

**Thiel, Sandra**

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**From:** James Speck <jim@speckandaanestad.com>  
**Sent:** Thursday, January 18, 2018 2:41 PM  
**To:** Thiel, Sandra  
**Cc:** Keen, Shelley; Charles G. Brockway (charles.g.brockway@brockwayeng.com); Laura Gvozdas (sunco1007@cox-internet.com)  
**Subject:** RE: RE: RE: Heatherlands/Water Rights  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sandy,

I have now confirmed that there is only one stub out for each of the townhome lots, including those already split into two sub-lots. That should satisfy your concern about actual stubouts for future splitting of yet to be developed TH lots.

I understand you have added in the 2.5A common area to the irrigation component so that the total is now 60.5A.

The only other correction is the listing oof the lots served on 37-8220 & 37-8831 for domestic use. I believe the correction needed is that described in my January 3, 2018 e-mail below which reads:

The eight TH lots not yet split are Lots 2, 3, 20, 21, 38, 109, 113 & 114. Four of these lots should be in the domestic POU for 37-8220 and the other four in the 37-8686 domestic POU. Right now all eight are in the 37-8220 domestic POU together with six TH sublots and all 102 of the single family residence lots for a total of 124 "homes". Removing four of the TH lots will bring this down to the correct 116 "homes". Those four TH lots representing 8 "homes" should then be specifically listed under the domestic POU for 37-8686.

Let me know if you need any additional information.

Jim

-----Original Message-----

**From:** James Speck  
**Sent:** Thursday, January 04, 2018 3:03 PM  
**To:** 'Thiel, Sandra'  
**Cc:** Keen, Shelley; Charles G. Brockway ([charles.g.brockway@brockwayeng.com](mailto:charles.g.brockway@brockwayeng.com)); Laura Gvozdas ([sunco1007@cox-internet.com](mailto:sunco1007@cox-internet.com))

Sandy,

Here is the current information for the TH lots:

Lot #3 is a duplex but is under the name of a single owner; he owns both sides of the duplex.

Lot #20 now has a single family home on it (constructed last year).

Lot #38 is a single family home

Lot #109 is a single family home

Lot #113 is a single family home

The single ownership for Lot 3 is irrelevant and the duplex is the allowed 2 units. The right to build two units on the other 4 lots listed above has not been waived. The total "homes" to be served under these two rights should still be 130.

Jim

-----Original Message-----

From: Thiel, Sandra [<mailto:Sandra.Thiel@idwr.idaho.gov>]

Sent: Thursday, January 4, 2018 11:54 AM

To: James Speck

Cc: Keen, Shelley; Charles G. Brockway ([charles.g.brockway@brockwayeng.com](mailto:charles.g.brockway@brockwayeng.com)); Laura Gvozdas ([sunco1007@cox-internet.com](mailto:sunco1007@cox-internet.com))

Subject: RE: RE: Heatherlands/Water Rights

Hello,  
I compared the list you sent (431114 ccr restatement - TH provision.pdf) with the Blaine County parcel data. The lots listed below have houses constructed on intact lots. These lots were not split as in the case of Peaceful Vista or Cobia.

Lots 3, 20, 38, 109 and 113 have houses constructed - not townhouses.

Lots 17, 33, 106 and 106 have houses constructed - not townhouses

Sandra Beer Thiel  
Idaho Department of Water Resources  
322 East Front Street  
Boise, Idaho 83720-0098  
(208)287-4881  
[sandra.thiel@idwr.idaho.gov](mailto:sandra.thiel@idwr.idaho.gov)

-----Original Message-----

From: James Speck [<mailto:jim@speckandaanestad.com>]

Sent: Wednesday, January 03, 2018 3:41 PM

To: Thiel, Sandra <[Sandra.Thiel@idwr.idaho.gov](mailto:Sandra.Thiel@idwr.idaho.gov)>

Cc: Keen, Shelley <[Shelley.Keen@idwr.idaho.gov](mailto:Shelley.Keen@idwr.idaho.gov)>; Charles G. Brockway ([charles.g.brockway@brockwayeng.com](mailto:charles.g.brockway@brockwayeng.com)) <[charles.g.brockway@brockwayeng.com](mailto:charles.g.brockway@brockwayeng.com)>; Laura Gvozdas ([sunco1007@cox-internet.com](mailto:sunco1007@cox-internet.com)) <[sunco1007@cox-internet.com](mailto:sunco1007@cox-internet.com)>

Subject: RE: RE: Heatherlands/Water Rights

Sandy,

Attached is the CCR provision specifically identifying the 14 TH lots in the Heatherlands Subdivision, and a copy of the original Subdivision plat on which these TH lots are marked. Those already split are also named on the plat.

The eight TH lots not yet split are Lots 2, 3, 20, 21, 38, 109, 113 & 114. Four of these lots should be in the domestic POU for 37-8220 and the other four in the 37-8686 domestic POU. Right now all eight are in the 37-8220 domestic POU together with six TH sublots and all 102 of the single family residence lots for a total of 124 "homes". Removing four of the TH lots will bring this down to the correct 116 "homes". Those four TH lots representing 8 "homes" should then be specifically listed under the domestic POU for 37-8686.

Complicating this, however, is the listing of five (instead of four) of the not yet split TH lots (Lots 2, 20,21, 113 & 114) in the POU for irrigation under the domestic component of 37-8220. I'm not sure how to resolve this point!

Last, the attached August 8, 1992 Google imagery clearly shows the 2.5A irrigated in the common area Lot 118, thus preceding both the PBU submittal and 37-159B POD transfer approval.

Contact me if you have any questions.

Jim

-----Original Message-----

From: James Speck  
Sent: Tuesday, January 02, 2018 3:23 PM  
To: 'Thiel, Sandra'  
Cc: Keen, Shelley; Charles G. Brockway ([charles.g.brockway@brockwayeng.com](mailto:charles.g.brockway@brockwayeng.com))

OK. We can use our conf call # - 1-866-906-9330, X8403808#

Jim

-----Original Message-----

From: Thiel, Sandra [<mailto:Sandra.Thiel@idwr.idaho.gov>]  
Sent: Tuesday, January 2, 2018 1:52 PM  
To: James Speck  
Cc: Keen, Shelley; Charles G. Brockway ([charles.g.brockway@brockwayeng.com](mailto:charles.g.brockway@brockwayeng.com))  
Subject: RE: Heatherlands/Water Rights

That works for us. Thank you

Sandra Beer Thiel  
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(208)287-4881  
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-----Original Message-----

From: James Speck [<mailto:jim@speckandaanestad.com>]  
Sent: Tuesday, January 02, 2018 1:43 PM  
To: Thiel, Sandra <[Sandra.Thiel@idwr.idaho.gov](mailto:Sandra.Thiel@idwr.idaho.gov)>  
Cc: Keen, Shelley <[Shelley.Keen@idwr.idaho.gov](mailto:Shelley.Keen@idwr.idaho.gov)>; Charles G. Brockway ([charles.g.brockway@brockwayeng.com](mailto:charles.g.brockway@brockwayeng.com))  
<[charles.g.brockway@brockwayeng.com](mailto:charles.g.brockway@brockwayeng.com)>  
Subject: RE: Heatherlands/Water Rights

1:30 tomorrow afternoon

-----Original Message-----

From: Thiel, Sandra [<mailto:Sandra.Thiel@idwr.idaho.gov>]  
Sent: Tuesday, January 2, 2018 1:19 PM  
To: James Speck  
Subject: RE: Heatherlands/Water Rights