

From: Lianne Hague <lianne@beautifulcda.com>
Sent: Friday, March 12, 2021 10:57 AM
To: Bates, Luke
Cc: mhague@haguelawoffices.com
Subject: RE: Krotzer Park Water Pump Info

Hi Luke, sorry it took me so long to get back to you. Let's add McElvains property, 3055 W Lutherhaven Rd, and exclude the vacant property owned by McTaes.



Lianne Hague

REALTOR®
Windermere CDA Realty | Post Falls
1016 E. Selkirk Way
Post Falls, ID 83854
Cell: (208) 777-1361
Lianne@Beautifulcda.com



----- Original message -----

From: "Bates, Luke" <Luke.Bates@idwr.idaho.gov>
Date: 3/10/21 9:17 AM (GMT-08:00)
To: Lianne Hague <lianne@beautifulcda.com>
Cc: mhague@haguelawoffices.com
Subject: RE: Krotzer Park Water Pump Info

Good morning Lianne,

Thank you for the updated information.

To summarize, there are 2 lots (yours) that are covered under right 95-15747. The new permit was for 7 homes, and the statement of completion designated 7 homes. Field exam and follow up information identified 8 ea parcels, 2 of which are vacant with service connections.

We run into an issue because IDWR cannot increase the # of homes/lots permit approved for when licensing, as it is considered enlarging the permit. This includes stub-in qualifiers.

Having said, the home residing at 3055 W Lutherhaven RD (Mcelvain) was not identified in the permit Place of Use when approved. You have two options for this permit: 1) leave Mcelvain's parcel off, or 2) add that parcel and exclude one of the two service connected stub in lots. Let me know which route you would like to take.

In the future, whichever is not included in the licensing of this permit shall be required to submit a new application for permit adding them to the system and have a separate permit and subsequent license.

I will await your consideration of this request,
Luke Bates
Water Resource Agent - IDWR

From: Lianne Hague [mailto:lianne@beautifulcda.com]
Sent: Tuesday, March 9, 2021 2:58 PM
To: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Cc: mhague@haguelawoffices.com
Subject: RE: Krotzer Park Water Pump Info

Hi Luke,

My husband Mike spoke with one of the owners of MCTAES Associates lot. His name is Steve McElvain. He owns the property with the cabin to the east as well that is connected to our system.

Steve told Mike that the water connections for the MCTAES lot is about 8 ft off of the road, covered by white pipe. I have attached a picture of the pipe as well as a picture down the pipe with the cap off. It does not appear to be a spicket of any sort. I'm not sure if this qualifies as a water connection or not. It's definitely not active.

If you would like I can give you Steve McElvain's contact information if you'd like to talk to him. If not, we can just proceed with the permit for the existing active connections.

Let me know if you need anything else from me. Thanks for all your work on this. Sorry it's such a pain. We really appreciate your time.



Lianne Hague

REALTOR
Hendersonville, CA • Bishop • Pine Falls
Pine Falls, ID 83854
Krotzer Park Water Pump
Krotzer Park Water Pump



----- Original message -----

From: "Bates, Luke" <Luke.Bates@idwr.idaho.gov>
Date: 3/8/21 8:19 AM (GMT-08:00)
To: Lianne Hague <lianne@beautifulcda.com>
Subject: RE: Krotzer Park Water Pump Info

It may be that there is a Frost Free Hydrant on each of the lots, that would also serve as proof of a dedicated water line. If so, I just need photos of those, or the water line boxes to show as proof.

From: Lianne Hague [mailto:lianne@beautifulcda.com]
Sent: Monday, March 8, 2021 8:17 AM

To: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Subject: RE: Krotzer Park Water Pump Info

Hi Luke,

I'll go through our old records and make some phone calls and see what I can find out. I know that #4 have an active connection to our system. #2 I know the line runs to their property but I'm not sure if they have an active "stub".

I'll get back to you once I make connection to the land owners and search through our records.



Lianne Hague

BEAUTIFUL
WATERFRONT REAL ESTATE
Mark & Lianne Hague
Phone: 208.337.8888
KAKM LLC, MCTAES
Lianne@beautifulcda.com



----- Original message -----

From: "Bates, Luke" <Luke.Bates@idwr.idaho.gov>
Date: 3/8/21 8:06 AM (GMT-08:00)
To: Lianne Hague <lianne@beautifulcda.com>
Subject: RE: Krotzer Park Water Pump Info

Good morning Mrs. Hague,

I met with Michael Friday to complete the field exam, and we discussed the parcel development regarding domestic use for credit toward licensing homes that were permit approved to be developed. Basically, there either needs to be a home on the property that is service connected, or a dedicated water line on each respective parcel to gain credit for licensing (stub-in).

Permit approved parcels included in the Place of Use (POU) include:

3097 W Lutherhaven RD – RP49N04W115015 (Mark W Mussman)
No address – RP49N04W115005 (KAKM LLC)
3013 W Lutherhaven RD – RP49N04W114995 (3013 Lutherhaven LLC)
No address – RP49N04W114985 (MCTAES Associates)
2817 W Lutherhaven RD – RP04380000023C (Eric Swanson)
2733 W Lutherhaven RD – RP04380000023B (Rolf Harry Tangvald)
2818 W Lutherhaven RD – RP0438000009A (Thomas P Collup and Louann Vanpatten Family Trust)

Out of these parcels, No. 2 & No.4 above were vacant lots, without stubbed in service lines (that we could identify). I spoke to Michael and if there is not a stub-in, IDWR can't give credit for domestic use on this permit. Future development of those parcels, and connection (to your water system or individual system), will require a new application for permit.

Having said, the statement of completion was for 7 homes, and of these my preliminary findings enable me to license this permit for No.(s) 1, 3, & 5-7 listed above. Without additional information/proof of service connection, I will only be able to license this permit for 5 homes' domestic use.

Please give me a call or stop by the office to discuss this if you believe there are dedicated stub ins or the parcels don't line up with your records for the water system.

Thank you,
Luke Bates
Water Resource Agent - IDWR
P: (208) 762-2800
Luke.bates@idwr.idaho.gov

From: Lianne Hague [<mailto:lianne@beautifulcda.com>]
Sent: Tuesday, March 2, 2021 11:33 AM
To: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Subject: Krotzer Park Water Pump Info

Hi Luke,

Here is the pump info from the RC Worst Website. I talked to Rick at Worst and he said we have the 1/2 horse pump. The pump curve is on page 4 and we are the blue line, second from the bottom.



Lianne Hague

REALTOR®
Wendy Haguer C (114) Broker/Owner
Phone: 313-686-1111
Fax: 313-686-1111
www.liannehague.com



----- Original message -----

From: Michael Hague <Mhague@haguelawoffices.com>
Date: 3/2/21 11:30 AM (GMT-08:00)
To: Lianne Hague <lianne@beautifulcda.com>
Subject: Krotzer Park Water Pump Info

Michael B. Hague
Attorney at Law

401 E. Front Avenue, Ste. 212
Coeur d'Alene, ID 83814
Telephone: 208-215-2400
Facsimile: 800-868-0224

Confidentiality Disclaimer

This e-mail message, including attachments, may contain confidential or privileged information and is for the sole use of the intended recipient(s). If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this message or any attachments is strictly prohibited. If you have received this e-mail in error, please immediately contact the sender by reply e-mail and destroy the message.