed of Dedication and approve Acceptance of Dedication for the conveyance of Parcel D, Lopey Lane to the city.

Recommended Motion:

"I move to accept the Deed of Dedication and approve the Acceptance of Dedication for the conveyance of Parcel D, Lopey Lane to the city.

Reasons for Recommendation:

- Section 4.B.15 of the Development Agreement between the city and Brennan Holdings No. 300, LLC (former owner of the Warm Springs Preserve) states that "Lopey Lane shall become a public street, dedicated to the City of Ketchum if Blocks 2-8 are owned by the City of Ketchum.
- The formal dedication of Lopey Lane to the city is to memorialize and complete this portion of the agreement.

Sustainability Impact:

None OR state impact here: NONE

Financial Impact:

None OR Adequate funds exist in account:	N/A
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Attachments:

1. Deed of Dedication

2. Acceptance of Dedication

DEED OF DEDICATION

THIS DEED OF DEDICATION is made this ____ day of June, 2025, between Warm Spring Ranch Residences Owners' Association, Inc., an Idaho non-profit corporation (the "Association"), and City of Ketchum, a municipal corporation (the "City").

The Association, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in accordance with Section 4.B.15 of the Development and Rezoning Agreement 20609 adopted by the City of Ketchum dated April 28, 2020 *[sic]* and recorded April 28, 2021 as Instrument No. 682013, records of Blaine County ("Development Agreement"), hereby dedicates, bargains, grants assigns, transfers and conveys to the City, its successors and assigns, all of the Association's right, title and interest in and to Parcel D, Lopey Lane, which is a 40 ft right of way (the "Parcel"), depicted on the Plat for Warm Springs Ranch Residences dated October 29, 2021 and recorded November 3, 2021 as Instrument No. 688399, records of Blaine County, Idaho ("Plat"), expressly subject to the Association's rights under the Development Agreement.

Signed this __ date of June, 2025.

WARM SPRING RANCH RESIDENCES
OWNERS' ASSOCIATION, INC., an Idaho non-
profit corporation

By: _____
Robert Parker, its President

CITY OF KETCHUM, an Idaho municipal
corporation

By: _____
Neil Bradshaw, Mayor

ATTEST: _

Trent Donat, City Clerk

STATE OF IDAHO)
) ss.
County of Blaine)

On this _____ day of June, 2025, before me, a Notary Public in and for said State, personally appeared Robert Parker, known or identified to me to be the President of the Warm Spring Ranch Residences Owners’ Association, Inc., an Idaho nonprofit corporation, who executed the foregoing instrument on behalf of said corporation, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing at: _____
My commission expires: _____

STATE OF IDAHO)
) ss.
County of Blaine)

On this _____ day of June, 2025, before me, a Notary Public in and for said State, personally appeared Neil Bradshaw, known or identified to me to be the Mayor of the City of Ketchum, who executed the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing at: _____
My commission expires: _____

After Recording Return To:
LAWSON LASKI CLARK, PLLC
P.O. Box 3310
Ketchum, Idaho 83340

(Space Above This Line For Recorder's Use)

ACCEPTANCE OF DEDICATION

This Acceptance of Dedication (“Acceptance”) is made effective as of the ____ day of June, 2025 by the City of Ketchum, Idaho, a municipal corporation (the “City”) and the Warm Spring Ranch Residences Owners’ Association, Inc., an Idaho non-profit corporation (the “Association”).

RECITALS

WHEREAS, the City adopted a Development and Rezoning Agreement 20609 dated April 28, 2020 *[sic]* and recorded April 28, 2021 as Instrument No. 682013, records of Blaine County (“Development Agreement”).

WHEREAS, in accordance with Section 4.B.15 of the Development Agreement, the Association delivered to the City a Deed of Dedication conveying all of the Association’s right, title and interest in and to Parcel D, Lopecy Lane, which is a 40 ft right of way (the “Parcel”), depicted on the Plat for Warm Springs Ranch Residences dated October 29, 2021 and recorded November 3, 2021 as Instrument No. 688399, records of Blaine County, Idaho (“Plat”).

AGREEMENT

In consideration of the dedication of the Parcel, the receipt and sufficiency of which the City acknowledges, and in accordance with Section 4.B.15 of the Development Agreement, the City hereby accepts the Association’s dedication of the Parcel.

CITY OF KETCHUM, IDAHO,
a municipal corporation

By; _____
Neil Bradshaw, Mayor

ATTEST:

Trent Donat, City Clerk

STATE OF IDAHO)
) ss.
County of Blaine)

On this _____ day of June, 2025, before me, a Notary Public in and for said State, personally appeared Neil Bradshaw, known or identified to me to be the Mayor of the City of Ketchum, who executed the foregoing instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Notary Public for Idaho
Residing at: _____
My commission expires: _____