

<https://www.mccallstarnews.com/idl-seeking-leases-for-deinhard-parcel/>

IDL seeking leases for Deinhard parcel

- MARCH 28, 2024
- [NEWS](#)

BY DREW DODSON

The Star-News

The Idaho Department of Lands is seeking commercial lease applications for 12.5 acres fronting Deinhard Lane in McCall, the agency announced this week.

The land is part of a 20-acre endowment land parcel at the corner of Deinhard Lane and Spring Mountain Boulevard, or near Payette Lakes Middle School.

Only 12.5 acres are being offered for lease because the parcel also contains an IDL office building and a ground lease for a cell phone tower, said Sharla Arledge, an IDL spokesperson.

The land is being offered for lease for up to 49 years. The deadline for applications is Aug. 30 at 5 p.m.

Applicants must submit financial qualifications, a commercial development plan, a rent proposal and a cash flow analysis of the proposed business.

Lease applications are also required to comply with all local regulations, including city zoning laws.

Hotels, apartments, single family homes, restaurants, office buildings, retail stores, and movie theaters are among uses allowed under the Community Commercial Zoning the parcel is subject to.

The Community Commercial Zone allows for up to 40 housing units per acre, or a maximum of 500 units on the 12.5-acre parcel.

However, the parcel is currently capped at one housing unit per acre due to a lack of sewer capacity in the sewer system serving McCall.

Developers could earn more sewer connections on the land if they agree to fund sewer infrastructure upgrades as deemed necessary by the Payette Lakes Recreational Water and Sewer District.

Policy reversal

The lands department's decision to require lease applicants to abide by local planning laws is a departure from the agency's policy on previous lease applications in McCall.

In 2018, a 96-foot-tall cell phone tower on the Deinhard Lane parcel and a 120-foot-tall cell phone tower near Lick Creek Road were erected on endowment land in McCall by Horvath Communications.

The company was not required by the lands department to meet city design laws requiring the towers to be camouflaged as pine trees.

Instead, the monopole towers were painted brown and a chain link fence with vinyl slatting was built around the base equipment.

Enforcing city standards would have cost Horvath over \$400,000 over the 20-year life of the lease, including about \$50,000 every seven years to replace fake tree branches on the towers.

The extra costs could have caused Horvath to back out of the lease agreement or reduce the annual rate, which state officials said would violate the lands department's constitutional mandate to maximize earnings from endowment lands.

IDL management plan

The Deinhard Lane commercial parcel was tabbed as likely to be sold or leased within five years by a Payette Lake endowment land management plan adopted by the state in 2021.

Overall, the management plan recommends leasing or selling 377 acres of the 5,357 acres of endowment land around Payette Lake by 2041.

In 2022, the lands department sold 2.5 acres of endowment land on Cougar Island in Payette Lake, which the plan also tabbed for lease or sale within five years.

The Cougar Island auction marked the first action recommended by the management plan, though it was also authorized by the State Land Board years before the 2021 management plan was drafted.

A 3.2-acre parcel on Payette Drive near Warren Wagon Road would be the next state land parcel slated for auction, under the plan.

Money earned by state endowment lands is used primarily to fund public schools and hospitals.

For more information on lease applications for the Deinhard Lane parcel, visit <https://www.idl.idaho.gov/leasing/commercial-leasing/>.