

SUMMARY STATEMENT

Latvala v. Green Enterprises Inc., et. al., Docket No. 47296

Green Enterprises, Inc., and several other landowners appealed a district court judgment that granted Matt and Bonnie Latvala a prescriptive easement to provide road access and utilities to a land-locked parcel and mining claim on Lake Pend Oreille in northern Idaho. The Idaho Supreme Court affirmed the district court's determination that the use of the road at issue by Latvala's predecessors created a prescriptive easement; however, it reversed the district court's judgment about the scope of the easement. Based on this reversal, the Court remanded the case so the district court could consider several claims Latvala raised that had previously been dismissed as moot. In addition, the Court vacated the district court's award of costs to Latvala as the prevailing party.

****This summary constitutes no part of the opinion of the Court, but has been prepared by Court staff for the convenience of the public.****