

81570

FORM 2017-09-01

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APR 03 2017

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
APPLICATION FOR PERMIT
To appropriate the public waters of the State of Idaho

Ident. No. 95-17296

IDWR / NORTH

1. Name of applicant(s) LAWRENCE ESTATES Phone 509-290-3533
Name connector (check one): ☐ and ☐ or ☐ and/or
 Mailing address 24020 E BROADWAY CT City LIBERTY LAKE
 State WA ZIP 99019 Email LAWRENCE.CAMMY@GMAIL.COM

2. Name of representative, if any _____ Phone _____
 Mailing address _____ City _____
 State _____ ZIP _____ Email _____

- a. ☐ Send all correspondence for this application to the representative and not to the applicant OR
☐ Send original correspondence to the applicant and copies to the representative.
 b. ☐ The representative may submit information for the applicant but is not authorized to sign for the applicant OR
☐ The representative is authorized to sign for the applicant. Attach a Power of Attorney or other documentation.

3. Source of water supply GROUNDWATER which is a tributary of _____

4. Location of point(s) of diversion:

Twp	Rge	Sec	Govt Lot	¼	¼	¼	County	Source	Local name or tag #
50N	05W	7	5		NE	SE	KOOTENAI	GROUNDWATER	D0072073

5. Water will be used for the following purposes:

Amount 0.08 CFS for DOMESTIC purposes from 1/1 to 12/31 (both dates inclusive)
(cfs or acre-feet per year)
 Amount 0.02 CFS for STOCKWATER purposes from 1/1 to 12/31 (both dates inclusive)
(cfs or acre-feet per year)
 Amount 0.17 CFS for FIRE PROTECTION purposes from 1/1 to 12/31 (both dates inclusive)
(cfs or acre-feet per year)
 Amount _____ for _____ purposes from _____ to _____ (both dates inclusive)
(cfs or acre-feet per year)

6. Total quantity to be appropriated is (a) 0.17 cubic feet per second (cfs) and/or (b) _____ acre-feet per year (af).

7. Proposed diverting works:

- a. Describe type and size of devices used to divert water from the source. 5 HP PUMP IN WELL TO SERVE 3 HOMES, STOCKWATER AND FIRE PROTECTION
- b. Height of storage dam _____ feet; active reservoir capacity _____ acre-feet; total reservoir capacity _____ acre-feet. If the reservoir will be filled more than once each year, describe the refill plan in item 12. For dams 10 feet or more in height AND having a storage capacity of 50 acre-feet or more, submit a separate [Application for Construction or Enlargement of a New or Existing Dam](#). Application required? ☐ Yes ☐ No
- c. Proposed well diameter is _____ inches; proposed depth of well is _____ feet.
- d. Is ground water with a temperature of greater than 85°F being sought? ☐ Yes ☐ No
- e. If well is already drilled, when? _____; drilling firm _____;
 well was drilled for (well owner) _____; Drilling Permit No. _____.

For Department Use

Received by _____ Date _____ Time _____ Preliminary check by _____
 Fee \$ 100.00 Receipted by NS Receipt No. N032479 Date 4-3-17

+125.00 well upgrade

8. Description of proposed uses (if irrigation only, go to item 9):

- Hydropower; show total feet of head and proposed capacity in kW. _____
- Stockwatering; list number and kind of livestock. 15 HEAD OF MIXED STOCK
- Municipal; must complete and attach the Municipal Water Right Application Checklist.
- Domestic; show number of households 3 HOMES
- Other; describe fully. DOMESTIC WITH UP TO 1/2 ACRE OF IRRIGATION PER HOME.

9. Description of place of use:

- If water is for irrigation, indicate acreage in each subdivision in the tabulation below.
- If water is used for other purposes, place a symbol of the use (example: D for Domestic) in the corresponding place of use below. See instructions for standard symbols.

TWP	RGE	SEC	NE				NW				SW				SE				TOTALS
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
50N	05W	7													D/S		D/S	D/S	
															F		F	F	
															GL5				

Total number of acres to be irrigated: _____

10. Describe any other water rights used for the same purposes as described above. Include water delivered by a municipality, canal company, or irrigation district. If this application is for domestic purposes, do you intend to use this water, water from another source, or both, to irrigate your lawn, garden, and/or landscaping? _____

11. a. Who owns the property at the point of diversion? APPLICANT

b. Who owns the land to be irrigated or place of use? APPLICANT

c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing: _____

12. Describe your proposal in narrative form, and provide additional explanation for any of the items above. Attach additional pages if necessary. APPLICANT HAD WELL DRILLED AND IS PLANNING ON SUBDIVIDING LOT INTO 3.

DOMESTIC USE IS FOR 3 HOMES WITH IRRIGATION UP TO 1/2 ACRE PER HOME ALONG WITH
STOCKWATER AND FIRE PROTECTION.

13. Time required for completion of works and application of water to proposed beneficial use is 5 years (minimum 1 year).

14. **MAP OF PROPOSED PROJECT REQUIRED** - Attach an 8½" x 11" map or maps clearly identifying the proposed point of diversion, place of use, section #, township & range. The map scale shall not be less than two (2) inches equal to one (1) mile.

The information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval.

Cammy Lawrence
 Signature of Applicant
Cammy Lawrence
 Print Name (and title, if applicable)

 Signature of Applicant

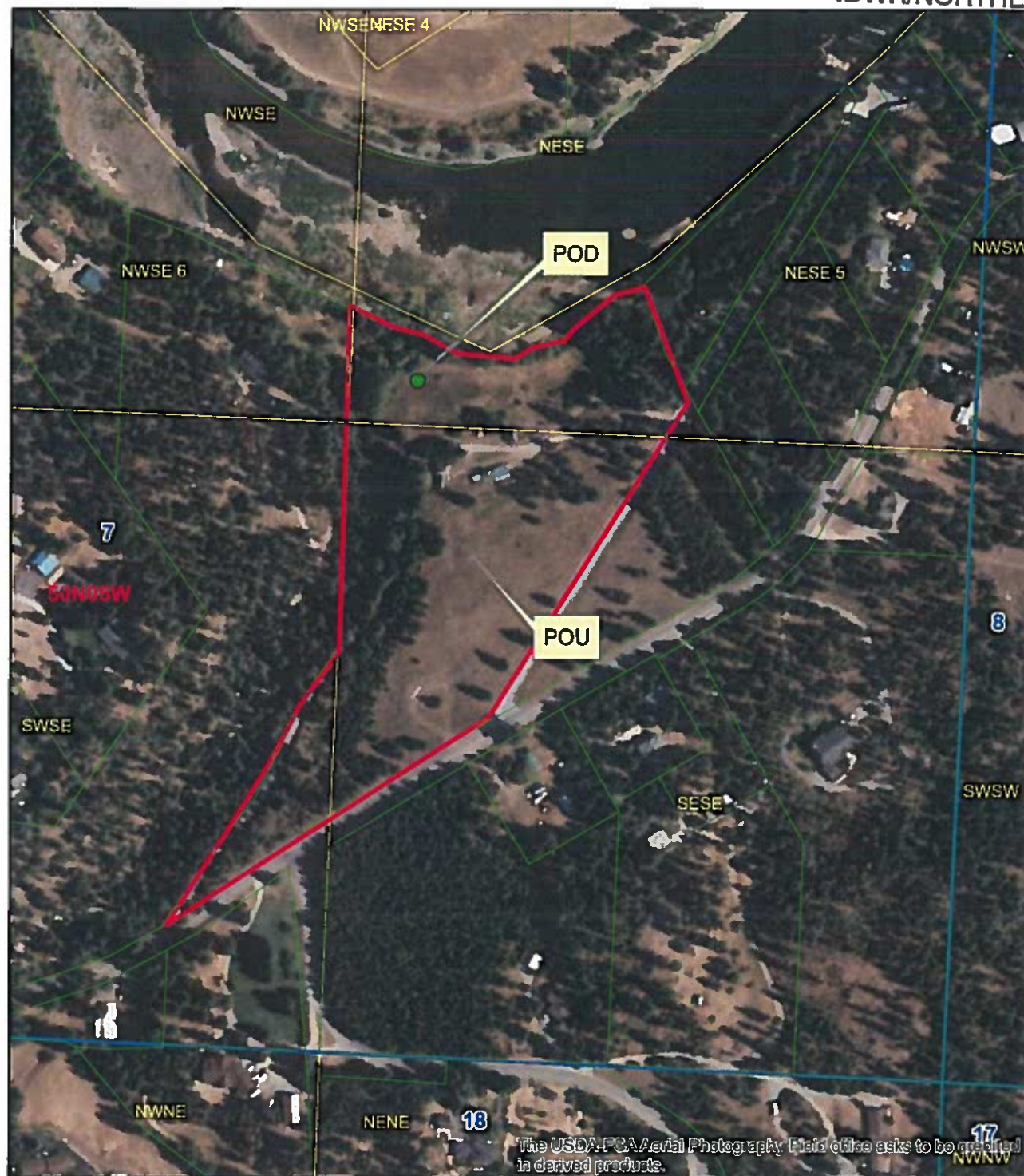
 Print Name (and title, if applicable)

APPLICATION MAP

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IDWR/NORTHERN



Legend

-  Taxlots
 Township/Range
 Sections
 QQ



ATTACHMENT

582 West Hayden Avenue • Hayden Lake, Idaho 83835
 (208) 772-4004 Office • (800) 772-4901 Toll Free • (208) 772-4892 Fax • (509) 535-5554

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Mitch & Cammy Lawrence
639 Plonske Rd. Post Falls Id.

REVISED

October 13, 2016

Estimate given prior to complete site development.

Revised estimate may be required after site preparation is completed.

Estimated Proposal on Pump System

Qty	Description	Each	Total
1	Goulds Pump 33GS50412 5 HP		\$3,483.00
1	Sub Drive 300 Controller		\$3,609.00
180	Drop Pipe 2 " PVC	\$4.10	\$738.00
195	Flat Jacket Submersible wire # 6/3 w/grd	\$4.70	\$916.50
2	Check Valve 2"	\$80.00	\$160.00
1	Misc. Job Supply		\$30.00
1	Water Analysis		\$80.00
1	Plumbing & Electrical Permits		\$130.00
1	Pump Installation Labor		\$595.00
	Phase One Total	To top of Well	\$9,741.50
1	Well Cap 6"		\$62.00
1	Pitless Adaptor 2"		\$325.00
500	Conduit 1-1/4"	\$0.70	\$350.00
2000	Pump Lead Wire (pump control pedestal to well) #6 thhn	\$0.98	\$1,900.00
	4 runs 500 feet per run		
0	Buried Pipe 2" Poly Ken Bettis Excavation to supply		\$0.00
0	Buried Pipe 1-1/2" Poly Ken Bettis Excavation to supply		\$0.00
0	Frost Free Yard Hydrant Ken Bettis Excavation to supply		\$0.00
1	JR 25 Pressure Tank		\$200.00
1	Tank Tee Package		\$280.00
1	Underground 2" Fittings Package including fittings for 1 frost free		\$1,130.00
2	Underground Stop Valve 1-1/2" Brass	\$406.00	\$812.00
1	30" x 4' Vault / Lid Assembly		\$550.00
1	Misc. Electrical Fittings Incl. Pull Box & Composit Panel		\$550.00
1	Electrical Disconnect w/circuit breaker with lock out		\$90.00
1	Plumbing and Wiring Labor		\$1,400.00
	Phase Two Total	Remainder of System	\$7,649.00
	Subtotal		\$17,390.50
	Subtotal		\$17,260.00
	Sales Tax		\$0.00
	Grand Total		\$17,260.00

Prices quoted are estimated amounts. Materials shall be at the price in effect at the time of installation.

Actual quantities and labor may vary.

Excavation & Backfill not included in this estimate.

Customer Acceptance: _____ Date: _____

IDWR/NORTHERN

ATTACHMENT



PLAT OF LAWRENCE ESTATES SECTION XX, TOWNSHIP XX NORTH, RANGE X WEST, BOISE MERIDIAN, _____ COUNTY, IDAHO				 Johnson surveying P.O. Box 3544 Post Falls, ID 83854 208-766-0885 johnsonsurveying@comcast.net
DATE SURVEYED 5/26/2014	DRAWN TO BY JSS	PLOT DATE 4/26/2014	Sheet	
FILE NAME REA	CHECKED BY GJS	PROJECT NO. 35 000		

ATTACHMENT

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Johnson
Surveying

LAWRENCE ESTATES
PROJECT NARRATIVE

Lawrence Estates is a minor subdivision of parcel number 50N05W-07-9225 the property is located on the intersection of W. River View Drive and S. Pleasantview Road. The subject property located in section 07, Township 50 North, Range 5 West.

The purpose of this request is split the 15.62-acre parcel into a 4 building lots located in the AG Suburban zone.

Transportation

Access to the property will be as follows lot 2 and 3, block 1 will access from the East side of S. Polonske Road and exist as a common driveway constructed roadway. Lot 4, block 1 will access off of W River View Drive though the existing driveway constructed to individual driveway standards. Lots 1, block 1 will access from S. Pleasantview Road via a new approach on the northern boundary. The new access to lot 1 will be approved through an encroachment permit from the Post Falls Highway District.

Water & Sewer

The water for lot 1, block 1 will be a newly constructed individual water well, will be installed. Lots 2, 3 and 4, block 1 will share the existing 75 gallon per minute well located on lot 4 block 1 and shown on the face of the Plat.

New septic and drain field locations will be installed on lots 1, 2, 3 and 4, block 1 once test holes are approved by Panhandle Health District.

We have evaluated 12 surrounding well logs in the area that range from 2 Gallons Per Minute (GPM) to as much as 100 GPM with depths ranging from 46 feet to 600 feet deep. With the propose shared well on lot 4 producing 75 Gallons per minute. It is our professional opinion that the existing well's around the subject property will support 1 additional single family homestead, without negatively impacting surrounding property owners.

Emergency Service

or West
Side of
Pleasantview
Rd. ?

need
agreement ?

2 ?
Total



The property is served by Kootenai County Fire and Rescue and Kootenai County Sheriff's Department.

School District

The property is located in the Post Falls school district #273

Wetlands

In our site visits there appears to be no existing wetland on the property.

Flood plane

The property fronts the Spokane river that has a certified flood zone study based on the FEMA FIS study and the flood Zone area has been noted on the face of the final Plat.

CONCEPTUAL SITE DISTURBANCE AND STORMWATER STATEMENT

The attached slope category map shows that all lots within this plat will lend itself to dwellings that can and will be built on slopes of 15 percent or less. Lot 3 block 1 has a building permit and a storm water management plan submitted as part of that application and subsequent buildings on lot 2 and 4 block 1, will also have the required storm water and site disturbance permit at the time of building application.

OK

- Easements - septic
driveway lot 4
water lines
- Well agreement - (attached)
- Common driveway maint. agreement?
- Do we need CCR's and if so when and how

APR 03 2017

ATTACHMENT

Three Party Water System Users Agreement IDWR/NORTHERN

Ownership of the Well and Waterworks

It is agreed by the parties that each of said parties shall be and is hereby granted an undivided one-third interest in and to the use of the well on parcel

_____ and the associated water system. Each party shall be entitled to receive a supply of water for one residential dwelling and shall be furnished a reasonable supply of potable and healthful water for domestic purposes. The following parcels have the right of usage of this water source.

(Parcel 1) Lot 2 block 1

Legal description:

Property owner(s): _____

(Parcel 2) Lot 3 block 1

Legal description:

Property owner(s): _____

(Parcel 3) Lot 4 block 1

Legal description:

Property owner(s): _____

Cost of Maintenance of Water System

Each party hereto covenants and agrees that they shall equally share the maintenance and operational costs of the well and water system herein described.

Water Line Easements

(owner name and parcel #, name of subdivision, and lot number containing the well)

GRANTS

(owner name, parcel #, name of subdivision, and lot number adjacent to well)

(owner name, parcel #, name of subdivision, and lot number adjacent to well)

An easement for the use and purpose of conveying water from the well to the property of

(owner name, parcel #, name of subdivision, and lot number adjacent to well).

(owner name, parcel #, name of subdivision, and lot number adjacent to well).

Said easement shall be five (5) feet in width and shall extend on, over, across, and underneath said strip of land from designated well site to shared property line. No new permanent type of building shall be allowed to be constructed upon the water line easement except as needed for the operation of the well and water system.

Maintenance and Repair of Pipelines

All pipelines in the water system shall be maintained so that there will be no leakage or seepage, or other defect which may cause contamination of the water, or injury, or damage to persons or property. Cost of repairing or maintaining common distribution pipelines shall be born equally by all parties. Each party in this agreement shall be responsible for the maintenance, repair, and replacement of pipe supplying water from the common water distribution piping to their own particular dwelling and property. Water pipelines shall not be installed within 10 feet of a septic tank or sewage disposal drain field lines.

Prohibited Practices

The parties herein, their heirs, successors and/or assigns, will not construct any potential source of contamination, maintain or suffer to be constructed or maintained upon the said land and within 100 feet of the well herein described, so long as the same is operated to furnish water for three-party domestic use. Any potential source of contamination may include but is not limited to: septic tanks and drain fields, sewer

lines, underground storage tanks, feed stations and/or grazing animals pens where manure can accumulate, enclosures for maintaining fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste or garbage of any kind. New structures and/or barns shall meet required setbacks and not harbor any potential source of contamination.

Provisions for Continuation of Water Service

The parties agree to maintain a continuous flow of water from the well and water system, herein described in accordance with water supply requirements of the State of Idaho and Kootenai County. In the event that the quality or quantity of water from the well becomes unsatisfactory the parties shall develop a new source of water. Each undivided interest and/or party shall share equally in the cost of developing the new source of water and installing the necessary equipment associated with the new source.

Restriction on Furnishing Water to Additional Parties

It is further agreed by the parties hereto that they shall not furnish water from the well and water system herein above described to any other persons, properties, or dwelling without prior consent of all property owners.

Restriction on Water Use

Each proposed lot of the Lawrence Properties Subdivision, lot 2, 3, and 4 is prohibited from using more than 2500 gallons of water on any given day for indoor domestic use.

Termination of this Agreement

This agreement may be revoked at anytime; however, it may not be revoked without each property obtaining a sufficient acceptable potable water source and prior consent of all property owners. Termination of this agreement shall require the property owners to provide: 1) proof of a notarized revocation of this agreement and 2) proof of the potable water source to supply sufficient production capability to provide drinking water to said lot.

Heirs, Successors and Assigns

These covenants and agreements shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part hereof and it shall pass to and be for the benefit of each owner thereof.

Signed: _____
Owner(s) of Property with the Well

Print Name: _____

State of _____)
_____)ss

County of _____)

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this _____ day of _____, 20_____, personally appeared before me _____ to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

S
E
A
L

Notary Public

My Commission Expires: _____

Signed: _____
Owner(s) of Second Property Served by Shared Well

Print Name: _____

State of _____)
_____)ss

County of _____)

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this _____ day of _____, 20_____, personally appeared before me _____ to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

S
E
A
L

Notary Public

My Commission Expires: _____

Print Name: _____

I, the undersigned, a Notary Public in and for the above named County and State, do hereby certify that on this _____ day of _____, 20____, personally appeared before me _____ to me known to be the individual(s) described in and who executed the within instrument, and acknowledge that he (she) (they) signed and sealed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

My Commission Expires: _____

Cooley-Denney, Suzy

From: Cooley-Denney, Suzy
Sent: Friday, April 28, 2017 2:50 PM
To: 'hfredericks@cdapress.com'
Subject: Application for Permit No. 95-17296, 95-17301, 94-9505
Attachments: 94-9505, 95-17296 and 95-17301.doc

Holly ~

I am currently filling in for Dianne Ball while she is on medical leave.

Please publish the enclosed legal notices on May 4th and 11th (once a week for two consecutive weekly issues). If you cannot publish the notices on the proposed dates, please contact me immediately. Prior to publication, I would appreciate a proof for review.

An affidavit of publication must be submitted to the Department along with the publication bill. Please send the affidavit and bill to this office before 5/22/2017. Your cooperation is appreciated!!

~ Suzy

Suzy Cooley-Denney, Paralegal
Office of the Attorney General
Idaho Department of Water Resources
7600 N. Mineral Drive, Suite 100
Coeur d'Alene, ID 83815
suzy.cooley-denney@idwr.idaho.gov
(208) 762-2811 (T)
(208) 762-2819 (F)

The following application(s) have been filed to appropriate the public waters of the State of Idaho:

94-9505

ARNOLD KEEFER
LAURA KEEFER
PO BOX 154
OSBURN, ID 83849

Point of Diversion L6 (SENE) S12 T47N R03W KOOTENAI County
Source BLACK LAKE Tributary COEUR D'ALENE RIVER

Use: IRRIGATION	03/15 to 10/31	0.04 CFS
Total Diversion:		0.04 CFS

Date Filed: 4/25/2017

Place Of Use: IRRIGATION T47N R03W S12 L6 (SENE)

Total Acres: 0.5

95-17296

LAWRENCE ESTATES
24020 E BROADWAY CT
LIBERTY LAKE, WA 99019

Point of Diversion L5 (NESE) S7 T50N R05W KOOTENAI County
Source GROUND WATER

Use: DOMESTIC	01/01 to 12/31	0.08 CFS
Use: FIRE PROTECTION	01/01 to 12/31	0.17 CFS
Use: STOCKWATER	01/01 to 12/31	0.02 CFS
Total Diversion:		0.17 CFS

Date Filed: 4/3/2017

Place Of Use: DOMESTIC T50N R05W S7 L5 (NESE) SWSE SESE

Place of Use: STOCKWATER and FIRE PROTECTION same as
DOMESTIC

95-17301

KARL GEORGE
PO BOX 163
HARRISON, ID 83833

Point of Diversion L6 (SWSE) S17 T48N R03W KOOTENAI County
Source GROUND WATER

Use: DOMESTIC	01/01 to 12/31	0.04 CFS
Use: IRRIGATION	03/15 to 11/15	0.06 CFS
Use: STOCKWATER	01/01 to 12/31	0.02 CFS
Total Diversion:		0.06 CFS

Date Filed: 4/19/2017

Place Of Use: DOMESTIC T48N R03W S17 L6 (SWSE)

Place Of Use: STOCKWATER T48N R03W S17 L6 (SWSE)

Place Of Use: IRRIGATION T48N R03W S17 L6 (SWSE)

Total Acres: 2

Permits will be subject to all prior water rights. For additional information concerning the property location, contact Northern Region office at (208) 762-2800 or for a full description of the right, please see:

<http://www.idwr.idaho.gov/apps/ExtSearch/WRAApplicationResults/>

Protests may be submitted based on the criteria of Idaho Code § 42-203A. Any protest against the approval of this application must be filed with the Director, Dept. of Water Resources, Northern Region, 7600 Mineral Drive, Suite 100, Coeur D' Alene ID 83815 together with a protest fee of \$25.00 for each application on or before 5/22/2017.

The protestant must also send a copy of the protest to the applicant.

GARY SPACKMAN, Director

Published on 5/4/2017 and 5/11/2017



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N. Mineral Drive, Suite 100 • Coeur d'Alene, Idaho 83815-7763
Phone: (208) 762-2800 • Fax: (208) 762-2819 • Website: www.idwr.idaho.gov

C.L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Director

April 28, 2017

LAWRENCE ESTATES
24020 E BROADWAY CT
LIBERTY LAKE, WA 99019

Application For Permit No. 95-17296

Dear Applicant(s):

The Department of Water Resources has received your water right application. Please refer to the number referenced above in all future correspondence regarding this application.

A Legal notice of the application has been prepared and is scheduled for publication in the COEUR D'ALENE PRESS on 5/4/2017 and 5/11/2017. Protests to this application may be submitted for a period ending ten (10) days after the second publication.

If the application is protested, you will be sent a copy of each protest. All protests must be resolved before the application can be considered for approval. If the protest(s) cannot be resolved voluntarily, the Department will conduct a conference and/or hearing on the matter.

If the application is not protested, the Department will process your application and notify you of any action taken on the application. If your application is approved, the Department will send you a copy of the permit.

Please contact this office if you have any questions regarding the application.

Sincerely,

Adam Frederick
Water Resource Agent, Senior