

Comment Report

37-21480

1. jstanton 6/22/2005 8:26:12 AM Special Administration Area Notes

Comment: Special Administration Areas : Big Wood River GWMA

Exempt: Y

Reason: Non-Consumptive Use

Doc Attached:

Explanation:

2. jstanton 6/22/2005 8:26:37 AM Additional Information Supporting Application

Comment: Residency affidavit for hydropower development: N/A

Additional hydropower project information: N/A

Additional fish propagation project information: N/A

Appropriation Rule 40.05.c information: N/A

Mitigation Plan or acceptance form: N/A

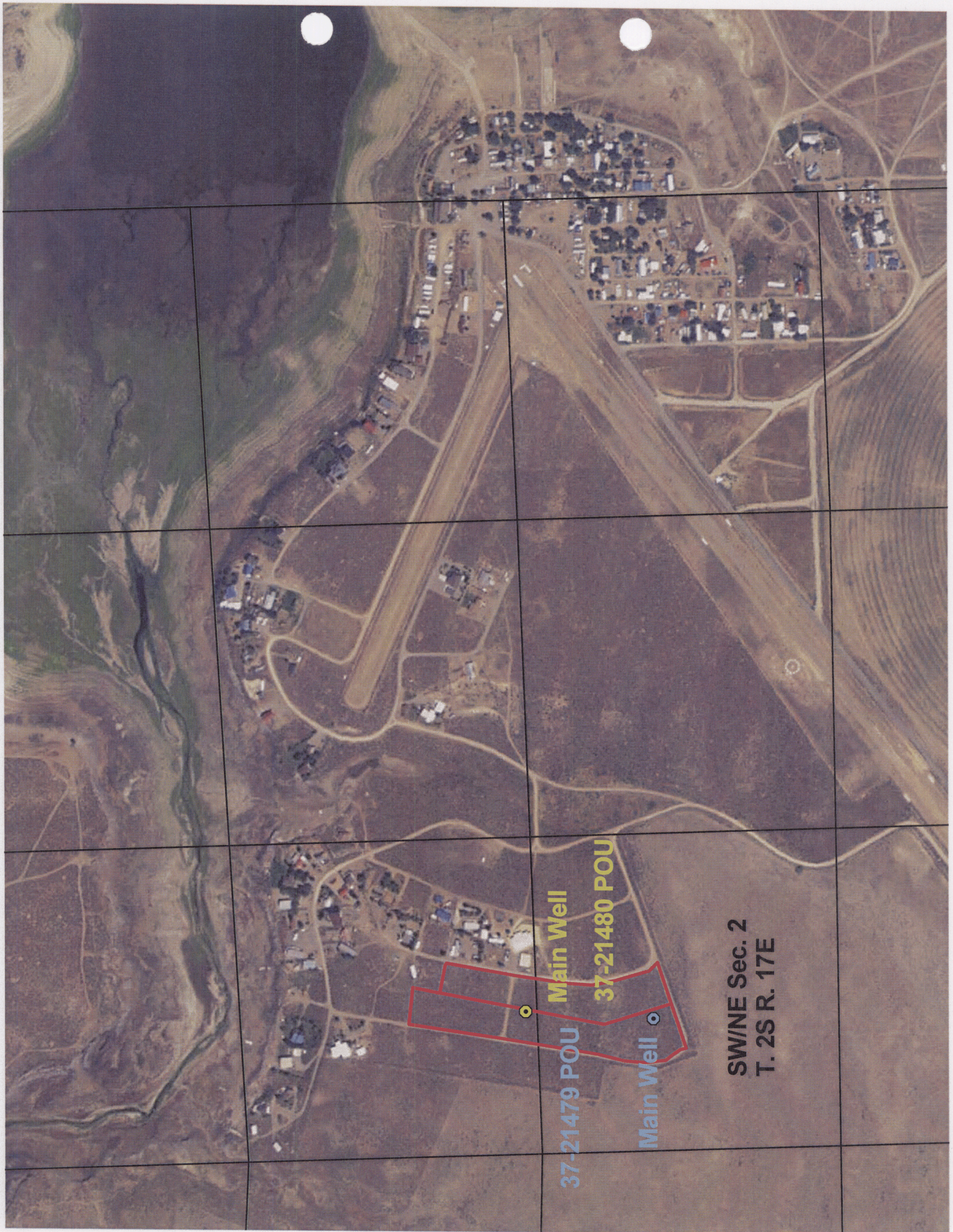
Evidence of Pre-1987 development: N/A

3. jstanton 6/22/2005 Comment/Analysis

Comment: This is a routine subdivision application that proposes to drill 2 new wells (the same wells as proposed for 37-21479). I explained the 1/2-acre-per-home restriction to the applicant, and this does not appear to be a problem. He said that the subdivision covenants will restrict usage to what is allowed (and possibly less) in order to conserve water. He thinks that the lots will sell quickly, but that actual build-out will take quite a while; it seems reasonable to allow the full 5 years in this situation. He has a driller lined up, so will likely request an expedited drilling permit as soon as the protest period is up. The lots are quite small, and the plan is to sell 2 or 3 lots together so each owner has some breathing room. There appears to be no surface water available for this property for outside irrigation; I do not know if they could buy shares in Magic Reservoir and then pump directly out of it, but this is probably not feasible. The application appears to be approvable with standard conditions and an allowed exception to the 1992 moratorium and the gwma designation for the area.

4. jstanton 6/22/2005 Legal Notice Remarks

Comment: This application proposes to drill 2 new wells to provide water for up to 10 homes on a platted but undeveloped portion of Magic Village Subdivision No. 3. This application covers the lots in the east portion of the new area. The wells will be located about 3/4 mile west of West Magic Resort. These are the same wells proposed under App. 37-21479.



Main Well

37-21480 POU

37-21479 POU

Main Well

SW/NE Sec. 2
T. 2S R. 17E