

EXECUTIVE SUMMARY
EXCHANGE OF REAL PROPERTY PUBLIC HEARING

TO: Mayor Blad and City Council Members
FROM: Merrill Quayle, P.E., Public Works Engineer
DATE: Meeting Date – April 3, 2025
SUBJECT: Exchange of Real Property Public Hearing

REQUEST

Patrick “Pat” Pape represented by Creek Hollow & Associates, Inc. (mailing: 611 Wilson Ave., Suite 1A, Pocatello, Idaho 83201) request the exchange of real property.

BACKGROUND

The notice for the public hearing was published in the Idaho State Journal on March 19, 2025 pursuant to Idaho Code §50-1402.

At the regular scheduled City Council meeting of March 6, 2025, the City Council declared property 0.113 acres behind 2672 Hartford Drive underutilized and as surplus and further declared their intent to exchange said real property pursuant to Idaho Code §50-1401.

Patrick “Pat” Pape approached the city about a proposed land exchange. The proposal is to grant to the City of Pocatello Lot 28 Block 2 as described in instrument number 22206512 (0.121 acres) within The Crossings Division 2 subdivision located adjacent to Hartford Drive. Lot 28 is adjacent to the City of Pocatello owned Lot 29. The lots combined could be used for a future small parking area for the larger open space lot and future pathway system.

The Property requested to be exchanged for is 0.113 acres to be removed from Lot 38 Block 2 The Crossings Division 2 subdivision, an open space lot owned by the City of Pocatello (9.329 acres) of and located behind Lot 35 Block 2 of said subdivision. Lot 35 belongs to Patrick “Pat” Pape. the exchange would allow for an extended rear yard for Lot 35 where there is currently a rock wall and fence constructed.

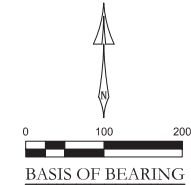
EXHIBIT A – Preliminary record of survey for reference of the proposed real property exchange.

EXHIBIT B – Legal Description of Parcel C – Portion of Lot 38 Block 2 The Crossings Division 2 to be declared underutilized and intent to exchange.

STAFF RECOMMENDATION

Staff recommends Council approve the land exchange pursuant to Idaho Code §50-1403 (2) and authorize the Mayor to sign all relevant documents, subject to Legal Department review.

EXHIBIT A



LEGEND

- SUBDIVISION BOUNDARY LINE
- SECTION LINES
- STREET CENTERLINE
- INTERIOR LOT LINES
- EXISTING PUBLIC UTILITY EASEMENT LINE
- IRRIGATION EASEMENT AS NOTED

- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED RMES CH&A PLS 12457
- FOUND 1/2" REBAR WITH YELLOW CAP STAMPED CHA - PLS 12457
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED CHA - PLS 12457

RECORD REFERENCES

THE CROSSINGS DIVISION NO. 1
INSTRUMENT NO. 21908026

THE CROSSINGS DIVISION NO. 2
INSTRUMENT NO. 21914004

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE LOT LINE OF OPEN SPACE LOT 38 BLOCK 2 OF THE CROSSINGS DIVISION NO. 2, INSTRUMENT NO. 21914004, AND AREA NOTED AS PARCEL C IS DETERMINED TO BE SURPLUS PROPERTY WITHIN THE OPEN SPACE OF SAID SUBDIVISION PLAT.

PARCEL C IS TO BE DEEDED TO THE OWNER OF LOT 35 BLOCK 2 OF THE CROSSINGS DIVISION NO. 2 AND TO REMAIN APART OF SAID LOT NOT TO BE SOLD SEPARATELY.

SURVEYORS CERTIFICATE

I, CHRISTOPHER ADAMS, PLS 12457 OF IDAHO, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, IN CONFORMANCE WITH LAW(S) OF CHAPTER 19, TITLE 55, IDAHO CODE.



LOT 28, 35, & 38, BLOCK 2
THE CROSSINGS DIVISION NO. 2
RECORD OF SURVEY - PROPERTY LINE ADJUSTMENT
SW 1/4 SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 17033.PD32
DRAWN BY: CMA
02/04/25

REVISIONS	
1	
2	

SCALE 1" = 100'
SHEET 1 OF 1

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	109.74'	412.50'	15°14'36"	N 29°53'40" E	109.42'
C2	170.36'	487.50'	20°01'21"	N 27°30'18" E	169.50'

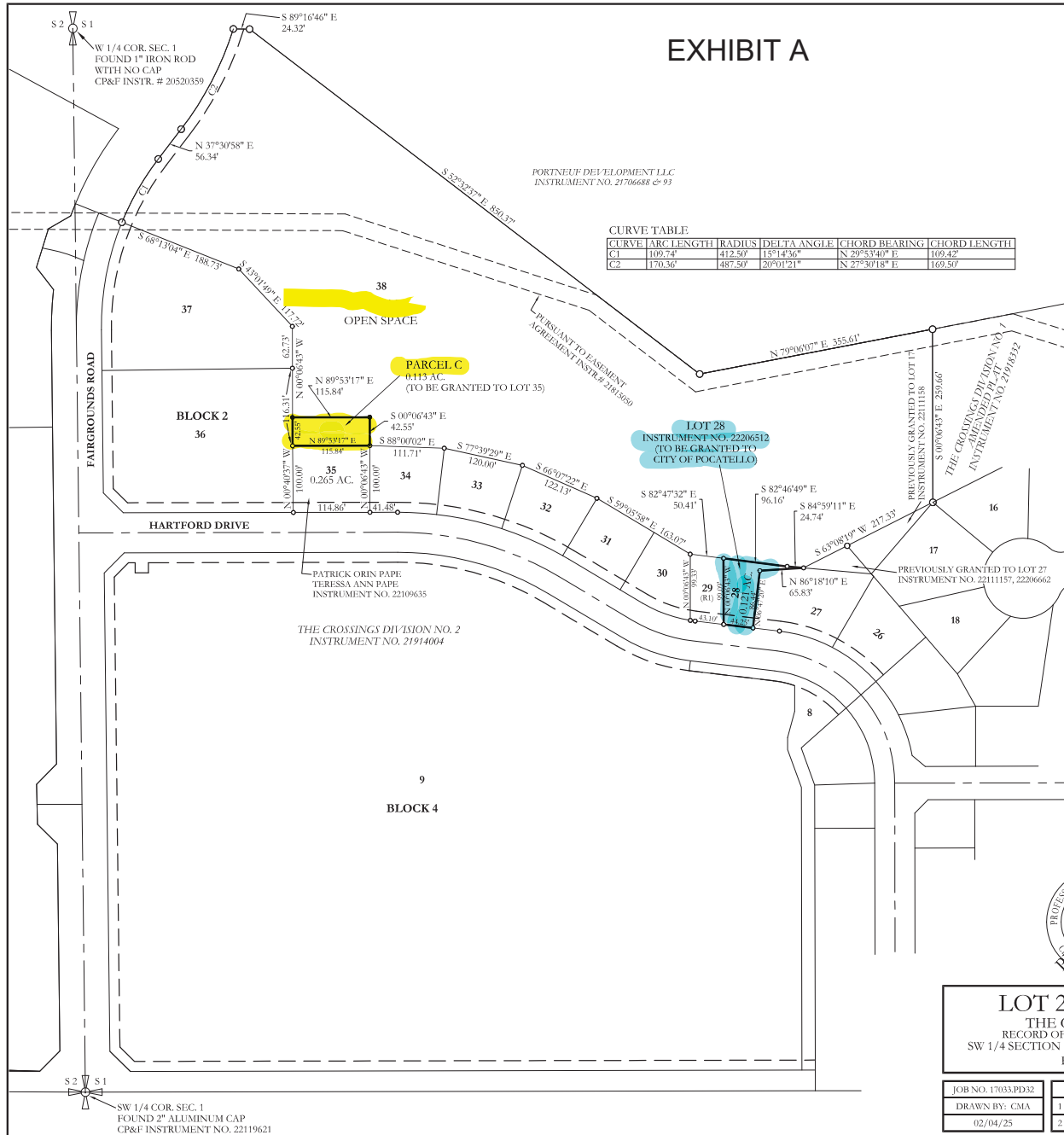


EXHIBIT B



Creek Hollow & Associates, Inc.

611 Wilson Ave., Suite 1A, Pocatello, ID 83201
Phone: (208) 709-3113 / Fax: (208) 238-8852

LEGAL DESCRIPTION

Parcel C - Portion of Lot 38 Block 2 The Crossings Division No. 2

A portion of Lot 38 Block 2 of The Crossings Division No. 2, Instrument No. 21914004, more particularly described as follows:

Commencing at the Northwest corner of Lot 35 Block 2 of said The Crossings Division No. 2, also being the **Point of Beginning**; thence along the West line of said Lot 38 Block 2, North $00^{\circ}40'37''$ West 42.55 feet; Thence parallel with the North line of said Lot 35 Block 2, North $89^{\circ}53'17''$ East 115.84 feet; thence South $00^{\circ}06'43''$ East 42.55 feet to the Northeast corner of said Lot 35 Block 2; thence along the North line of said Lot 35 Block 2, South $89^{\circ}53'17''$ West 115.84 feet to the **Point of Beginning**.

Parcel contains 0.113 acres.

