

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
IN-OFFICE REVIEW/BENEFICIAL USE FIELD REPORT

A. GENERAL INFORMATIONPermit No: 75-14934Exam Date: 07/25/2024

1. Does this qualify for an in-office field exam (IDAPA 37.03.02.035.01.q)?
- ☒
- Yes
- ☐
- No

- a. ☐ Irrigation of 5 acres or less
b. ☐ Storage of up to 14.6 acre-feet ("AF") for stockwater purposes only
c. ☒ Combined diversion rate is less than 0.24 cubic feet per second ("cfs")

2. Current Owner: Name:
- Lorett Kinnicutt Rogers and/or Patrick Rogers

Owner of Record Correct? ☒ Yes ☐ NoAddress of Record Correct? ☒ Yes ☐ No

3. Beneficial Use Fees have been paid:
- ☒
- Yes
- ☐
- No Receipt No: C118413

4. **SOURCE****TRIBUTARY**Ground Water

NA

Method of Determination: Information provided by permit holder in Statement of Completion and Application for Permit.Change in Source: ☐ Yes ☒ No**B. OVERLAP REVIEW**

1. Other water rights with the same place of use:
- ☒
- Yes
- ☐
- No

Water Right No.	Source	Purpose of Use	Basis
75-7294A	Ground Water	Domestic	Decree
75-14933	Ground Water	Irrigation	Permit
75-15014	Ground Water	Commercial	Permit

Comments: The place of use ("POU") for permit no. 75-14934 ("this permit") authorizes a new use not authorized by the overlapping POUs listed in the table above.

All the overlapping POUs authorize uses that are distinct from the authorized use of this permit. Water right no. 75-7294A provides domestic use for 35 homes. Permit no. 75-14933 authorizes irrigation. Permit no. 75-15014 authorizes commercial use that is in addition to water use authorized by this permit. No other rights or permits overlap with the POU for this permit.

2. Other water rights with the same point(s) of diversion:
- ☒
- Yes
- ☐
- No

Water Right No.	Source	Purpose of Use	Basis
75-14933	Ground Water	Irrigation	Permit
75-15014	Ground Water	Commercial	Permit

Comments: Permit no. 75-14933 shares one of the authorized points of diversion ("PODs") for this permit (Well ID no. 286075). Both authorized PODs for this permit are shared with permit no. 75-15014.

C. DIVERSION AND DELIVERY SYSTEM1. **LOCATION OF POINT(S) OF DIVERSION:**

Source	Govt. Lot	¼	¼	¼	Sec.	Twp.	Rge.		County
Ground Water	2		SW	NW	22	18N	21E	B.M.	LEMHI
Ground Water	2		SW	NW	22	18N	21E	B.M.	LEMHI

Method of Determination: GIS and well information provided by the permit holders. In their application for permit the permit holders submitted photographs of Metal Tag Numbers D0000398 & D0004508 and the associated well-driller's reports (Well ID nos. 286075 and 286753). Both wells were constructed prior to the application for permit.

Change in POD? ☐ Yes ☒ NoAmendment Required? ☐ Yes ☒ No

2. **PLACE OF USE:** Use: Commercial use for rentals similar to Air BnB rentals. The Statement of Completion for Submitting Proof of Beneficial Use ("Statement of Completion") lists one (1) Tiny home (RV) and one (1) seasonal tent.

TWP	RGE	Sec	NE				NW				SW				SE			
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE
18N	21E	22							X									
		Lot #							2									

Method of Determination: GIS and parcel boundaries as identified by this permit.

Change in POU? ☐ Yes ☒ No

Amendment Required? ☐ Yes ☒ No

3. Diversion System Information:

Description:

☐ Delivery System Diagram Attached. (mark all major components and distances between components)

☒ Aerial Photo Attached (required)

☐ Photo of Diversion and System Attached

☒ Map clearly identifying POD and POU

3. Well or Diversion Identification No.*	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size
D0004508	Unknown	Unknown	Unknown	Unknown	Unknown
D0000398	Unknown	Unknown	Unknown	Unknown	Unknown

*Code to correspond with No. on map and aerial photo

D. FLOW MEASUREMENTS

1.Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date
Not measured	NA	NA	NA	NA	NA	NA
Not measured	NA	NA	NA	NA	NA	NA

2. Measurements: No flow measurements were taken. The use is small enough the permit qualifies for an in-office exam. The permit holders stated in the Statement of Completion that use has not exceeded 0.04 cfs.

E. FLOW CALCULATIONS

No Additional Computation Sheets Attached

Measured Method: I did not calculate a diversion rate for this permit. The permit holders did not provide information about the pump and diverting works.

This permit authorized a diversion rate of 0.04 cfs for COMMERCIAL use. Because no information was provided about the pump and diverting works, and the authorized diversion rate is small - similar to the diversion rate described for one of the definitions of domestic use (I.C. §41-111.1.b) – the potential differences in developed diversion rate appear to be small enough that I will not calculate a theoretical estimate for this review.

F. VOLUME CALCULATIONS

1. Volume Calculations for Irrigation: Not applicable

Comments: This permit does not authorize irrigation.

2. Volume Calculations for Other Uses: Commercial use for 1 tiny home (similar to an RV) and a seasonal tent (glamping)

Estimated water use for this report is based on the estimated daily use per guest as found in the "Non-Irrigation Water Requirements" section of the Field Examiner's Handbook (IDWR). The handbook lists an estimated 50 gallons per day per guest for several uses which are similar to the developed use when those uses include individual bath units and toilets,

including: resort camps, parks with overnight camping, motels and hotels. The website for Salmon Gypsy Bed and Breakfast (<https://salmongypsybedandbreakfast.com/> - cited 19-JUL-2024) states that each unit has access to private bath, toilet and sink.

The seasonal tent is listed as available from May through October, and the Tiny home is available year-round. I calculated an estimate of the total volume of water use by both units assuming that the maximum number of guests are using the rental units for all the available days in the year. My calculations are represented in the table below.

Guest Unit	Tiny home (RV)	Seasonal tent (May - Oct)
Maximum number of guests per day	2	2
Days available per year	365	183
Estimate of gallons per day per guest	50	50
Total gallons per year (guests * days / yr * gal / day per guest = gal / yr)	36500	18300
Estimate for both units combined (325,851 gallons = 1 AF)	54800 gallons / yr = 0.17 AF / yr	

Comments:

Administrator's Memorandum – Application Processing No. 6 – "Significant Figures for Numeric Values" says that volumes should have no more precision than tenths. I am recommending an annual volume of 0.2 AF per year, assuming the maximum occupation and use by guests and rounding up from the calculated 0.17 AF / yr.

3. Total Volume:

V = Commercial use = 0.2 AFA

G. PURPOSE OF USE

Commercial use: Water for two rental units, with a maximum of 2 guests per unit, per day.

Change in Purpose of Use? ☐ Yes ☒ No

Method of Determination: Description of developed use in Statement of Completion and business website of developed rental units (<https://salmongypsybedandbreakfast.com/>, cited 19-JUL-2024).

H. NARRATIVE/REMARKS/COMMENTS

The permit holders submitted the Statement of Completion for Submitting Proof of Beneficial Use ("Statement of Completion") on June 3, 2024. Because this permit authorizes a diversion rate less than 0.24 cfs, this permit can be licensed through an in-office examination of beneficial use (IDAPA Beneficial Use Examination Rules). The priority date for the permit was recorded as February 15, 2019, but the received date for the application was recorded on February 14, 2019. However, the license should not be issued inconsistent with the permit so the priority date on the license will be February 15, 2019.

The two PODs identified for this beneficial use are wells that were constructed prior to the application for permit, and are located within Lots 48 and 52, Block 1, of the Salmon River Meadows Annex subdivision (Metal Tag Numbers D0004508 & D0000398). The well driller's report for Metal Tag No. D0004508 lists "Domestic" use, and the report for D0000398 lists "Domestic" and "Other" for the uses from this well. I did not find any information about payment of a well-upgrade fee for non-domestic uses.

This permit authorized COMMERCIAL use to provide water to three (3) rental units, located within Lots 53, 54 and 55, Blk. 1; Salmon River Meadows Annex. The permit holders described a developed use for two (2) units, pumping from a well into a conduit to provide water to a Tiny house / RV and a seasonal "glamping" tent via garden hoses. At the time of this review, the

website for the recreational facilities (previously cited above) lists year-round availability for the tiny home / RV and the seasonal tent is available from May through October. The website states that both units are intended for a maximum of two guests per day, and that each unit has a private bath or shower, toilet and sink. I used estimated daily use volumes, as found in the Field Examiner's Handbook (IDWR), to estimate a combined annual volume of use of 0.2 AF.

At the time that the Statement of Completion was submitted for this permit, the permit holders have an overlapping permit for the development of additional three (3) rental units for commercial use (Permit No. 75-15014). Any additional commercial use that may be developed under Permit no. 75-15014 will be reviewed at the end of that permit's development period.

There are water rights with overlapping places of use, but none of which provide water for commercial use for this permit's place of use. Prior to the development of commercial use under this permit, domestic use was developed from the authorized PODs for this permit. The previously developed domestic use is authorized under the domestic exemption as defined in Idaho Code § 42-111 and § 42-227.

Conditions of approval

The permit holders stated that there are lockable controlling works on the diversion but did not provide evidence of installation. The requirement to maintain lockable controlling works for the irrigation use will stand as Condition #3 of the permit (01H) is replaced with Condition R02 at licensing as per current guidance.

This water right may be administered by Water District no. 170, as noted with Condition R05.

Conditions # 9 (046) & # 8 (26A) on this permit, regarding the construction of the diverting works, are removed. The description of the commercial use has been modified to describe the developed use of two rental units, and the X01 label was removed. All other conditions will be carried forward to licensing.

Have conditions of permit approval been met? ☒ Yes ☐ No

I. RECOMMENDATIONS

1. Recommended Amounts

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>DIVERSION RATE</u>	<u>ANNUAL VOLUME</u>
Commercial	01/01 to 12/31	0.04 CFS	0.2 AF

2. Recommended Amendments

___ Change POD as reflected above ___ Add POD as reflected above ☒ None

___ Change POU as reflected above ___ Add POU as reflected above ☒ None

Other:

J. AUTHENTICATION – David Betts, Water Resource Agent

Field Examiner's Name David Betts Date 08-28-2025

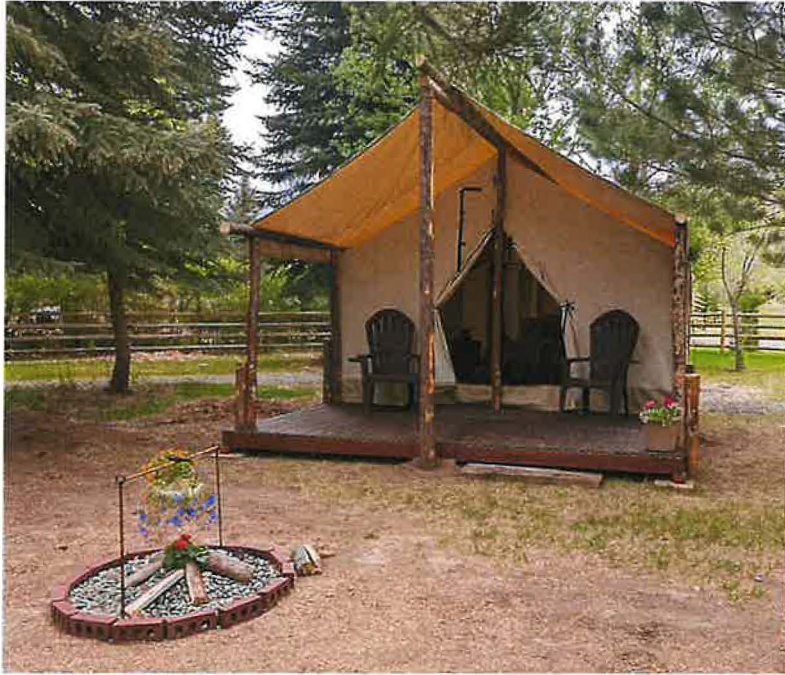
Reviewer TH Date 9/3/25

Field Exam Map

Map showing the authorized points of diversion (yellow points) and place of use (bold yellow outline).



Photos of the developed rental units – from the permit holder's website (<https://salmongypsybedandbreakfast.com/>)



Seasonal Tent (May through October)



Year round tiny home (RV unit)