

**BEFORE THE DEPARTMENT OF WATER RESOURCES
OF THE STATE OF IDAHO**

IN THE MATTER OF PERMIT TO)
APPROPRIATE WATER NO.

63-35094

) NOTICE OF PRE-HEARING
CONFERENCE

IN THE NAME OF:)
CS PROPERTY DEVELOPMENT LLC)

On 8/18/2021, CS PROPERTY DEVELOPMENT LLC, filed an Appropriation of a Water Right Permit No. 63-35094 with the Idaho Department of Water Resources (department). Protest(s) were filed by **SUEZ WATER IDAHO INC, & HA WINTERFELL LLC, & CITY OF BOISE, & IDAHO POWER COMPANY**

The department has scheduled the matter for pre-hearing conference on Friday, January 14, 2022, beginning at 10:00 AM, at IDAHO DEPT OF WATER RESOURCES, Western Conference Room, WESTERN REGION, 2735 AIRPORT WAY, BOISE, ID, 83705.

For parties participating via telephone, please dial **1-720-279-0026** at the appropriate time on **January 14, 2022**, as listed above. When prompted, enter guest code: **126664#** Please note you must press “#” after entering the code or you will not be properly connected with the conference.

Agenda items for the pre-hearing conference will include:

1. Identify spokesman and/or counsel representing the protestant
2. Review of the application
3. Identify issues of protest
4. Designate date for identifying witnesses
5. Designate target date for conducting administrative hearing if resolution is not possible during the pre-hearing conference.

The department encourages the applicant and protestants to discuss and resolve the protests before the pre-hearing conference. If private discussions are not possible or do not resolve the protests, the department’s Rules of Procedure provide for a pre-hearing conference to be held before scheduling a formal hearing.

The pre-hearing conference provides another informal opportunity for the applicant and protestants to meet. The parties often settle their differences at the pre-hearing conference. If a formal hearing is needed to resolve the protests, the pre-hearing conference serves as an opportunity to formulate or simplify the issues, obtain concessions of fact or identification of documents to avoid unnecessary proof, schedule discovery (when discovery is allowed), arrange for the exchange of proposed exhibits or prepared testimony, limit witnesses, schedule hearings, establish procedure at hearings, and address other matters that may expedite orderly conduct and disposition of the proceeding.

It is important for all parties to give considerable thought to each of these matters before appearing at the pre-hearing conference and to make the most of the opportunity to resolve the dispute informally.

The pre-hearing conference will be conducted in a facility that satisfies the accessibility requirements of the Americans with Disabilities Act. If you require special accommodations in order to attend, participate in, or understand the pre-hearing conference, please notify the department at least (10) days prior to the hearing. Inquiries about scheduling, hearing facilities, etc., should be directed to Denise Lauerman, (208) 334-2190.

Dated this 18th day of November 2021.


for Nick Miller
Regional Manager

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of November 2021, I served a true and correct copy of the foregoing document on the following by the method(s) indicated below:

CS Property Development
PO Box 27
Boise ID 83707
208.336.2110
vic.conrad@simplot.com
Applicant

- U.S. Mail, Certified, postage prepaid
- U.S. Mail, postage prepaid
- Overnight Mail
- Facsimile
- Email

Givens Pursley LLP
C/O Michael P Lawrence
C/O Charlie S Baser
601 W Bannock St
Boise ID 83702
208.388.1200
mpl@givenspursley.com
csb@givenspursley.com
robert.newbry@suez.com
Attorney for Suez Water Idaho Inc
Protestant

- U.S. Mail, Certified, postage prepaid
- U.S. Mail, postage prepaid
- Overnight Mail
- Facsimile
- Email

Varin Wardwell LLC
C/O Dylan Lawrence
242 N 8th St Ste 220
Boise ID 83702
208.345.6021
dylandlawrence@varinwardwell.com
Attorney for HA Winterfell LLC
Protestant


- U.S. Mail, Certified, postage prepaid
- U.S. Mail, postage prepaid
- Overnight Mail
- Facsimile
- Email

Barker Rosholt & Simpson LLP
C/O John K Simpson
1010 W Jefferson Ste 102
PO Box 2139
Boise ID 83701-2139
208.388.0700
jks@idahowaters.com
spugrud2@idahopower.com
Attorney for Idaho Power Company
Protestant

- U.S. Mail, Certified, postage prepaid
- U.S. Mail, postage prepaid
- Overnight Mail
- Facsimile
- Email

City of Boise
C/O Mary Grant
150 N Capital Blvd
PO Box 500
Boise ID 83701
208.608.7982
mrgrant@cityofboise.org
Protestant

- U.S. Mail, Certified, postage prepaid
- U.S. Mail, postage prepaid
- Overnight Mail
- Facsimile
- Email


Denise Lauerman
Administrative Assistant

PRE-HEARING CONFERENCE AND/OR HEARING PROCEDURE APPLICATION FOR PERMIT

ISSUES

Applications to appropriate the water of the state of Idaho are referred to as applications for permit, and are for the development of new water rights. Section 42-203A, Idaho Code, requires the department to consider the following issues in connection with an application for permit::

1. Will the proposed appropriation reduce the quantity of water under existing water rights?
2. Is the water supply sufficient for the purpose for which it is sought to be appropriated?
3. Was the application made in good faith or for delay or speculative purposes?
4. Does the applicant have sufficient financial resources with which to complete the proposed project?
5. Will the proposed use conflict with the local public interest, where local public interest is defined as interests that the people in the area directly affected by a proposed water use have in the effects of such use on the public water resource?
6. Will the proposed use be contrary to the conservation of water resources within the State of Idaho?
7. Will the proposed use adversely affect the local economy of the watershed or local area within which the source of water for the proposed use originates, in the case where the place of use is outside of the watershed or local area where the source of water originates?

BURDEN OF PROOF

The applicant has the initial burden of proof for issues 1, 2, 3, 4, 6, and 7 above and must provide evidence for the department to evaluate these criteria.

The initial burden of proof on issue 5, if applicable, lies with both the applicant and protestant as to factors of which they are most knowledgeable and cognizant. The applicant has the ultimate burden of persuasion, however, for these issues.

PROCEDURE

The department generally conducts an informal conference with the parties to determine the issues and to try to settle a protested matter before a hearing is scheduled. If a hearing is held, the department will issue a written decision based on the hearing record.

CONFERENCE

The purpose of a pre-hearing conference is to provide the opportunity for the parties and the department to familiarize themselves with a contested matter and to attempt to resolve the matter. At the conference, the department may also formulate and simplify the issues to avoid unnecessary proof, identify documents, schedule discovery, exchange proposed exhibits or prepared testimony, limit witnesses, discuss settlement or make settlement offers, schedule hearings, establish procedure at hearing, and address other matters that may expedite orderly conduct and disposition of the proceeding or its settlement. When attending the conference, please bring a calendar with your schedule for the next two–six month period from the date of the pre-hearing conference for the purpose of scheduling a hearing. Parties will be expected to discuss their availability at the prehearing conference for the purpose of scheduling the hearing.

HEARING

A hearing may be conducted according to Sections 42-1701A(1) and (2), Idaho Code and the department's Rules of Procedure. Copies of Idaho Code and the department's rules are available upon request or by accessing the department's website at: www.idwr.idaho.gov. The department records formal hearings, and copies of a hearing recording are available upon request. There may be a charge for reproducing the recording.

The hearing will likely be conducted by a hearing officer appointed by the Director rather than by the Director himself. If so, the hearing officer will prepare a recommended or preliminary order. Parties can petition for reconsideration of a decision or file exceptions. A brief to support exceptions may request oral argument. Parties may seek judicial review of any final order issued by the Director.

EXHIBITS

A party who plans to offer an exhibit as part of the hearing record must provide a copy of the proposed exhibit to the parties and to the hearing officer.

AMERICANS WITH DISABILITIES ACT

Any hearing scheduled will be conducted in a facility which meets the accessibility requirements of the Americans with Disabilities Act. If you require special accommodations in order to attend, participate in or understand the hearing, please notify the department no later than ten (10) days prior to the hearing.



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

November 18, 2021

CS PROPERTY DEVELOPMENT LLC
PO BOX 27
BOISE, ID 83707-0027

VIC CONRAD
PO BOX 27
BOISE, ID 83707-0027

HA WINTERFELL LLC
C/O VARIN WARDWELL LLC
ATTN DYLAN LAWRENCE
242 N 8TH ST
BOISE, ID 83702

IDAHO POWER COMPANY
C/O JOHN K IMPSON
BARKER ROSHOLT & SIMPSON
JOHN K SIMPSON
PO BOX 2139
BOISE, ID 83701-2139

SUEZ WATER IDAHO INC
C/O GIVENS PURSLEY LLP
ATTN: CHARLIE S BASER & MICHAEL P LAWRENCE
601 BANNOCK STREET
BOISE, ID 83702

CITY OF BOISE
C/O MARY GRANT
150 N CAPITOL BLVD
BOISE, ID 83702-5920

RE: Pre-Hearing Conference for Application for Permit No. 63-35094

Dear Applicant, Protestants, and Interested Parties:

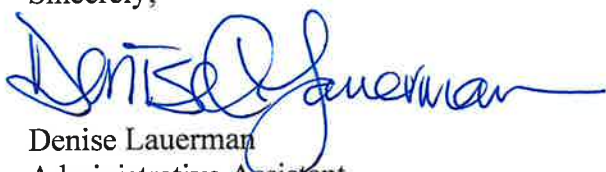
Enclosed is a Notice of Pre-Hearing Conference for Application for Permit No. 63-35094 in the name of CS Property Development, LLC.

The department has scheduled the matter for pre-hearing conference on Tuesday, January 14, 2022, beginning at 10:00 AM, at IDAHO DEPT OF WATER RESOURCES, Western Conference Room, WESTERN REGION, 2735 AIRPORT WAY, BOISE, ID, 83705.

For parties participating via telephone, please dial **1-720-279-0026** at the appropriate time on **January 14, 2022**, as listed above. When prompted, enter guest code: **126664#** Please note you must press “#” after entering the code or you will not be properly connected with the conference.

If you have questions regarding the enclosed documents, would like additional information, or need to further discuss the process, please feel free to contact the Western Regional Office at 208-334-2190.

Sincerely,



Denise Lauerman
Administrative Assistant
Western Regional Office

Enclosures