

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1369

This Lease Contract ("**Lease**") is between the Idaho Water Resource Board ("**Board**"), and

LESSOR: SILVER CREEK FARMS HOMEOWNERS ASSN INC
C/O TATYANA GRAY
PO BOX 838
BELLEVUE, ID 83313-5008

RECEIVED

MAR 15 2021

**DEPARTMENT OF
WATER RESOURCES**

RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on January 25, 2021.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
37-685C	10/15/1884	BIG WOOD RIVER, tributary to MALAD RIVER	2.06	Not Stated	41.8
Lease Totals			2.06	Not Stated	41.8

Summary of Water Rights Elements Rentable From the Bank

Water Right	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (Limited) (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
37-685C	1.65	122	41.8	0.04	2.92
Combined Limit Totals	1.65	122	41.8	0.04	2.92

** The water right elements rentable have been reduced from the water right elements leased to account for conveyance losses of 20 % and include a defined volume limit that is based on the regional field headgate irrigation standard of 3.5 afa/acre.*

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1369

Minimum Payment Acceptable: Current Rental Rate

3. **TERM OF LEASE:** The term of this lease shall be January 1, 2021 to December 31, 2021. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1369

IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

LESSOR: SILVER CREEK FARMS
HOMEOWNERS ASSN INC
~~G/O H ALLEN LURAY 94~~ C/O TATYANA GRAY
~~TOWNSEND GULCH RD~~
~~BELLEVUE, ID 83313-5008~~ PO BOX 838
BELLEVUE, ID 83313

By Tatyana Gray
Title PRESIDENT
Date 3/12/2021

IDAHO WATER RESOURCE BOARD
322 East Front Street
P.O. Box 83720
Boise, ID 83720-0098

By Brian Patton Date 3/22/21
Brian Patton, Acting Administrator
Idaho Water Resource Board

Lease approved by IDWR HP Date 3/22/21

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK LEASE CONTRACT No. 1369

**ATTACHMENT A
WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE**

The water rights or portions thereof leased to the bank are described as follows:

Source and Location of Point(s) of Diversion for Water Right No(s): 37-685C

BIG WOOD RIVER L 3NESWNW Sec. 36 Twp 02N Rge 18E BLAINE County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
37-685C	IRRIGATION	4/01	to	11/01	2.06 cfs	Not Stated
	DIVERSION TO STORAGE	4/01	to	11/01	2.06 cfs	Not Stated
Totals:					2.06 cfs	Not Stated

PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION and DIVERSION TO STORAGE

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
01N	18E	12				1.0									22.2			18.6	41.8

Total Acres: 41.8

ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

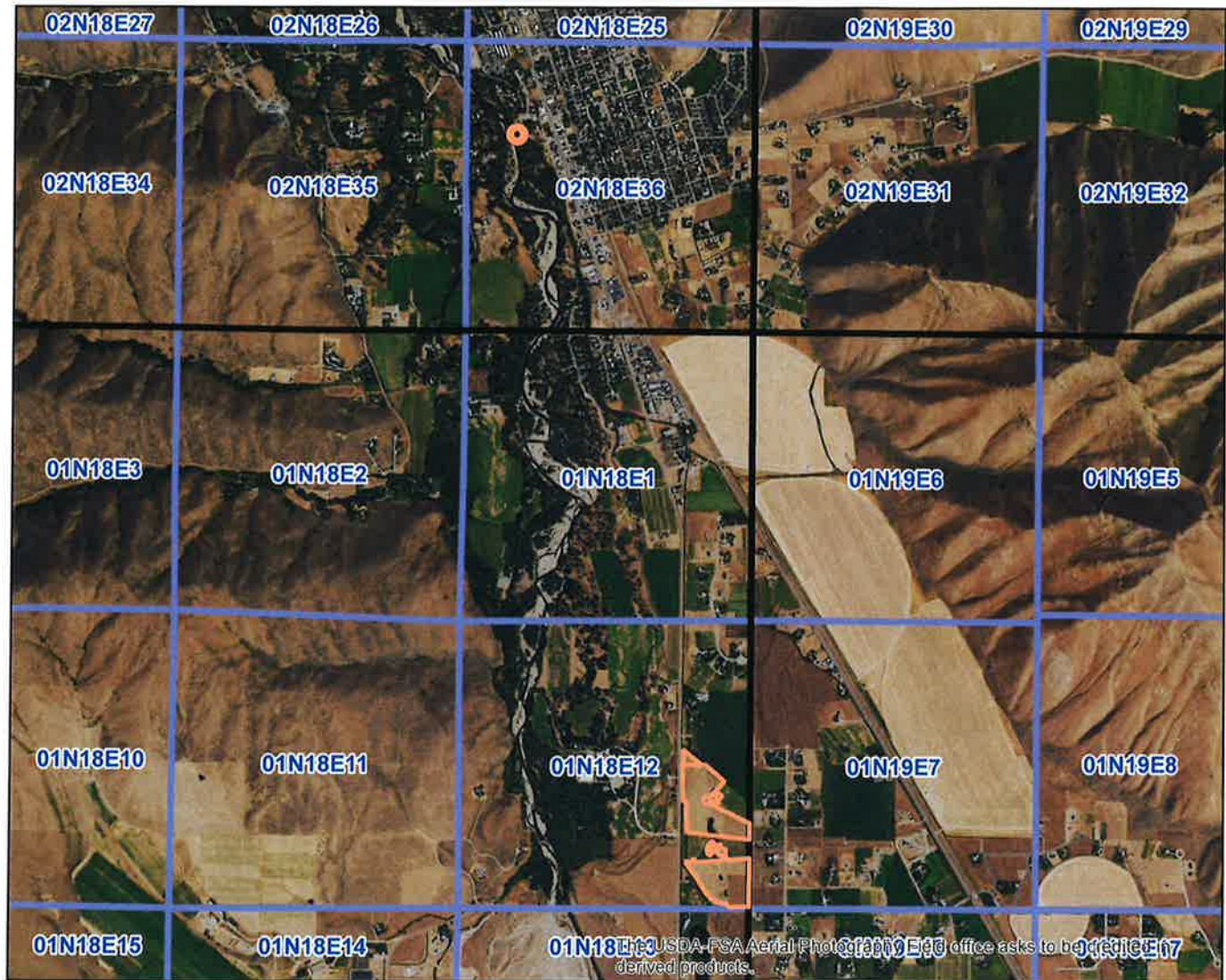
WATER SUPPLY BANK LEASE CONTRACT No. 1369

9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
 - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
 - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.
13. A portion of this right provides conveyance for other right holders in the shared delivery of water through the Wood River Valley Irrigation District #45 and Triangle Irrigation District canal. To prevent injury to other water right holders, the watermaster shall deliver 20% or 0.41 cfs of the leased portion of this right into the Wood River Valley Irrigation District #45 and Triangle Irrigation District Canal whether it is rented or not.
14. The unleased portion of this right shall not exceed 0.94 cfs and the irrigation of 19.2 acres.

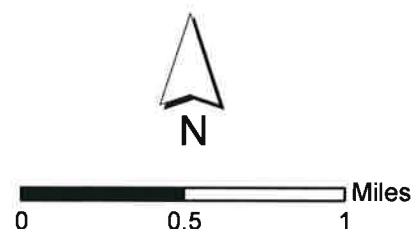
Idaho Water Resource Board
Water Supply Bank Lease Contract No. 1369

37-685C
Effective until December 31, 2021

This map depicts the **place of use to be idled** pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



- Approved Lease Point of Diversion
- Approved Lease Place of Use
- Township/Range
- Sections



STATE OF IDAHO
WATER RESOURCE BOARD

RECEIVED

**APPLICATION TO SELL OR LEASE A WATER RIGHT
TO THE WATER SUPPLY BANK**

JAN 25 2021

DEPARTMENT OF
WATER RESOURCES

Designated Applicant Silver Creek Farms Homeowners Assn
(Select one owner – see item 1A on the application)

Water Right No. 37-685C
(One water right per application)

Is this application being submitted with a rental application as a lease/rental package?

Yes ☐ No ☒

This application must be prepared in accordance with the minimum requirement checklist below. Use this checklist to ensure all necessary documentation has been provided. This checklist is part of the lease application and must be included with the lease application. **Applications that do not meet the minimum requirements will not be processed and may be returned or denied.**

MIMUMUM REQUIREMENT CHECKLIST

All items must be checked as either *Attached (Yes)* or *Not Applicable (N/A)*

Yes

☒ Completed *Application to Sell or Lease a Water Right to the Water Supply Bank*.

☒ Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use.

☒ Confirmation this form has been printed **single sided**, per requirement of the Water Supply Bank.

Attachment N/A Yes

1A ☐ ☒ Signatures and contact information for **all owners** of the water right to be leased or sold on this application.

1B ☐ ☒ An Internal Revenue Service (IRS) Form W-9 for the Designated Applicant.

1C ☒ ☐ *Notice of Change in Water Right Ownership* form (accessible from www.idwr.idaho.gov).

1D ☒ ☐ Contact information for an authorized representative and documentary proof they are authorized to represent the Designated Applicant on this application. If the Designated Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.

2 ☐ ☒ Description of a water right portion offered to the Water Supply Bank.

3 ☐ ☒ A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: www.idwr.idaho.gov.

4A ☐ ☒ Written consent from irrigation district or water delivery company.

4G ☐ ☒ Evidence demonstrating the water right has not been forfeited pursuant to [Section 42-222\(2\), Idaho Code](#).

Department Use Only

Fee Amount \$ 250.00

Received By: Ku

Date Received: 1.25.21

Receipt # C109845

W-9 received? Yes ☐ No ☒ (Route W-9 to Fiscal)

Name on W-9:

1957

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

1. CONTACT INFORMATION

- A. This application must be completed by a Designated Applicant who is a current owner of the water right being sold or leased to the Water Supply Bank. If there are additional current owners, those individuals must authorize the Designated Applicant to represent them on this application by completing and signing Attachment 1A of this application package.

Designated Applicant Silver Creek Farms Homeowners Assn Inc C/O H Allen Luray
Mailing Address 94 Townsend Gulch Rd Bellevue, Idaho 83313
Street City State Zip Code
Email Address _____ Phone Number 208-788-4774

☒ The Designated Applicant is the sole owner of the water right being sold or leased to the Water Supply Bank.

OR

☐ The Designated Applicant is representing additional water right holders who have completed Attachment 1A.

- B. Has the Designated Applicant submitted an IRS Form W-9 to this Department within the last 2 years? Yes ☐ No ☒
If no, complete the form and attach to this application (Attachment 1B).
- C. Are all applicants on this form listed in IDWR's records as the current owners of the water right? Yes ☒ No ☐
If no, attach a *Notice of Change in Water Right Ownership* form along with the required documentation and fee (Attachment 1C).
- D. Is this application being completed by an authorized representative of the Designated Applicant? Yes ☒ No ☐
If yes, representatives (includes employees of Designated Applicant companies) must complete this section and submit documentary proof of their authority to represent the Designated Applicant (Attachment 1D).

Name of Representative Greg Sullivan Organization Brockway Engineering
Professional Title Engineer Email Address greg.sullivan@brockwayeng.com
Mailing Address 2016 N Washington St Ste 4 Twin Falls, Idaho 83301 Phone Number 208-736-8543

☐ Send all correspondence for this application to the representative and not to the Designated Applicant.

OR

☒ Send original correspondence to the Designated Applicant and copies to the representative.

2. DESCRIPTION OF WATER RIGHT OFFERED TO THE BANK

☐ The full water right is being offered to the Bank.

OR

☒ A part of the water right is being offered to the Bank.

If a portion of the water right is being offered, complete Attachment 2.

3. MAP

Attach a map of the point(s) of diversion and place(s) of use proposed to be idled by this lease application. Make sure the idled place of use is outlined and annotated with legal land descriptions (Township, Range, Section and Quarter-Quarters) or with GPS coordinates. For irrigation purposes, mark the number of acres you desire to idle. If the water right proposed for lease is located within a permissible place of use (PPU) and portions of the PPU will continue to receive water from non-leased water rights, clearly outline on a map the acres within the PPU that will continue to be irrigated, as well as acres that will be idled during the lease term. Label the map **Attachment 3**.

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

4. GENERAL INFORMATION

- A. Is the diversion works or system owned or managed by an irrigation district or water delivery company? Yes ☒ No ☐
If yes, provide written consent from the company, corporation or irrigation district authorizing the proposed sale or lease (Attachment 4A).
If your water right is delivered through a canal, lateral or ditch operated by a canal company, irrigation district, or similar delivery entity, your lease request must include written consent from the company, district, or similar entity for your removal of water from its system pursuant to [Section 42-108, Idaho Code](#) and [IDAPA WSB Rule 37.02.03.25.02e](#).
- B. Please provide a description of the current water diversion and delivery system.
Existing diversion and delivery systems _____

- C. Describe any other water rights used for the same purpose at the same place of use as the water right being offered to the Bank. 37-8614, 37-8615, 37-8616 and 37-8617

- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes ☐ No ☒
Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands. Stacked water rights cannot be separated and must be jointly leased to the Water Supply Bank. Stacked water rights qualify for the multiple fee payment of \$500.
- E. Will the present place of use continue to receive water from any other source? Yes ☐ No ☒
If yes, explain the relationship between the different water sources and how enlargement of the authorized use will not occur if this water right is leased. _____

- F. Identify annual volumes and/or rates of water diverted in the last 5 years to accomplish the beneficial use authorized by this water right. This water right was decreed on 5/3/2011 and no annual volumes or rates are available.

- G. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes ☐ No ☒
If yes, describe the circumstances and attach evidence to demonstrate how the water right has not been lost through forfeiture (Attachment 4G). See [Section 42-223, Idaho Code](#) for exceptions to forfeiture. Your application may be denied if forfeiture concerns are not addressed. _____

- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan? Yes ☐ No ☒
If yes, describe. _____

**STATE OF IDAHO
WATER RESOURCE BOARD**

(This document is a public record of the State of Idaho and is subject to the provisions of the Idaho Public Records Act.)

ATTACHMENT 2

DESCRIPTION OF A WATER RIGHT PORTION OFFERED TO THE WATER SUPPLY BANK

<u>1. Water Right Number</u>	<u>Nature of Use</u>	<u>Leased Rate</u> (cfs)	<u>Leased Volume</u> (af)	<u>Leased Acres</u> (ac)
<u>37-685C</u>	<u>Irrigation</u>	<u>2.06</u>	<u>-</u>	<u>41.8</u>
	<u>Diversion to Storage</u>	<u>2.06</u>	<u>-</u>	<u>-</u>
	Total Amounts:	<u>2.06</u>	<u>-</u>	<u>41.8</u>

2. Source of water Big Wood River tributary to Malad River

3. Point(s) of diversion:

Twp	Rge	Sec	Lot	¼	¼	¼	County
02N	18E	36		NE	SW	NW	Blaine

STATE OF IDAHO
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT
(Continued)

5. SALE/LEASE AGREEMENT

A. Is the water right, or portion thereof, offered to the Idaho Water Resource Board (IWRB) for sale ☐ or lease ☒?

If lease, specify the years when the use of water will be suspended: 2021 to 2021 (maximum lease period 5 calendar years).
(Year) (Year)

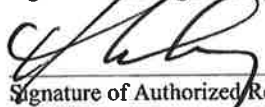
B. Show the minimum payment acceptable to the seller/lessor. The minimum payment may be shown as the "current rental rate" as established by the IWRB. Include the method of determining the minimum payment if other than the current rental rate.
\$500.00 for each 1.0 acre-foot of irrigation water rented.

I hereby assert that the information contained in this application is true to the best of my knowledge, and that I have the authorities necessary to offer this water right for sale or lease to the Idaho Water Resource Board.

The Designated Applicant acknowledges the following:

1. Payment to the Designated Applicant is contingent upon the sale or rental of the water right from the Bank.
2. While a water right is in the Bank, the seller/lessor of the water right may not use the water right, even if the water right is not rented from the Bank.
3. A water right accepted into the Bank stays in the Bank until the Designated Applicant receives written confirmation from the Board or Water Supply Bank that the water right has been released from the Bank.
4. While a water right is in the Bank, forfeiture is stayed.
5. Acceptance of a water right into the Bank does not, in itself, confirm the validity of the water right or any element of the water right.

Signature of Designated Applicant



Printed Name

GAILLEN LURAY

Date

12/9/20

Signature of Authorized Representative

Printed Name

PRESIDENT, SELVIA CREEK FARMS HOA

Date

Mail to:

Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098

**STATE OF IDAHO
WATER RESOURCE BOARD**

Complete Attachment 2 if only a portion of the water right is offered to the Bank.

ATTACHMENT 2

DESCRIPTION OF A WATER RIGHT PORTION OFFERED TO THE WATER SUPPLY BANK

1. <u>Water Right Number</u>	<u>Nature of Use</u>	<u>Leased Rate</u> (cfs)	<u>Leased Volume</u> (af)	<u>Leased Acres</u> (ac)
<u>37-685C</u>	<u>Irrigation</u>	<u>2.06</u>	<u>-</u>	<u>41.8</u>
	<u>Diversion to Storage</u>	<u>2.06</u>	<u>-</u>	<u>-</u>
	Total Amounts:	<u>2.06</u>	<u>-</u>	<u>41.8</u>

2. Source of water Big Wood River tributary to Malad River

3. Point(s) of diversion:

Twp	Rge	Sec	Lot	¼	¼	¼	County
02N	18E	36		NE	SW	NW	Blaine



0 125 250 500 Feet

SILVER CREEK FARMS H.O.A. INC.
NAIP 2019 AERIAL

BROCKWAY ENGINEERING, PLLC.
GWS - Oct. 8, 2020

Legend

-  Lease Acres
-  37-685C_POU



TRIANGLE IRRIGATION DISTRICT

P.O. BOX 424

BELLEVUE, IDAHO 83313

At the Triangle Irrigation District Board meeting on December 16, 2020, the directors accepted the water bank application from Silver Creek Farms, subject to and with the condition of a 20 % hold back in the system and on the further condition that there be no adverse impact on the minimum stream flow in the river and that carriage loss sufficient to convey water to the Triangle Irrigation District head gate must be left in the river if the water right is to be leased upstream.

A handwritten signature in black ink, appearing to read "Sarah Gardner". The signature is fluid and cursive, with the first name "Sarah" being more prominent than the last name "Gardner".

Sarah Gardner

President and Director

**CERTIFICATE OF ACTION TAKEN BY
THE WOOD RIVER VALLEY IRRIGATION DISTRICT #45**

**P.O. Box 2223
Hailey, Id 83333**

The undersigned hereby certifies that at the Wood River Valley Irrigation District #45 meeting on January 12th, 2021, The directors accepted the water bank application from Silver Creek Farms HOA – a portion of Water Right 37-685C a total of 2.06 cfs subject to and with the continuing condition of a 20 % percent hold back in the system and on the further condition that there be no adverse impact on the minimum stream flow in the river and that carriage loss sufficient to convey water to the Wood River Valley Irrigation District #45 head gate must be left in the river if the water is to be leased upstream.

DATED: January 12th, 2021



Signature
David Johnson, Director and Chairman



Signature
Claire Casey, Director



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E Front Street, Suite 648 • PO Box 83720 • Boise ID 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700

Website: idwr.idaho.gov • Email: idwrinfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

March 24, 2021

SILVER CREEK FARMS HOA INC
PO BOX 838
BELLEVUE ID 83313-5008

RE: **WATER SUPPLY BANK LEASE CONTRACT 1369
FOR WATER RIGHT 37-685C**

Dear Lessor:

Water right **37-685C** was leased into the Water Supply Bank (Bank) as of January 1, 2021, in accordance with the enclosed executed lease contract. **Your water rights, as described on the lease contract, are considered leased into the Bank and should remain unused until they are formally released from the Bank.** More information and further restrictions placed on your water rights while leased can be found in conditions of acceptance of the lease contract. Read the conditions of acceptance carefully.

The rights will automatically be released from the Bank on **December 31, 2021**, unless the rights are released earlier by the Water Resource Board (Board). On behalf of the Board, the Department of Water Resources (Department) can evaluate an early release of the lease contract upon your request. To release the water rights from the Bank prior to the release date, submit a written request on the *Request to Release a Water Right from the Bank* form. This form is available on our public website at www.idwr.idaho.gov. **Please note your water rights may not be available for immediate release if they have been rented or are being considered for a future rental. Furthermore, it is at the discretion of the Department whether or not a water right can be released early from a lease contract.**

If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov or 208-287-4800.

Sincerely,

Jean Hersley

for
Water Supply Bank

Enclosure: Executed Lease Contract

c: IDWR- Southern Region
Water District No. 37
Brockway Engineering PLLC

Hummer, Phill

From: kris.dudunakis@frontier.com
Sent: Friday, March 19, 2021 5:59 PM
To: 'Greg Sullivan'; 'Tatyana ("Tat") Gray'
Cc: Hummer, Phill
Subject: RE: Silver Creek Farms HOA Lease Application

Hello Phil,

I agree with the changes to the contract and to using the "old" contract signature page. Please let me know if you need anything further from me. At your convenience, can you please send me the signature page?

Thanks, and have a great weekend,

Kris Dudunakis

From: Greg Sullivan <greg.sullivan@brockwayeng.com>
Sent: Thursday, March 18, 2021 12:51 PM
To: 'kris.dudunakis' <kris.dudunakis@frontier.com>; 'Tatyana ("Tat") Gray' <tatgray@protonmail.com>
Cc: 'Hummer, Phill' <Phill.Hummer@idwr.idaho.gov>
Subject: FW: Silver Creek Farms HOA Lease Application

Kris,

See the email below and the attached document.

Please respond to Phil via email.

Greg Sullivan
Brockway Engineering
2016 North Washington Street, Suite 4
Twin Falls, Idaho 83301
208-736-8543

All information, calculations, maps, drawings, or other documents transmitted via e-mail are preliminary unless explicitly stated in the e-mail text or in the documents themselves.

From: Hummer, Phill [<mailto:Phill.Hummer@idwr.idaho.gov>]
Sent: Thursday, March 18, 2021 8:17 AM
To: Greg Sullivan <greg.sullivan@brockwayeng.com>
Subject: Silver Creek Farms HOA Lease Application

Greg,

While preparing the lease contract IDWR mailed to the applicant for final approval I noticed several errors in the rate and volume calculations. Attached is new version of the lease contract that has the correct calculations and is the same

as previous years. Since the applicant has already returned the signature page with the old contract the easiest thing to do now would be to use the old signature page with the new version of the contract. If the applicant agrees to the changes I can finalize the contract and just mail the completed contract instead of re-mailing the contract for the applicant to sign. Please let me know if this is acceptable or if there is any issue with the proposed changes.

-Phill



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E Front Street, Suite 648 • PO Box 83720 • Boise ID 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700

Website: idwr.idaho.gov • Email: idwrinfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

March 5, 2021

SILVER CREEK FARMS HOMEOWNERS ASSN INC
C/O H ALLEN LURAY
94 TOWNSEND GULCH RD
BELLEVUE ID 83313-5008

**RE: APPLICATION TO LEASE WATER RIGHT 37-685C TO THE WATER SUPPLY BANK
CONTRACT 1369**

******TIME SENSITIVE RESPONSE REQUIRED******

Dear Applicant:

The Department of Water Resources has completed its review of your application to lease the above-mentioned water right to the Water Supply Bank. **I have enclosed two original Water Supply Bank Lease Contracts for your review and signature. Please sign and return ALL Lease Contracts within 14 days.** Upon signature and return of the contracts, the Department will also sign the original contracts and return an executed copy to you. The Lease Contract is not considered final until you and the Department have both signed.

The right will automatically be released from the Bank on **December 31, 2021**, unless the right is released earlier by the Board, or upon your request. To release the right from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

Please review the conditions of acceptance listed on the Lease Contract, including #3 which says:

"While a right is in the bank, **the lessor may not use the right** without approval of the department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B."

If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov or 208-287-4800.

Sincerely,

Jean Hersley

for
Water Supply Bank

Enclosures: Proposed Lease Contracts

C: Brockway Engineering PLLC

Hersley, Jean

From: Hersley, Jean
Sent: Thursday, March 4, 2021 3:45 PM
To: Skinner, Corey; 'Kevin Lakey'
Subject: WSB Lease Contract for 37-685C Silver Creek Farms HOA
Attachments: Idled Acres.pdf; Lease Application Review Checklist July 2017.xls; Lease Contract - 1369.docx

Please let me know if you have any comments or concerns with the attached lease. The portions of this right offered to the Bank have been in the Bank since 2017.

*Jean Hersley
Technical Records Specialist II
Idaho Dept Water Resources
(208) 287-4942*

WATER SUPPLY BANK

Lease Review Checklist

Applicant(s) Name: Silver Creek Farms Owner's Assoc. Inc.

Memo Date: March 4, 2021

Water Right Number(s): 37-685C

Reviewers Name: Jean

Quick Tools

Decreed Year	No Forfeiture Concerns Thru:
2011	2017
2012	2018
2013	2019
2014	2020
2015	2021

		Check box		COMMENTS/CONCERNS:
1	Fill out WSB Data Entry Checklist for Leases (Front of File)	x		
2	Reason for lease of water rights (Brief description of lease proposal in narrative)			
	Portion of right	x		
	All of right			
3	Check GWMA/CGWA/ADC and basin 63 areas of concern (note area in comments)			
		Yes	No	
4	Rentable? (If no explain in comments or narrative)	x		
5	Authority to file			
	Current owner or designated applicant	x		
	SOS Web site checked for business entity	x		
	Other (explain in comments)			
6	Water Right validity			
	Decreed/Licensed/Statutory claim date (write in comments section)			2011
	Past irrigation to ensure forfeiture is not an issue if decreed or licensed over 7 years ago (consider transfers that changed the POU, rentals to the POU etc.)			
	Has this right previously been leased to the bank or in CREP?	x		2017-2020
7	Injury to other water rights			
	If the POD is through a delivery entity, was consent provided?	x		
	If the POD is through a delivery entity, was holdback required? (percentage in comments)	x		20%
	Any other concerns		x	
8	Enlargement concerns	Check box		
	Complete a POU comparison overlap analysis	x		
	Complete a combined limits review	x		
	Complete POD overlap analysis (if there is an overlap add condition to lease)	x		
		Yes	No	
	Are there overlapping rights that need to be placed in the bank also?		x	
	Will the place of use continue to receive water? (if yes explain in comments)		x	
9	Local Public Interest			
	Does the processor know of any problems this action will cause for the local public?		x	
10	Have you contacted regional office and watermaster for comment/concerns?	x		
	Send the watermaster comment request form or e-mail request	x		
11	Area Headgate requirement (write in Comments)			3.5
12	Is water right involved in any other department action? Pull file and check database () Ownership Change () Transfer () Mitigation () Other - Explain in comments		x	

13 **Narrative:** The Department received this application on January 25, 2021. The application was signed by H. Allen Luray, President. He wishes to place 41.8 acres of the irrigation and diversion to storage portion in the Bank. This right also includes Fire Protection storage and Aesthtic storage but those are not being offered to the Bank. Water rights 37-8614, 37-8615, 37-8616, 37-8617, 37-8618 & 37-8619 overlap these rights but they are domestic and storage rights and do not need to be placed in the Bank. This right is delivered through the Wood River Valley Irrigation District No. 45 and Triangle Irrigation District canal. Consent was provided with a 20% hold back for conveyance loss. This right was decreed in 2011 and these 41.8 acres were placed in the Bank from 2017-2020. This right is currently within WD 37.



0004212909

**STATE OF IDAHO****Office of the secretary of state, Lawrence Denney**
ANNUAL REPORT AMENDMENTIdaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0004212909

Date Filed: 3/18/2021 11:07:57 AM

Entity Name and Mailing Address:

Entity Name: SILVER CREEK FARMS OWNERS' ASSOCIATION, INC.
The file number of this entity on the records of the Idaho Secretary of State is: 0000409783
Address: KRISTINA DUDUNAKIS
PO BOX 867
BELLEVUE, ID 83313-0867

Entity Details:

Entity Status: Active-Good Standing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C134151

The registered agent on record is:

Registered Agent: Kristina Dudunakis
Registered Agent
Physical Address
40 SILVER LAKES DRIVE
BELLEVUE, ID 83313
Mailing Address
PO BOX 867
BELLEVUE, ID 83313-0867

Corporate Officers and Directors:

Name	Title	Business Address
Tatyana Gray	President	10 SILVER LAKES DRIVE BELLEVUE, ID 83313
+ KRISTINA DUDUNAKIS	Treasurer	2637 134TH AVENUE NE BELLEVUE, WA 98005

The annual report must be signed by an authorized signer of the entity.

Job Title: Secretary/Treasurer

Kristina Dudunakis

Sign Here

03/18/2021

Date

BU0392-1107 03/18/2021 11:08 AM RECEIVED BY ID SECRETARY OF STATE LAWRENCE DENNEY



0003483444

**STATE OF IDAHO***Office of the secretary of state, Lawrence Denney***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0003483444

Date Filed: 4/18/2019 6:09:38 PM

Entity Name and Mailing Address:

SILVER CREEK FARMS OWNERS' ASSOCIATION, INC.

The file number of this entity on the records of the Idaho Secretary of State is: 0000409783

Address

ALLEN LURAY
94 TOWNSEND GULCH RD
BELLEVUE, ID 83313-5008

Entity Details:

Entity Status

Active-Good Standing

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: C134151

The registered agent on record is:

Registered Agent

H ALLEN LURAY
Registered Agent
Physical Address
94 TOWNSEND GULCH
BELLEVUE, ID 83313
Mailing Address

Corporate Officers and Directors:

Name	Title	Address
H ALLEN LURAY	Secretary	94 TOWNSEND GULCH BELLEVUE, ID 83313
H. ALLEN LURAY	President	94 TOWNSEND GULCH BELLEVUE, IS 83313
CHRISTINE FERGUSON	Treasurer	BOX 4103 HAILEY, ID 83333

The annual report must be signed by an authorized signer of the entity.

Allen Luray

Sign Here

04/18/2019

Date

Signer's Title: Presiden & Secretary

B0732-0903 04/18/2019 6:09 PM RECEIVED BY ID SECRETARY OF STATE LAWRENCE DENNEY



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

RECEIVED

JAN 25 2021

DEPARTMENT OF
WATER RESOURCES

January 15, 2021

Remington Buyer
Idaho Water Supply Bank
Idaho Department of Water Resources
P.O. Box 83720
Boise, ID 83720-0098

Re: Silver Creek Farms Homeowners Assn

Dear Mr. Buyer:

The Silver Creek Farms Homeowners Assn desires to lease a portion of 37-685C into the Idaho Water Supply Bank for the 2020 irrigation season. A 41.8 acre amount of water right 37-685C is proposed to be leased into the Idaho Water Supply Bank.

Written consent letters from the Wood River Valley Irrigation District #45 and the Triangle Irrigation District are attached to this letter. Both districts are requesting that 20% of the leased water be held back into the system to minimize adverse impacts on minimum stream flows in the canal systems. This will limit the amount of water that could potentially be rented from 37-685C.

Please copy our office on all correspondence regarding this application.

Sincerely,

Greg Sullivan, M.S., Engineer

Cc: Al Luray

Enc: Water Districts Consent Letters, Aerial Maps, Brockway Engineering Check
16223 for \$250.00

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

FAX: 736•8506

1957