City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date:	April 15, 2024	Staff Member/Dept:	Jade Riley/Administration

Agenda Item:	Recommendation to approve Resolution 24-008 with Sun Valley Holdings, LLC for land exchange

Recommended Motion:

I move to approve Resolution 24-008 with Sun Valley Holdings, LLC for land exchange.

Reasons for Recommendation:

- Main Street improvements require additional space on northeast corner of Main and 1st streets to accommodate pedestrians and mobility impaired individuals
- City-owned parcel adjacent to Village Market is underutilized, provides no public benefit, and houses power vault solely for Village Market
- City staff have negotiated equitable land exchange with Sun Valley Holdings, LLC for additional pedestrian realm at corner
- Land exchange will also allow for wider pedestrian realm and ornamental pedestrian lighting along Main Street in front of the Village Market parking lot

Policy Analysis and Background (non-consent items only):

Sustainability Impact:

None OR state impact here: None

Financial Impact:

None OR Adequate funds exist in account:	None

Attachments:

1. Resolution 24-008

CITY OF KETCHUM

RESOLUTION 24-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KETCHUM MAKING
FINDINGS; DECLARING INTENT TO EXCHANGE CERTAIN REAL PROPERTY;
DECLARING IT IS IN THE BEST INTEREST OF THE CITY TO EXCHANGE CERTAIN
REAL PROPERTY TO SUN VALLEY HOLDINGS, LLC; DECLARING FAIR AND
REASONABLE CONSIDERATION; AND DIRECTING THE CLERK TO PUBLISH NOTICE
OF THIS ACTION AND TO SET A PUBLIC HEARING ON THE INTENT TO EXCHANGE
CERTAIN REAL PROPERTY.

SECTION 1: FINDINGS

1.1   The City of Ketchum was duly formed and exists under and by virtue of Article XII of the
Constitution of the State of Idaho and Title 50 of the Idaho Code.

1.2   The City owns the real property as described on Exhibit A attached and incorporated herein
and hereinafter referred to as "Real Property."

1.3   The Real Property is underutilized for City purposes and will be exchanged for the
"Exchange Property" also described on Exhibit A and incorporated herein.

1.4   The City Council has the power and authority pursuant to Idaho Code Section 50-1401 to
sell, exchange or convey, any real property owned by the City which is underutilized or
which is not used for public purposes.

1.5   Chapter 14 of Title 50 Idaho Code prescribes a procedure to be followed regarding the
disposition of City real property.

1.6   The City and Sun Valley Holdings, LLC have discussed and established a fair and equitable
exchange of land parcels for the Real Property

1.7   It is the intention of the City Council to consider the exchange of the Real Property and
Exchange Property and to set a public hearing on such; and the City Council directs the
City Clerk to provide notice of such intention and of the public hearing.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of
Ketchum that:

2.1.   The City Council finds and declares that the Real Property is underutilized by the City and
not used for public purposes; and declares their intent to exchange said Real Property with
Sun Valley Holdings, LLC.

2.2. The City Council finds and declares that the agreed-upon equitable exchange of land is a fair and reasonable consideration for the proposed conveyance of the Real Property to Sun Valley Holdings, LLC.

2.3. The City Council hereby sets a public hearing where any person may appear and show cause that an exchange of the Real Property should or should not be made at a meeting of the City Council to be held on May 6, 2024 at 4 p.m. in the Council Chambers, Ketchum City Hall.

2.4. The City Clerk is directed to cause notice of the public hearing to be published in the official newspaper not less than fourteen (14) days prior to the hearing.
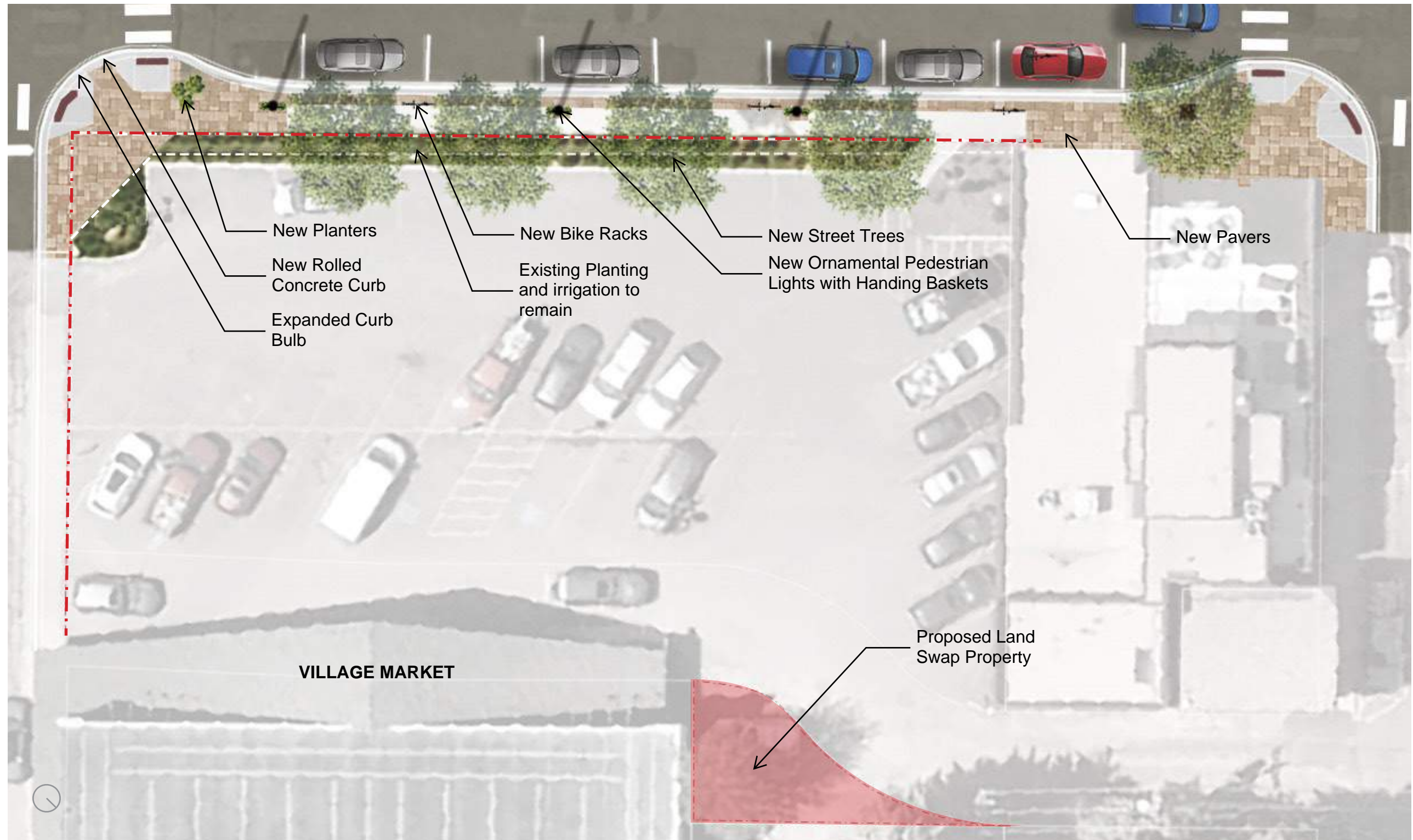
    PASSED BY THE CITY COUNCIL of the City of Ketchum, effective this 15th day of April, 2024.

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APPROVED:

Signed: _____
Neil Bradshaw, Mayor

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ATTEST:

By _____
Trent Donat, City Clerk

VILLAGE MARKET

New Planters

New Rolled
Concrete Curb

Expanded Curb
Bulb

New Bike Racks

Existing Planting
and irrigation to
remain

New Street Trees

New Ornamental Pedestrian
Lights with Handing Baskets

New Pavers

Proposed Land
Swap Property

GGLO
Jacobs

project main street

KURA KETCHUM

165'-0"

16'-6"

3'-6"

664 SF BEYOND ROW

658 SF

GGLO
Jacobs
project main street
KURA