

63-31425 SUMMARY MEMO

JULY 28, 2014

STEVE LESTER 

- Remainder of original "Bowman right" **63-8732**, supplemental use
- POU now **Quail Ridge Estates Subd.**, Nampa
- Variety of water right splits & transfer for individual wells, not all lots
- Possible splits/transfers for remaining 63-31425
- See attached information



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way, Boise, Idaho 83705-5082

PHONE: (208) 334-2190 FAX: (208) 334-2348 www.idwr.idaho.gov

C.L. "BUTCH" OTTER, Governor

GARY SPACKMAN, Director

July 28, 2014

RORY NEEDS
8344 PARTRIDGE DR
NAMPA ID 83686

GREG KIESTER
8773 QUAIL RIDGE DR
NAMPA ID 83686

Re: Irrigation Water Rights

Dear Gentlemen :

The Idaho Department of Water Resources (IDWR) offers this summary of irrigating from wells in your subdivision. You asked specific questions about your respective lots in this regard. Please see the enclosed information:

- Map showing subdivision lots
- Summary & Water Right Options
- Water Rights Table
- Transfer application, permit application, ownership change forms.

Here are details for your lots.

Needs, Lot 3, Block 4

- Right 63-31655 allows 1.5 acres irrigation from an individual well on this lot. This resulted from importing and changing the "Bevan right."
- Also includes a portion of the remaining Bowman right. The portion only allows use from the original Bowman well for supplemental irrigation at this time.
- Should file an ownership change for 63-31655 (\$25).
- Can consider additional irrigation options discussed in "summary & water right options."

Kiester, Lot 1, Block 3

- Was not included in Transfer 69712 to import the Bevan right for individual well use.
- Also includes a portion of the remaining Bowman right. The portion only allows use from the original Bowman well for supplemental irrigation at this time.
- Can consider additional irrigation options discussed in "summary & water right options."

Needs and Kiester

July 28, 2014

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Joe Wheeler had visited this office with Needs. Wheeler played a key role in prior water right discussions and actions for this subdivision. For those reasons, a copy of this letter is provided to him. Perhaps you might want to share this information with other lot owners. Please refer to enclosed list of consultants if you need more help for any water right decisions.

IDWR forms and other information are available on the Internet at www.idwr.idaho.gov . Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Lester", with a stylized, cursive script.

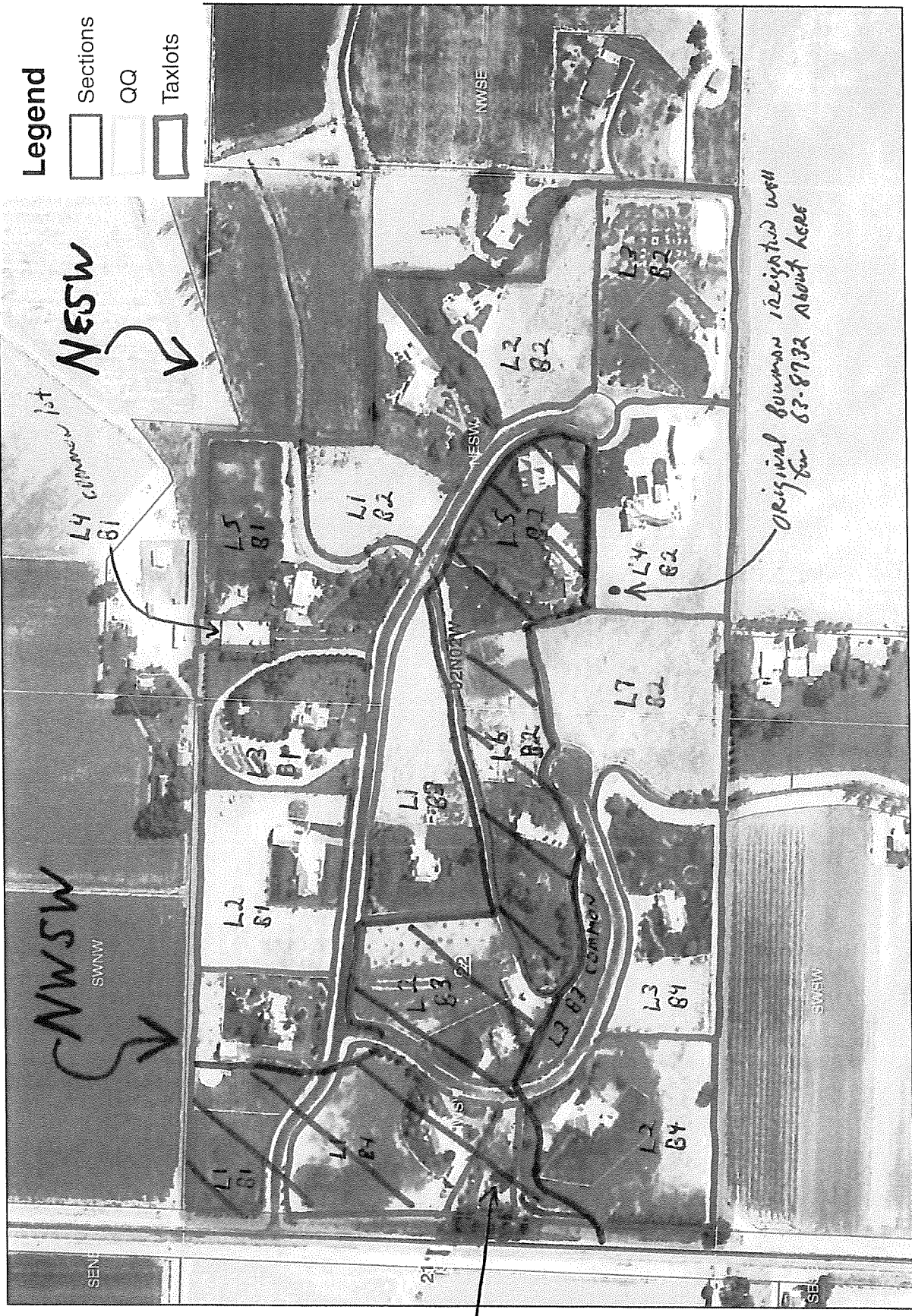
Steve Lester
Water Rights Supervisor

Enclosure

Cc: Joe Wheeler

N¹/₂ SW¹/₄ S. 22 T2N R2W

QUAIL RIDGE ESTATES



- III Exclude from remainder of old right, new 63-31425 "Borman"
- All lots except L-1 B23 & 2 common lots have imported rights for individual wells (63-31642 then 63-31655 & 63-31665)

- 7/15/2014

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

7/15/2014

Water Right 63-31425

Owner Type **Name and Address**
Current Owner ERCIL / COLLEEN BOWMAN
240 WINDSHIP DR
PORT TOWNSEND, WA 98368
(206)385-7589

REMAINING PORTION
OF ORIGINAL
BOWMAN SUPPLEMENTAL
WATER RIGHT
(WAS 63-8732)

Priority Date: 4/25/1977

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	03/15	11/15	0.555 CFS	234.9 AF
STOCKWATER	01/01	12/31	0.010 CFS	0.5 AF
Total Diversion			0.565 CFS	235.4 AF

Source and Point(s) of Diversion

GROUND WATER

SWNESW

Sec. 22, Twp 02N, Rge 02W, CANYON County

Place Of Use

IRRIGATION within CANYON County

ORIGINAL BOWMAN WELL

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	02W	22									31.6	20.6							52.2

POU Total Acres: 52.2

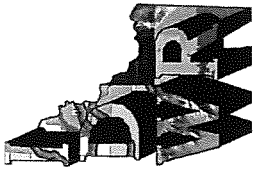
STOCKWATER within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
02N	02W	22										X							

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. W45 Use of this right is combined with water from Boise-Kuna Irrigation District.
3. S39 The use of water for irrigation under this right may begin as early as March 1, provided other elements of the right are not exceeded. The use of water before March 15 under this remark is subordinate to all water rights having no subordinated early or late irrigation use and a priority date earlier than the date a partial decree is entered for this right.
4. P21 This right is a split from former right 63-8732A.

Dates and Other Information Decreed Date: 4/29/2009



Idaho Department of Water Resources

Water Right

63-31425

(IRRIGATION)

Point of Diversion
 Bowman Well

Place of Use

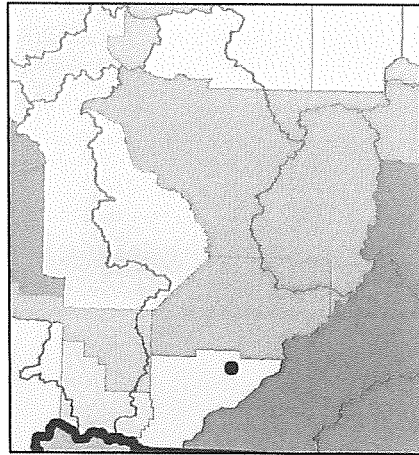
State Outline

Townships

PLS Sections

Quarter Quarters

Taxlots



Canyon County
 IDWR Basin 63

Prepared by Lester, Steve

On July 15, 2014

2009 Aerial Photography

02W



02N



Owner: Ercil Bowman
 NOTE: Only one owner is listed. There may or may not be more than this in the IDWR database.

**QUAIL RIDGE ESTATES SUBDIVISION
SUMMARY & WATER RIGHT OPTIONS
IDWR NOTES 7/25/2014**



Location - T2N, R2W, SECTION 22, NESW & NWSW, see map

Background

Originally irrigated with irrigation district ditch water.

Bowman added supplemental irrigation well 63-8732.

Subdivision built, most lots on land previously irrigated in 63-8732.

Snake River Basin Adjudication (SRBA), appeared Bowman right abandoned.

Moratorium against new water rights remained in place (finally lifted 2008).

Most owners filed a joint single action (reduced fees) to import "Bevan" ground water irrigation right:

- Ownership change required by law, split into portions for individual lots
- Transfer application required by law (change old right), add individual wells for individual lots, see water rights table.

Bowman right claimed in portions in SRBA:

- 63-8732B Holladay, Lot 6, Block 2
- 63-8732C Jensen, Lot 2, Block 3 (now Simmons?)
- 63-31426 Wheeler, Lot 5, Block 2
- 63-31425 remainder of Bowman right, 52 acres, majority of remaining lots.
- Court finally determined not abandoned, decreed Bowman portions 2009.

Water Right Options for Irrigation

A domestic well can be used for up to ½ acre irrigation for a home without water right approval. Does not include common areas. Irrigation from a well beyond ½ acre/home requires valid irrigation water right.

1) Bowman 63-31425, 52 acres, authorized from original irrigation well, see map.

- Presumed owned in prorated portions, most lot owners
- Supplemental right, no obvious onsite value if surface water (primary right) no longer used
- Individual owners need to *file ownership changes or otherwise resolve* status of their portions:
 - *Abandon* if not interested in it
 - *Or move it* for supplemental use elsewhere (transfer application)
 - *Or could file transfer application* to add individual well for individual use.

- Transfer application for portion(s) of 63-31425:
 - Include ownership splits in transfer process, \$200 per transfer + \$100 per ownership split, \$300 per owner
 - Using existing domestic well for irrigation right requires well drilling fee upgrade for wells drilled after June 1987, probably \$125 per owner
 - All owners of land in 63-31425 could file 1 joint transfer application that includes multiple ownership splits to accomplish everything under 1 filing with a reduced total fee of \$300 for “1 transfer/1 split” (similar to prior transfer for Bevan right)
 - Joint filing still requires individual drilling fee upgrade for each existing domestic well to be used for an owner’s irrigation
 - A new well to be drilled under approved transfer requires additional \$200 drilling fee.

2) Instead of using 63-31425, owner can seek a new right by filing an application for permit:

- Abandon his/her portion of 63-31425
- Separate application for separate owner, cannot file jointly unless shared well (single delivery system)
- \$100 application fee plus domestic well drilling fee upgrade (probably \$125) to use existing domestic well for irrigation
- New use presumed to be supplemental to ditch water unless show why should not be (ditch water no longer available etc.)
- A new well to be drilled under approved permit requires additional \$200 drilling fee.

QUAIL RIDGE ESTATES SUBDIVISION, WATER RIGHTS TABLE
IDWR RECORDS 7/25/2014



BLOCK	LOT	WATER RIGHT	ACRES	USE OWN WELL ¹	WATER RIGHT NAME	NOTES
1	1	63-31648	2	yes	Castledine	includes portion Bowman right ²
	2	63-31643	2	yes	Liljegren	includes portion Bowman right
	3	63-31665	2	yes	Faris	includes portion Bowman right
	4				<i>common lot</i>	includes portion Bowman right
	5	63-31649	3	yes	Hutchison	includes portion Bowman right
2	1	63-31654	2	yes	Wick	includes portion Bowman right
	2	63-31653	2.5	yes	Webb ³	includes portion Bowman right
	3	63-31650	3	yes	Kaiser ⁴	includes portion Bowman right
	4	63-31651	2.5	yes	Walden ⁵	includes portion Bowman right
	5	63-31652 63-31426	3 3.4	yes no	Wheeler	Bowman portion split is 63-31426 to use only from Bowman well ⁶
	6	63-31645 63-8732B	3 3.9	Yes no	Holladay	Bowman portion split is 63-8732B to use only from Bowman well ⁷
	7	63-31646	3.5	yes	Walden ⁸	includes portion Bowman right
3	1	***				includes portion Bowman right
	2	63-31642 63-8732C	2.5 3.5	Yes no	Myers ⁹ Jensen ¹⁰	Bowman portion split is 63-8732C to use only from Bowman well ¹¹
	3				<i>common lot</i>	includes portion Bowman right
4	1	63-31647	2.5	yes	Walker ¹²	Bowman right not included
	2	63-31644	3.5	yes	Ward	includes portion Bowman right ¹³
	3	63-31655	1.5	yes	Sells ¹⁴	includes portion Bowman right

*** individual owner's lot not included in approved Transfer 69712, the import & split of original "Bevan right" 63-9156. Kiester is current owner of this lot?

¹ Yes, individual well for this lot authorized by this right from approved Transfer 69712, import & split original "Bevan right" 63-9156.

² Remaining 52 acres portion of original "Bowman right" now identified under 63-31425, not yet split or otherwise changed. Only covers east portion of this lot. Use under 63-31425 only includes original Bowman well at this time.

³ Now Thompson/Herron?

⁴ Now Hutchison?

⁵ Now Liljegren?

⁶ Cannot use from owner's individual well without a new approved transfer to add or change point of diversion.

⁷ See footnote 6.

⁸ Now Crownson/Adebayo?

⁹ Now Simmons?

¹⁰ Now Simmons?

¹¹ See footnote 6.

¹² Now Andrew?

¹³ Apparently excludes minor area in north end of lot.

¹⁴ Now Needs?