

From: [Luvaas, Scott](#)
To: [David Zahler](#)
Cc: [Serena Zahler](#); [Jenay Rose](#); [Klay, Jared](#)
Subject: RE: CFPRBA claim nos. 97-8880 and 97-8879
Date: Tuesday, July 23, 2024 9:22:00 AM
Attachments: [97-8879 WITHDRAWAL-OF-CLAIM-Form-25a1-Fees-App-for-Permit-NIA.pdf](#)
[97-8879 Receipt.pdf](#)
[App-for-Permit-03-08-23.pdf](#)
[Instructions-for-Filing-Application-for-Permit.pdf](#)
[97-8879 App4Permit Map.pdf](#)

David,

Thanks for getting back to me. I'll continue my recommendation for 217 Bison Trail (claim no. 97-8880). I've attached a withdrawal form for claim no. 97-8879. I've filled most of it out for your convenience. Please complete the mailing address and add your signature before returning it to me or mailing it to one of the addresses listed on the form. I've included a copy of the original receipt for your records.

I've also included an Application for Permit that you can fill out to develop the other properties water rights. The form is fairly similar to the adjudication claim you've already filled out. Make sure to identify where the point of diversion is that will be supplying the homes and which properties you plan to use the water on (ie. how many homes). I've included a map you can use to indicate those items. My suggestion is to apply for as many homes as you think you might want to develop, we can always reduce this later. However, you will not be able to develop a water right for 6 homes if you only apply for 5.

The irrigation claim no. 97-7475, the original license was for 51 acres of irrigation. Based on current imagery, the claim is being recommended for 40 acres. This often happens as land use changes over the years and the original acreage is no longer used. If you have concerns over this, you will have an opportunity to bring up any discrepancies later this summer and in early fall during the Notice of Error period.

Thank you for your cooperation in this matter. IDWR will assist you with any questions or concerns you may have in filing out the application.

Best,



Scott Luvaas
Idaho Dept. of Water
Resources
Water Resource Agent, Sr.
Scott.Luvaas@idwr.idaho.gov
208-287-4813

From: David Zahler <david@staffingllc.com>

Sent: Monday, July 22, 2024 6:08 PM

To: Luvaas, Scott <Scott.Luvaas@idwr.idaho.gov>

Cc: Serena Zahler <serenazahler@gmail.com>; Jenay Rose <jenayzahler@gmail.com>

Subject: Re: CFPRBA claim nos. 97-8880 and 97-8879

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello Scott,

Yes please file for the Water rights as outlined for both of the current wells.

How is the Pump House on the Priest River front which is used for farm irrigation being addressed?

The pump house water rights were Grandfathered in at the purchase of the property.

Thank you,

David Zahler

Sent from my iPhone

On Jul 22, 2024, at 2:54 PM, Luvaas, Scott <Scott.Luvaas@idwr.idaho.gov> wrote:

David,

I'm hoping to wrap up your claims for Buffalo Jump Estates as soon as possible. IDWR is preparing to submit its recommendations to the Idaho Water Court at the end of this week. If you would like your claims to be included in the report, which is the first step in having your water rights decreed by the court, please let me know how you'd like to address the content of my last email, see below. Please let me know if you have any questions or concerns.

I hope you are well,



Scott Luvaas
Idaho Dept. of Water Resources
Water Resource Agent, Sr.
Scott.Luvaas@idwr.idaho.gov
208-287-4813

From: Luvaas, Scott

Sent: Thursday, March 7, 2024 9:57 AM

To: DAVID@STAFFINGLLC.COM

Subject: CFPRBA claim nos. 97-8880 and 97-8879

David,

After talking about the layout of the properties owned/being developed by Buffalo Jump Estates, LLC, I recommend we accomplish the following:

1. Amend one of the claims to only include parcel no. RP042130010030A (217 Bison Trail) with the well that serves it. If I understood correctly, the home on this property is the sole connection to the well on same property.
2. Withdraw the other claim and submit an Application for Permit to develop a water right on the well at parcel no. RP042130020010A (318 Bison Trail, currently owned by Serena D Zahler). On the application, you can choose the number of homes serviced by the well based on how many properties you plan to develop. The permit period to develop each homes water use can be up to 5 years, with an option to file an extension for another 5 years. That will give you 10 years to develop the number of homes you plan to build and they would all be under one water right (not including RP042130010030A).

This plan would save you paperwork and additional filing fees and is the most streamlined way to acquire domestic water rights for each property or home. I've created a map to illustrate this below. If you would like to pursue this option, let me know and I will begin preparing the proper paperwork for you to review. If you have any questions, please let me know.

Best,



Scott Luvaas
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