

MEMO

TO: File 37-8406

FROM: CPadilla

DATE: May 23, 2011

RE: Licensing Review Memo

Timeline:

Application Received: September 27, 1988

Permit Issued: March 10, 1989

Proof of Beneficial Use: June 6, 1989 (timely)

Field Examination: August 21, 1989

Point of Diversion: There is one well that serves 11 apartments at Evergreen Apartments. There is no well log on file and there is no information known about the well. It appears that the well was drilled in 1973.

Overlap Analysis of PD: No other rights are diverted from this right's PD.

POU: There is some discrepancy between the maps on the application for permit, field exam and the place of use description in disallowed claim 37-11396. Disallowed claim 37-11396 was filed in the SRBA to cover the same POU as this right. In the claim conditions, it was noted that the POU was Evergreen Apartments. The POU according to the field examiner and the application for permit is off of a different street, close to the river. I evaluated the area marked on the map on Google Map to try to match up the field examiner's pictures and the location on the map. There are no apartments that match the pictures, not even Evergreen Apartments. I am going to recommend the POU as the Evergreen Apartments, which contains 11 apartment units as permitted, and will assume either the field examiner enclosed the wrong photos or the apartments were updated.

Overlap Analysis of POU: The POU is within the city of Ketchum's municipal's system. This is a primary system at the time of the field exam so the overlap is not significant. There are not any other overlapping rights.

Volume and Diversion Rate: The field examiner didn't conduct a measurement during the field exam. The diversion rate and volume figures will be calculated using the field examiners handbook. Notice that the right holder was given enough volume and diversion rate to account for ½ acre of lawn. Parcel information indicates that the lot is 0.49 acres; therefore, the lawn is obviously smaller than ½ acre but I cannot accurately estimate the size of the lawn. I am erring on the liberal size to ensure that nothing is taken away without justification.

Amendment?: No.

Field Examiner's Handbook Insert

Table 3

NON-IRRIGATION WATER REQUIREMENTS

Types of Establishments	Gallons/day	Volume Calc. for
Airports (per passenger)	3-5	<u>Evergreen Apt.</u>
Apartments, multiple family (per resident)	60	12 bedrooms / 11 units
Bathhouses (per bather)	10	Capacity
Camps:		2 people / bedroom
Construction, semi-permanent (per worker)	50	= 24 people
Day with no meals served (per camper)	15	
Luxury (per camper)	100-150	
Resorts, day & night, limited plumbing (per camper)	50	60 gpd
Tourist, central bath & toilet facilities (per person)	35	X 24 people
Cottages with seasonal occupancy (per resident)	50	1440 gpd
Courts, tourist with individual bath units (per person)	50	X 365 day
Clubs:		525,600 / 325,850
Country (per resident member)	100	
Country (per non-resident member)	25	
Dwellings:		0.5 acre irrigation 0.6 afa = 2.2 afa
Boardinghouses (per boarder)	50	Diversion Rate for
Kitchen requirements (per boarder)	10	11 apartment units
Multiple family apartments (per resident)	40	
Roominghouses (per resident)	60	
Single family (per resident)	50-75	In-home estimated
Estates (per resident)	100-150	diversion for 11 homes
Hotels:		= 0.15 cfs
With private baths (2 persons/room)	60	See attachment
Without private baths (per person)	50	spreadsheet
Hospitals (per bed)	250-400	Water Requirement
Institutions other than hospitals (per person)	75-125	for 44 fixtures
Laundries (per washing/customer)	50	is 25 gpm at
		the max
		0.06 cfs
		+ 0.03 cfs for
		irrigation, 0.09

Exhibit 14

PUBLIC BUILDING WATER REQUIREMENTS

Kind of Building		Number of Fixtures				See Notes
		0-50	51-100	101-200	201-400	
Hotels/Clubs	Gpm/Fixture	0.65	0.55	0.45	0.35	A B
	Min. Gpm	25	35	60	100	
	Max. Gpm	33	55	90	140	
Hospitals	Gpm/Fixture	1	0.8	0.6	0.5	A B
	Min. Gpm	25	55	85	125	
	Max. Gpm	50	80	120	200	
Apartments/Hotels	Gpm/Fixture	0.5	0.35	0.3	0.28	A
	Min. Gpm	16	30	40	65	
	Max. Gpm	25	35	60	115	
Mercantile	Gpm/Fixture	1.3	0.75	0.7	0.6	A C
	Min. Gpm	40	70	80	150	
	Max. Gpm	65	75	140	240	
Office	Gpm/Fixture	1.1	0.7	0.6	0.5	A C
	Min. Gpm	35	60	80	140	
	Max. Gpm	55	70	120	200	
Schools/Churches	Gpm/Fixture	1	0.6	0.5	0.4	A
	Min. Gpm	20 = 0.04 LFS	50	70	110	
	Max. Gpm	50 = 0.11 LFS	60	100	160	

A. Table are based on equal number of men and women. If major number of occupants are women increase capacity 15%.

B. Where laundry is operated in connection with building increase capacity 15%.

C. These estimates do not include water for special process work. The extra amount should be determined and added to the total capacity.

Source, *Hydraulic Handbook*, Colt Industries, 1979, p. 90.

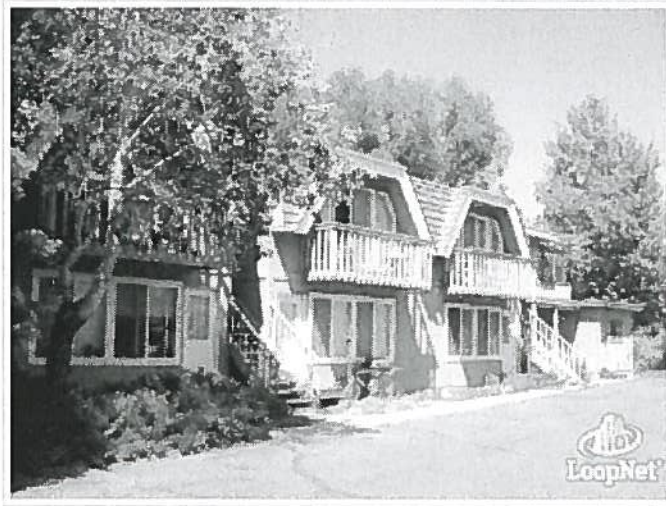
11 apartments = 11 toilets
22 sinks
11 tubs/showers

44 fixtures

Land - Off Market

Evergreen Apartments

141 Bird Drive, Ketchum, ID 83340



Price: **N/A**
Property Type: **Land**
Property Sub-type: **Residential (land)**

Features:

Electricity/Power
Water
Telephone
Cable
Gas/Propane

Last Verified 9/10/2008
Listing ID 15582096

NO washing machine
NO dishwasher

1 Lot

Lot 1

Price:

N/A

Lot Size:

16,988 SF

Lot Type:

Residential (land)

Commission Split:

2.5%**Description**

Prime Development land in West Ketchum for a condominium project. One of the last remaining parcels for such a development this close to the River Run Ski Lifts. Currently, the Evergreen Apartments is income producing with **11 apartments**. Great land bank or current project site.

West on First St. Turns into Wood River Drive. Left on Bird. On your Right.

Map of 141 Bird Drive, Ketchum, ID 83340 (Blaine County)

Hide Map

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Claim Report 37-11396

WATER RIGHT NUMBER: 37-11396

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	ROBERT F GLENN 180 BIRD DR KETCHUM, ID 83340 (208)726-3222

Priority Date: 05/02/1972
 Basis: Beneficial Use
 Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
COMMERCIAL	1/01 to 12/31	0.150 CFS	
	<u>Total Diversion:</u>	0.150 CFS	

Location of Point(s) of Diversion

GROUND WATER	SW1/4SE1/4SE1/4	Sec. 13, Twp 04N, Rge 17E, B.M.
BLAINE County		

Place of Use

COMMERCIAL

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	17E	13																	X

Conditions of Approval:

1. EVERGREEN APARTMENTS USES WELL. CLAIMANT CURRENTLY FILING AN APPLICATION FOR PERMIT ON COMMERCIAL USE.

Remarks:Comments:Dates and Other Information:

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 37-11396 V1

WATER RIGHT NUMBER: 37-11396 V1

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	ROBERT F GLENN 180 BIRD DR KETCHUM, ID 83340 (208)726-3222

Priority Date: 05/02/1972
 Basis: Beneficial Use
 Status: Disallowed

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u> <u>To</u>	<u>Diversion Rate</u>	<u>Annual Volume</u>
COMMERCIAL	1/01 to 12/31	0.150 CFS	
	<u>Total Diversion:</u>	0.150 CFS	

Location of Point(s) of Diversion

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BLAINE County		

Place of Use

COMMERCIAL

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	17E	13																	X

Conditions of Approval:

1. P06 Claim Recommended as Permit No. 37-8406.
2. P16 Recommended as Permit No. 37-8406: This is included for a claim that is proposed to be disallowed because the right claimed is recommended pursuant to another right. The remark indicates the water right number of the other right that is proposed to be recommended. If you are not mailed a notice of the recommendation of the other right, then the other right is recommended in another claimants name.

Remarks:Comments:

1. manders 7/15/2005 Disallowal
 Comment: Claim 37-11396 recommended for disallowal because groundwater use started after 3/15/1971. Owner has been approved for permit 37-8406.