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Cougar Island bidders do not know what they would be getting

As 30-year McCall homeowners, we are very interested in the Sept. 14 auction of the Cougar Island lots in Payette Lake. After undertaking due diligence, we've determined it's impossible to know if a winning bid will secure a buildable lot or a lawsuit.

The Idaho Department of Lands recorded a plat showing Cougar Island divided into five residential lots. On the plat, IDL says each owner must comply with all local laws and obtain every required permit related to use. IDL also says it makes no representation whether these permits may be obtained.

The source of conflict and confusion is that Cougar Island is zoned by Valley County and the City of McCall for only one residential lot. Can IDL ignore local ordinances and create any number of lots for any use? Given IDL's plat language requiring compliance, did IDL even intend to circumvent local planning laws?

An innocent third-party buyer shouldn't be forced into a lawsuit to have answers to these questions. The Idaho Legislature must pass a statute that clearly states whether endowment lands are subject to local laws regulating land use. Until that statute exists, how can any reasonable person consider buying?

Bob and Sharon Miller, McCall

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