



MEMO

To: Mayor and City Council

From: Hannah Sanger, Science & Environment Administrator

Date: Council Meeting – 10/16/2025

Re: City of Pocatello – Brennan Land Swap

This time has been set aside for the Council to hear comments from the public regarding a request for the exchange of real property with John Brennan (mailing address: 12 Cedar Hills Dr., Pocatello, ID 83204), located adjacent to 841 W. Bridger. The 0.11-acre parcel of City-owned property was declared underutilized and as surplus property at the September 18, 2025 Regular City Council meeting. **Council may wish to approve the land exchange with pursuant to Idaho Code §50-1403(2) and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review.**

BACKGROUND

The notice for the public hearing was published in the Idaho State Journal on October 1, 2025 pursuant to Idaho Code §50-1402.

At the regular scheduled City Council meeting of September 18, 2025, the City Council declared property 0.11 acres adjacent to 841 W. Bridger underutilized and as surplus and further declared their intent to exchange said real property pursuant to Idaho Code §50-1401.

This land swap will put Willow Ave and the City-mowed grass on the west side of the concrete channel fully into City ownership. It will also cleanup a patchwork of landownership on the east side of the channel, while retaining space for a Greenway Trail along the east side of the channel.

Staff believes the proposed exchange is in the public's best interest.

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.



C: Jack Brennan (owns property on the WEST side of the river that the City maintains) **25,000 sf MOL** including the river and part of Willow Ave.

D: City of Pocatello Trade this property on the EAST side of the river for the above Jack Brennan property

E: City of Pocatello Trade this property on the EAST side of the river for the above Jack Brennan property



EXHIBIT A
(Parcel A)
(City of Pocatello to John E. Brennan)

All of that portion of Block 584, Pocatello Townsite, Bannock County, Idaho according to the official plat thereof lying Northeast of the Northeast concrete channel of the Portneuf River, the same being 21 feet offset and Northeast of the Portneuf River Centerline. Including 30 feet of the vacated Right of Way of Lincoln Avenue adjacent thereof, vacated by Ordinance No. 2003 and recorded under Instrument Nos. 646866 & 818649.

Comprising 0.11 acres more or less

RESERVING THEREFROM:

A 15.00-foot-wide pedestrian walkway easement granted to the City of Pocatello over a strip of land lying Northeast of the Northeast concrete channel of the Portneuf River, the same being 21 feet offset and Northeast of the Portneuf River Centerline from the Southeast Right of Way of Bridger Street to the Southwest boundary of the Alleyway of Block 565, Pocatello Townsite, Bannock County, Idaho according to the official plat thereof

ALSO SUBJECT TO:

A 60-foot wide Portneuf River permanent flood control easement as depicted on the Corps of Engineers Portneuf River Flood Control Project Plans (Cont. No. 66-441)



EXHIBIT A
(Parcel B)
(John E. Brennan to the City of Pocatello)

Part of the Northwest 1/4 of the Northeast 1/4 of section 34, T. 6 S., R. 34 E., B.M., Bannock County, Idaho lying Southwest of the Northeast concrete channel of the Portneuf River, the same being 21 feet offset, and Northeast of the Portneuf River Centerline more particularly described as follows:

COMMENCING at the North 1/4 corner of said section 34, point being marked by a 2" aluminum cap monument and described in corner perpetuation and filing record, instrument 21920139, in the records of Bannock County, Idaho; Thence along said North section line, North 89°43'59" East, a distance of 976.84 feet more or less to the intersection with the extension of the Southwesterly Alleyway of Block 585, Pocatello Townsite, Bannock County, Idaho according to the official plat thereof, and the **True Point of Beginning**.

Thence continuing along said North section line, North 89°43'59" East, a distance of 50.02 feet to the intersection with the Southeasterly Right of Way of W. Bridger Street; Thence leaving said section line and along the Southeasterly Right of Way of W. Bridger Street, North 49°56'43" East, a distance of 116.42 feet to a point being parallel and 21 feet offset Northeast from the centerline of the Portneuf River channel; Thence leaving said Bridger Street Right of Way and along said 21 foot offset line, South 29°15'04" East, a distance of 55.58 feet to the beginning of a spiral transition curve; Thence Southeasterly along said spiral curve, having a chord bearing of South 31°33'58" East and a chord length of 37.34 feet, a distance of 37.36 feet to the beginning of a 138.15-foot-radius curve concave to the Northeast; Thence along said curve whose center bears North 53°32'55" East and through a central angle of 72°09'12", an arc distance of 173.97 feet, (chord bearing of South 72°31'41" East, chord length of 162.70 feet) to a point on a non-tangent line being the meridional 1/16 section line of said section 34; Thence leaving said Portneuf River offset line and along the meridional section line, South 00°48'27" West, a distance of 111.71 feet to the intersection with the Northwesterly Right of Way of Hayden St. (being 20 feet from centerline); Thence leaving said section line and along said Right of Way, South 49°41'52" West, a distance of 49.45 feet more or less to the Southwesterly Right of Way of Willow St., the same being the Northeasterly boundary of those tracts of land as depicted on a Bannock County survey labeled "Tracts in NW4NE4 Sec.34 T. 6 S. R. 34 E.B.M."; Thence leaving said Hayden St. Right of Way and along said Willow St. Right of Way, North 60°49'04" West, a distance of 335.26 feet more or less to the intersection with the extension of a line being the Southeasterly Right of way of W. Bridger St.; Thence, leaving said Willow Street Right of Way and along said extension line, North 49°56'43" East, a distance of 15.27 feet more or less to the intersection with the extension of a line being the Southwesterly Alleyway of Block 585, Pocatello Townsite, Bannock County, Idaho according to the official plat thereof; Thence leaving said Bridger Street extension line and along said alleyway extension line, North 40°21'38" West, a distance of 32.01 feet more or less to the North line of said section 34 and the **True Point of Beginning**.

TOGETHER WITH AND INCLUDING:

All that portion of Lot 11, Block 565, Pocatello Townsite, Bannock County, Idaho according to the official plat thereof lying Southwest of the Northeast concrete channel of the Portneuf River, the same being 21 feet offset and Northeast of the Portneuf River Centerline.

EXCEPTING THEREFROM:

All that portion of Block 584, Pocatello Townsite, Bannock County, Idaho according to the official plat thereof lying Southwest of the Northeast concrete channel of the Portneuf River, the same being 21 feet offset and Northeast of the Portneuf River Centerline

Comprising 0.78 acres more or less

SUBJECT TO:

A 60-foot wide Portneuf River permanent flood control easement as depicted on the Corps of Engineers Portneuf River Flood Control Project Plans (Cont. No. 66-441)



RECORD OF SURVEY FOR: THE CITY OF POCATELLO
LOCATED IN BLOCKS 565 & 584 OF THE POCATELLO TOWNSITE AND IN PART OF
SECTIONS 27 & 34, T. 6 S., R. 34 E., B.M., CITY OF POCATELLO, BANNOCK COUNTY, IDAHO
SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE BOUNDARY OF THE LANDS PERTAINING TO JOHN E. BRENNAN AND THE CITY OF POCATELLO. SAID LANDS BEING LOCATED WITHIN BLOCKS 565 AND 584 OF THE POCATELLO TOWNSITE AND ALSO WITHIN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF HEREON SECTION 34.

THE PURPOSE OF THIS SURVEY IS ALSO TO ADJUST THE BOUNDARIES OF THE AFOREMENTIONED LANDS AND TO ESTABLISH A 15-FOOT-WIDE PEDESTRIAN WALKWAY EASEMENT FOR THE CITY OF POCATELLO. THE SAID EASEMENT SHALL BE PARALLEL WITH THE PORTNEUF RIVER CENTERLINE ALIGNMENT AND ADJOIN ALONG THE EDGE OF THE CONCRETE CHANNEL. HEREON PARCEL "A" IS BEING TRANSFERRED FROM THE CITY OF POCATELLO TO JOHN E. BRENNAN. PARCEL "B" IS BEING TRANSFERRED FROM JOHN E. BRENNAN TO THE CITY OF POCATELLO.

THE BOUNDARIES WITHIN BLOCK 565 WERE ESTABLISHED FROM FOUND MONUMENTS IN ACCORDANCE WITH RECORD OF SURVEY INST. NO. 22506002 AND BY USING SAID BLOCK BREAKDOWN.

I ESTABLISHED THE SOUTHWEST BOUNDARY OF THE DEED INST. NO. 22401404 (JOHN E. BRENNAN LANDS LOCATED WITHIN NW 1/4 NE 1/4 SEC. 34) BY USING ADJOINING DEED RECORD INFORMATION AND INFORMATION FROM A BANNOCK COUNTY SURVEY FOR TRACTS IN THE NW 1/4 NE 1/4 SEC. 34 T. 6 S. R. 34 E. (DATE UNKNOWN).

I ESTABLISHED THE NORTHEAST BOUNDARY OF THE ADJOINING LANDS OF WESLEY R. GUTHRIE (DEED INST. NO. 22201701) FROM FOUND MONUMENTS AS PER RECORD OF SURVEY INST. NO. 22506002 AND PER COORDINATES TAKEN FROM THE CITY OF POCATELLO'S GIS SHOWN ON BITHELL ENGINEERING INC. DRAWINGS JOB NO. 92-031 DATED 7-8-92.

I HELD OFFSET LINES FROM THE EXTENSION OF HAYDEN ST. AND BRIDGER ST. CENTERLINES TO ESTABLISH THE BOUNDARIES OF DEED INST. NO. 22401404

THE LOCATION OF THE PORTNEUF RIVER AS SHOWN ON THIS MAP WAS DETERMINED FROM GROUND OBSERVATIONS OF THE CONCRETE WALL OF THE CHANNEL ON BOTH SIDES OF THE RIVER AND CREATING A BEST FIT CENTERLINE BASED ON SAID OBSERVATIONS AND UTILIZING THE CORPS OF ENGINEERS PORTNEUF RIVER FLOOD CONTROL PROJECT PLANS (CONT. NO. 66-441). SAID PLANS INDICATE A 60-FOOT-WIDE PERMANENT RIGHT AWAY ALONG THE PORTNEUF RIVER. THE HEREON ALIGNMENT SEEMS TO BE IN HARMONY WITH THE CENTERLINE OF EXISTING BRIDGES ALONG FREMONT AND WYETH STREETS.

SURVEY REFERENCES

DEED INST. NOS':
427388, 427414, 764875, 92016622,
97002899, 20303700, 20610223, 21319849,
21614794, 21817779, 22012884, 22106179,
22109169, 22113919, 22117936, 22201701,
22302943, 22401404,
RECORD OF SURVEY INST. NOS':
20501515, 20710584, 22000323, 22506002

BITHELL ENGINEERING INC.
DRAWINGS JOB NO. 92-031,
DATED 7-8-92
CITY ORDINANCE NO. 2003
INST. NO. 646866 & 818649
BANNOCK COUNTY TRACTS
MAP LABELED NW4 NE4 SEC.
34 T. 6 S. R. 34 E.B.M.

CORPS OF ENGINEERS PORTNEUF
RIVER FLOOD CONTROL PROJECT
PLANS CONT. NO. 66-441
POCATELLO TOWNSITE
MAP DATED MARCH 8, 1890
CP&F INST. NOS':
21920139 & 21804246

LEGEND

● SET 1/2" DIA x 24" LONG IRON PIN W / PLASTIC CAP INSCRIBED PLS 19356 (R- - - - -)
⊕ FOUND 2" ALUMINUM CAP MONUMENT MARKED PLS 19356 AS NOTED (R1- - - - -)
△ COMPUTED POSITION ONLY
--- PORTNEUF RIVER RIGHT-OF-WAY LINE
--- PEDESTRIAN WALKWAY EASEMENT (R3- - - - -)
--- EXISTING DEED LINE
--- ROAD CENTERLINE (R4- - - - -)
--- PORTNEUF RIVER CENTERLINE (R5- - - - -)
--- SURVEYED PARCEL BOUNDARY
--- SECTION LINE
--- VACATED PORTION OF LINCOLN AVE. PER CITY ORDINANCE NO. 2003
--- 15-FOOT-WIDE PEDESTRIAN WALKWAY EASEMENT TO THE CITY OF POCATELLO
W.C. P.O.B.
WITNESS CORNER POINT OF BEGINNING

BEAR/DIST PER THE ORIGINAL POCATELLO TOWNSITE MAP DATED MARCH 8, 1890
BEAR/DIST PER CITY OF POCATELLO GIS DATA OF BITHELL ENGINEERING INC. DRAWINGS JOB NO. 92-031, DATED 7-8-92
BEAR/DIST PER BANNOCK COUNTY MAP LABELED TRACTS IN NW4NE4 SEC. 34 T. 6 S. R. 34 E.B.M. DATE UNKNOWN
BEAR/DIST PER RECORD OF SURVEY INST. NO. 20501515
BEAR/DIST PER RECORD OF SURVEY INST. NO. 20710584

CITY SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A REGISTERED LAND SURVEYOR, HAVE REVIEWED THIS MAP AND FIND NO DISAGREEMENTS WITH LOCAL ORDINANCES PERTAINING THERETO.

GERALD V. EVANS PLS 10342
POCATELLO CITY SURVEYOR
DATE

SURVEYOR'S CERTIFICATE

I, JOSE T. NAVA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE LAWS(S), CHAPTER 19, TITLE 55, IDAHO CODE.

JOSE T. NAVA PLS-19356
DATE



LINE TABLE		
#	BEARING	L
L1	N 40°21'50" W	7.84'
L2	S 0°48'27" W	7.61'
L3	N 49°56'43" E	15.27'
L4	N 40°21'38" W	32.01'
L5	S 40°19'44" E	7.52'

RECORDER CERTIFICATE

- DEED INST. NO. 92016622
CITY OF POCATELLO
(RPRPPC429800)
- DEED INST. NO. 427388
CITY OF POCATELLO
(RPRPPC429900)
- DEED INST. NO. 22201701
WESLEY R. GUTHRIE
(RPRPPC094200)
- DEED INST. NO. 21817779
LUCAS & RENE EVANS, H&W
(RPRPPC406800)
- DEED INST. NO. 22106179
MARI KENNEDY
(RPRPPC406700)

DEED INST. NO. 22109169
LYLE R. HENDERSON
(RPRPPC094903)

NE 1/16 COR. SEC. 34,
FOUND BANNOCK COUNTY
BRASS CAP MONUMENT
CP&F INST. NO. 21804246

CURVE TABLE						
#	R	L	CH	Δc	CH L	D
C1	138.15'	18.60'	N67° 32' 21"E	007°42'45"	18.58'	41°28'25"
C2	138.15'	173.97'	S72° 31' 41"E	072°09'12"	162.70'	41°28'25"

SPIRAL TABLE				
#	LS	Δs	CH	CH L
S1	37.36'	7°12'01"	N58° 47' 51"E	37.34'
S2	37.36'	7°12'01"	S31° 33' 58"E	37.34'
S3	7.33'	0°18'39"	S35° 03' 08"E	7.33'
S4	30.03'	6°53'22"	S30° 42' 57"E	30.02'

GVE DRAFTING AND LAND SURVEYING
1290 MOUNTAIN WEST DR.
POCATELLO ID. 83202
208-317-6189 CELL

RECORD OF SURVEY
FOR THE CITY OF POCATELLO
LOCATED IN PART OF
SECTION 27 & 34,
T. 6 S., R. 34 E., B.M.,
BANNOCK COUNTY, IDAHO

DRAWN BY:
JTN
PROJECT NO:
25-024
DATE:
06/11/2025
SHEET:
1 of 1