

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

# WATER SUPPLY BANK LEASE CONTRACT No. 1739

This Lease Contract ("**Lease**") is between the Idaho Water Resource Board ("**Board**"), and

**LESSOR:** ROCKY MOUNTAIN LAND &  
CATTLE LLC  
1096 E IONA RD  
IDAHO FALLS, ID 83401-2170

RECEIVED  
NOV 03 2023  
DEPARTMENT OF  
WATER RESOURCES

## RECITALS

1. The Board is authorized under chapter 17, title 42, Idaho Code to operate a water supply bank and to contract with lessors to act as an intermediary in facilitating the rental of water.
2. The Lessor has filed a completed application to lease water rights described below into the Water Supply Bank on forms supplied by the Idaho Department of Water Resources and received by the Department on August 11, 2023.
3. The Director of the Idaho Department of Water Resources has reviewed the application for compliance with the Water Supply Bank rules and has approved the Lease subject to conditions listed below.

NOW, THEREFORE, in consideration of the mutual covenants and contracts herein contained, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **WATER RIGHTS:** The Lessor shall lease and the Board shall accept into the Bank the Applicant's water rights described as follows:

### Summary of Water Rights or Portions Leased to the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)
31-11444	5/1/1973	GROUND WATER	0.45	90.0	30
31-7094	9/28/1973	GROUND WATER	1.41	282	94
<b>Combined Limit Totals</b>			<b>1.41</b>	<b>372</b>	<b>124</b>
31-12302	6/29/1909	BEAVER CREEK, tributary to CAMAS CREEK	0.46	NOT STATED	36
31-12300	7/13/1914	BEAVER CREEK, tributary to CAMAS CREEK	0.62	NOT STATED	48
31-12304	6/8/1917	BEAVER CREEK, tributary to CAMAS CREEK	0.41	NOT STATED	54
<b>Combined Limit Totals</b>			<b>1.49</b>	<b>NOT STATED</b>	<b>82</b>
<b>Combined Lease Totals</b>			<b>2.90</b>	<b>NOT STATED</b>	<b>176</b>

SUPPORT DATA  
IN FILE # 31-7094

## WATER SUPPLY BANK LEASE CONTRACT No. 1739

### Summary of Water Rights Elements Rentable From the Bank

Water Right	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (Limited) (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
31-12302	0.46	126	36	0.013	3.5
31-12300	0.62	168	48	0.013	3.5
31-12304	0.41	189	54	0.008	3.5
31-11444	0.45	90.00	30	0.015	3.0
31-7094	1.41	282.00	94	0.015	3.0
<b>Combined Limit Totals</b>	<b>2.90</b>	<b>569.00</b>	<b>176</b>	<b>0.016</b>	<b>3.2</b>

*\*The water right elements rentable include a defined volume limit that is based on the regional field headgate irrigation standard of 3.5 afa/acre for the Beaver Creek surface water rights.*

2. **COMPENSATION:** The Lessor shall accept and the Board shall pay compensation determined by the amount of water rented under the following rental rate during such times as the water is rented from the Bank over the term of this Lease.

**Minimum Payment Acceptable:** Current Rental Rate


3. **TERM OF LEASE:** The term of this lease shall be January 1, 2024 to December 31, 2025. This Lease shall bind the parties and take effect when both parties have signed it.
4. **WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE:** The Lessor shall abide by all terms and conditions contained in the Water Supply Bank Conditions of Acceptance, attached hereto as "Attachment A" and incorporated herein by this reference.
5. **CHANGE OF WATER RIGHT:** This lease specifies water right elements including but not limited to: diversion rates; diversion volumes; number of acres authorized to be irrigated; places of use; points of diversion; beneficial uses; and seasons of use. During the term of this lease, if a water right is administratively changed due to a water right split and renumbering, this lease may be reduced by an equal amount to reflect the water right elements as legally defined under the water right. If a lease contract cannot be reduced sufficient to reflect the legal definition of a water right as amended through a water right split and/or water right transfer, the Board may release the water right from the Water Supply Bank.
6. **ASSIGNMENT OF CONTRACT:** This lease is between the Board and the Lessor, who is the recognized owner or designated representative of the recognized owners of water rights described herein. Should ownership of any part of a water right herein described change during the term of this lease, either through a water right split, a water right transfer, sale of property to which the water right is appurtenant, or through any other recognized water right reassignment, the lease benefits and obligations to the conditions of acceptance for any such water rights will be assigned to the new owners.
7. **DUPLICATE ORIGINAL:** This Lease is executed in duplicate. Each of the documents with an original signature of each party shall be an original.

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES


**WATER SUPPLY BANK LEASE CONTRACT No. 1739**

IN WITNESS WHEREOF, the parties have executed this Contract on the date following their respective signatures.

**LESSOR:** ROCKY MOUNTAIN LAND &  
CATTLE LLC  
1096 E IONA RD  
IDAHO FALLS, ID 83401-2170

By   
Title CEO  
Date 10/30/23

**IDAHO WATER RESOURCE BOARD**  
322 East Front Street  
P.O. Box 83720  
Boise, ID 83720-0098

By  Date 11/6/23  
Brian Patton, Acting Administrator  
Idaho Water Resource Board

Lease approved by IDWR  Date 11/6/23

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## WATER SUPPLY BANK LEASE CONTRACT No. 1739

### ATTACHMENT A WATER SUPPLY BANK CONDITIONS OF ACCEPTANCE

The water rights or portions thereof leased to the bank are described as follows:

**Source and Location of Point(s) of Diversion for Water Right No(s): 31-7094, 31-11444**  
GROUND WATER      NWNWNW      Sec. 9      Twp 09N      Rge 36E      CLARK County

**Source and Location of Point(s) of Diversion for Water Right No(s): 31-12300, 31-12302, 31-12304**  
BEAVER CREEK      NWSWNE      Sec. 33      Twp 10N      Rge 36E      CLARK County

Water Right	Beneficial Use	Season of Use			Diversion Rate (CFS)	Volume (AF)
		From		To		
31-7094	IRRIGATION	4/01	to	11/01	1.41 cfs	282 AF
31-11444	IRRIGATION	04/01	to	10/31	0.45 cfs	90.0 AF
31-12300	IRRIGATION	04/01	to	10/31	0.62 cfs	NOT STATED
31-12302	IRRIGATION	04/01	to	10/31	0.46 cfs	NOT STATED
31-12304	IRRIGATION	04/01	to	10/31	0.41 cfs	NOT STATED
31-12300	STOCKWATER	04/01	to	10/31	0.62 cfs	NOT STATED
31-12302	STOCKWATER	04/01	to	10/31	0.46 cfs	NOT STATED
31-12304	STOCKWATER	04/01	to	10/31	0.41 cfs	NOT STATED
<b>Totals:</b>					2.90 cfs	NOT STATED

**PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION 31-12300, 31-12302 & 31-12304**

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
09N	36E	4					25.0	24.0	21.0	8.0									78.0
							L3	L4											
09N	36E	5				4.0													4.0

Total Acres: 82.0

**PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION 31-7094**

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
09N	36E	4							8.0	1.0	1.0	40.0	31.0						81.0
09N	36E	5				1.0									8.0			4.0	13.0

Total Acres: 94.0

**PLACES OF USE TO BE IDLED UNDER THIS LEASE: IRRIGATION 31-11444**

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
09N	36E	4							21.0	5.0									26.0
09N	36E	5				4.0													4.0

Total Acres: 30

Total Acre Limit: 176.0 Acres

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

## WATER SUPPLY BANK LEASE CONTRACT No. 1739

### ADDITIONAL CONDITIONS OF ACCEPTANCE

1. The water rights referenced above will be rented from the bank at the current rental rate.
2. There is no rental payment to the lessor of the water right if the right or a part thereof is not rented from the bank.
3. While a right is in the bank, the lessor may not use the right without approval of the Department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B.
4. A right accepted into the bank stays in the bank until the Board releases it, or the lease term expires. A right may be released from the bank upon request, provided the Board approves the release. Unless approved by the Department, leased rights may not be immediately available for release.
5. While a water right is in the bank, forfeiture provisions are stayed pursuant to Idaho Code § 42-223(5).
6. Rental of water under this right is subject to the limitations and conditions of approval of the water right.
7. Failure of the right holder to comply with the conditions of acceptance is cause for the Director to rescind acceptance of the lease.
8. Acceptance of a right into the bank does not, in itself, confirm the validity of the right or any elements of the water right, or improve the status of the right including the notion of resumption of use. It does not preclude the opportunity for review of the validity of this water right in any other Department application process.
9. In accordance with Idaho Code § 42-248 and § 42-1409(6), all owners of water rights are required to notify the Department of any changes in mailing address or change in ownership of all or part of a water right. Notice must be provided within 120 days of the change.
10. If a water right leased into the Water Supply Bank is sold or conveyed during the lease term, and if the leased right was rented, the rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
  - a. Rental payments will go to the lessor(s) of record at the beginning of the rental season, even if the Department processes a Notice of Change in Water Right Ownership during the rental season.
  - b. New lessor(s) of record will receive payment for any subsequent rental seasons.
11. The water right(s) is leased to the bank subject to all prior water rights and shall be administered in accordance with Idaho law and applicable rules of the Department of Water Resources.
12. Water right 31-12300 is limited to the irrigation of 48 acres within the place of use described above in a single irrigation season.
13. The rights listed below are limited to the irrigation of a combined total of 82 acres in a single irrigation season. Combined right nos.: 31-12300, 31-12302, 31-12304, 31-11444.
14. Rights 31-12299 & 31-12300 when combined shall not exceed stockwater for 500 cattle.
15. Water right 31-11444 is for an enlargement of 30 acres within the place of use described for water right 31-7094.
16. Use of water right 31-11444 with right no. 31-7094 is limited to a total combined diversion rate of 1.41 cfs and the irrigation of 124.0 acres.

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

**WATER SUPPLY BANK LEASE CONTRACT No. 1739**

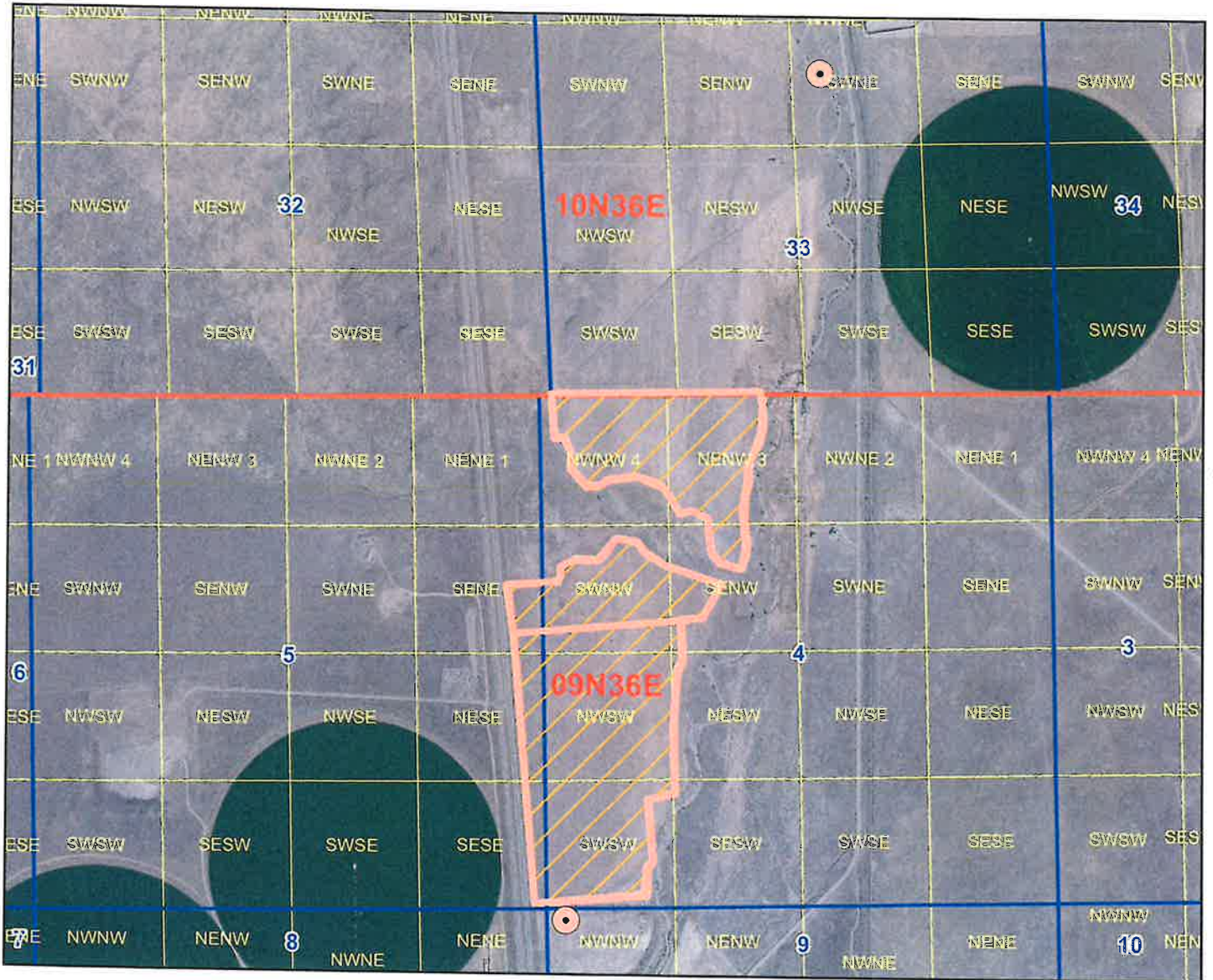
17. Water right 31-11444 is based upon an enlargement of right no. 31-7094 pursuant to section 42-1426, Idaho Code.
18. Water right 31-12302 is limited to the irrigation of 36 acres within the place of use described above in a single irrigation season.
19. Rights 31-12301 & 31-12302 when combined shall not exceed stockwater for 500 cattle.
20. Rights 31-12303 & 31-12304 when combined shall not exceed stockwater for 250 cattle.
21. Water right 31-12304 is limited to the irrigation of 53.9 acres within the place of use described above in a single irrigation season.






# Idaho Water Resource Board

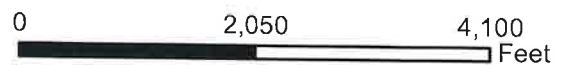
## Water Supply Bank Lease Contract No. 1739

31-7094, 31-11444, 31-12300, 31-12302, & 31-12304  
Effective until December 31, 2025

This map depicts the **place of use** to be idled pursuant to the lease contract and is attached to the contract solely for illustrative purposes.



-  Approved Lease Point of Diversion
-  Approved Lease Place of Use
-  Township/Range
-  Sections
-  QQ



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STATE OF IDAHO  
WATER RESOURCE BOARD

Print Form

AUG 11 2023  
DEPARTMENT OF  
WATER RESOURCES

APPLICATION TO SELL OR LEASE A WATER RIGHT  
TO THE WATER SUPPLY BANK

Designated Applicant ROCKY MOUNTAIN LAND & CATTLE  
(Select one owner - see item 1A on the application)

Water Right No. 31-12300  
(One water right per application)

Is this application being submitted with a rental application as a lease/rental package? Yes  No

This application must be prepared in accordance with the minimum requirement checklist below. Use this checklist to ensure all necessary documentation has been provided. This checklist is part of the lease application and must be included with the lease application. Applications that do not meet the minimum requirements will not be processed and may be returned or denied.

MIMUMUM REQUIREMENT CHECKLIST

All items must be checked as either Attached (Yes) or Not Applicable (N/A)

Yes

- Completed *Application to Sell or Lease a Water Right to the Water Supply Bank*.
- Application filing fee of \$250.00 per water right. If you are submitting more than one lease application and the water rights have an overlapping, common place of use, or a common diversion rate or volume, the total fee for all water rights is \$500.00. For places of use, multiple water rights must be used to irrigate the same lands in order to qualify for the joint filing fee. Individual filing fees are required for water rights that share a common permissible place of use but which cover separate acres within the permissible place of use.
- Confirmation this form has been printed **single sided**, per requirement of the Water Supply Bank.

Attachment N/A Yes

- 1A   Signatures and contact information for *all owners* of the water right to be leased or sold on this application.
- 1B   An Internal Revenue Service (IRS) Form W-9 for the Designated Applicant.
- 1C   *Notice of Change in Water Right Ownership* form (accessible from [www.idwr.idaho.gov](http://www.idwr.idaho.gov)).
- 1D   Contact information for an authorized representative and documentary proof they are authorized to represent the Designated Applicant on this application. If the Designated Applicant is a business, partnership, municipality, organization or association, include documents identifying officers authorized to sign or act on behalf of the entity.
- 2   Description of a water right portion offered to the Water Supply Bank.
- 3   A map that clearly outlines the specific location where irrigated acres will be dried up, or where a beneficial use of water will be suspended. You have the option of printing a map using the map tool on IDWR's website at: [www.idwr.idaho.gov](http://www.idwr.idaho.gov).
- 4A   Written consent from irrigation district or water delivery company.
- 4G   Evidence demonstrating the water right has not been forfeited pursuant to Section 42-222(2), Idaho Code.

Department Use Only

Fee Amount \$ <u>500 -</u>	Received By: <u>KU</u>	Date Received: <u>8.11.23</u>	Receipt # <u>C118877</u>
W-9 received? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	(Route W-9 to Fiscal)	Name on W-9:	

STATE OF IDAHO  
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT  
(Continued)

1. CONTACT INFORMATION

- A. This application must be completed by a Designated Applicant who is a current owner of the water right being sold or leased to the Water Supply Bank. If there are additional current owners, those individuals must authorize the Designated Applicant to represent them on this application by completing and signing Attachment 1A of this application package.

Designated Applicant DAVID G ADAMS  
Mailing Address 1090 E IONA ROAD IDAHO FALLS ID 83401  
Street City State Zip Code  
Email Address david@intermountainbison.com Phone Number 208.520.1514

The Designated Applicant is the sole owner of the water right being sold or leased to the Water Supply Bank.

OR

The Designated Applicant is representing additional water right holders who have completed Attachment 1A.

- B. Has the Designated Applicant submitted an IRS Form W-9 to this Department within the last 2 years? Yes  No   
If no, complete the form and attach to this application (Attachment 1B).
- C. Are all applicants on this form listed in IDWR's records as the current owners of the water right? Yes  No   
If no, attach a *Notice of Change in Water Right Ownership* form along with the required documentation and fee (Attachment 1C).
- D. Is this application being completed by an authorized representative of the Designated Applicant? Yes  No   
If yes, representatives (includes employees of Designated Applicant companies) must complete this section and submit documentary proof of their authority to represent the Designated Applicant (Attachment 1D).

Name of Representative \_\_\_\_\_ Organization \_\_\_\_\_  
Professional Title \_\_\_\_\_ Email Address \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Phone Number \_\_\_\_\_

Send all correspondence for this application to the representative and not to the Designated Applicant.

OR

Send original correspondence to the Designated Applicant and copies to the representative.

2. DESCRIPTION OF WATER RIGHT OFFERED TO THE BANK

The full water right is being offered to the Bank.

OR

A part of the water right is being offered to the Bank.

If a portion of the water right is being offered, complete Attachment 2.

3. MAP

Attach a map of the point(s) of diversion and place(s) of use proposed to be idled by this lease application. Make sure the idled place of use is outlined and annotated with legal land descriptions (Township, Range, Section and Quarter-Quarters) or with GPS coordinates. For irrigation purposes, mark the number of acres you desire to idle. If the water right proposed for lease is located within a permissible place of use (PPU) and portions of the PPU will continue to receive water from non-leased water rights, clearly outline on a map the acres within the PPU that will continue to be irrigated, as well as acres that will be idled during the lease term. Label the map **Attachment 3**.

STATE OF IDAHO  
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT  
(Continued)

4. GENERAL INFORMATION

- A. Is the diversion works or system owned or managed by an irrigation district or water delivery company? Yes  No   
If yes, provide written consent from the company, corporation or irrigation district authorizing the proposed sale or lease (Attachment 4A).

*If your water right is delivered through a canal, lateral or ditch operated by a canal company, irrigation district, or similar delivery entity, your lease request must include written consent from the company, district, or similar entity for your removal of water from its system pursuant to [Section 42-108, Idaho Code](#) and [IDAPA WSB Rule 37.02.03.25.02e](#).*

- B. Please provide a description of the current water diversion and delivery system.

\_\_\_\_\_ CREEK \_\_\_\_\_  
\_\_\_\_\_

- C. Describe any other water rights used for the same purpose at the same place of use as the water right being offered to the Bank. \_\_\_\_\_ 31-11444, 31-12302, 31-12304, 31-7094 \_\_\_\_\_  
\_\_\_\_\_

- D. Are any of the water rights identified in Section 4C stacked with the water right proposed for lease? Yes  No   
*Stacked water rights are used together to achieve a common beneficial use, such as irrigation of the same lands. Stacked water rights cannot be separated and must be jointly leased to the Water Supply Bank. Stacked water rights qualify for the multiple fee payment of \$500.*

- E. Will the present place of use continue to receive water from any other source? Yes  No   
If yes, explain the relationship between the different water sources and how enlargement of the authorized use will not occur if this water right is leased. \_\_\_\_\_  
\_\_\_\_\_

- F. Identify annual volumes and/or rates of water diverted in the last 5 years to accomplish the beneficial use authorized by this water right. \_\_\_\_\_ BEEN LEASED TO YOU SINCE PURCHASE \_\_\_\_\_  
\_\_\_\_\_

- G. Has any portion of this water right undergone a period of five or more consecutive years of non-use? Yes  No   
If yes, describe the circumstances and attach evidence to demonstrate how the water right has not been lost through forfeiture (Attachment 4G). See [Section 42-223, Idaho Code](#) for exceptions to forfeiture. Your application may be denied if forfeiture concerns are not addressed. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- H. Is this water right involved in any other IDWR process, such as an application for transfer or a mitigation plan? Yes  No   
If yes, describe. \_\_\_\_\_  
\_\_\_\_\_

STATE OF IDAHO  
WATER RESOURCE BOARD

APPLICATION TO SELL OR LEASE A WATER RIGHT  
(Continued)

5. SALE/LEASE AGREEMENT

- A. Is the water right, or portion thereof, offered to the Idaho Water Resource Board (IWRB) for sale  or lease ?  
If lease, specify the years when the use of water will be suspended: 2024 to 2025 (maximum lease period 5 calendar years).  
(Year) (Year)
- B. Show the minimum payment acceptable to the seller/lessor. The minimum payment may be shown as the "current rental rate" as established by the IWRB. Include the method of determining the minimum payment if other than the current rental rate.

'CURRENT RENTAL RATE'

I hereby assert that the information contained in this application is true to the best of my knowledge, and that I have the authorities necessary to offer this water right for sale or lease to the Idaho Water Resource Board.

The Designated Applicant acknowledges the following:

1. Payment to the Designated Applicant is contingent upon the sale or rental of the water right from the Bank.
2. While a water right is in the Bank, the seller/lessor of the water right may not use the water right, even if the water right is not rented from the Bank.
3. A water right accepted into the Bank stays in the Bank until the Designated Applicant receives written confirmation from the Board or Water Supply Bank that the water right has been released from the Bank.
4. While a water right is in the Bank, forfeiture is stayed.
5. Acceptance of a water right into the Bank does not, in itself, confirm the validity of the water right or any element of the water right.

David G Adams  
Signature of Designated Applicant

DAVID G ADAMS  
Printed Name

08/07/2023  
Date

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

Mail to:  
Idaho Department of Water Resources  
P.O. Box 83720  
Boise, ID 83720-0098

Print Form



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098  
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

November 6, 2023

ROCKY MYN LAND & CATTLE LLC  
1096 E IONA RD  
IDAHO FALLS, ID 83401-2170

**RE: WATER SUPPLY BANK LEASE CONTRACT 1739  
FOR WATER RIGHT(S) 31-11444, 31-7094, 31-12300, 31-12302 & 31-12304**

Dear Lessor:

Water rights **31-11444, 31-7094, 31-12300, 31-12302 & 31-12304** are leased into the Water Supply Bank (Bank) as of January 1, 2024, in accordance with the enclosed executed lease contract. **Your water rights, as described on the lease contract, are considered leased into the Bank and should remain unused until they are formally released from the Bank.** More information and further restrictions placed on your water rights while leased can be found in conditions of acceptance of the lease contract. Read the conditions of acceptance carefully.

The right(s) will automatically be released from the Bank on **December 31, 2025**, unless the rights are released earlier by the Water Resource Board (Board). To release the water rights from the Bank prior to the release date, submit a written request on the *Request to Release a Water Right from the Bank* form. This form is available on our public website at [www.idwr.idaho.gov](http://www.idwr.idaho.gov). **Please note your water rights may not be available for immediate release if they are rented.**

If you have questions regarding this matter, please contact this office at [bank@idwr.idaho.gov](mailto:bank@idwr.idaho.gov) or 208-287-4800.

Sincerely,



Bob Howe



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Bob Howe | Water Resource Agent  
322 E. Front St. PO Box 83720, Boise, ID 83720  
(208) 287-4800 | [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

for  
Water Supply Bank

Enclosure: Executed Lease Contract

c: IDWR- Eastern Region Office  
Representative-David Adams  
WD 31 & WD 110



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098  
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: [idwrinfo@idwr.idaho.gov](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

October 17, 2023

ROCKY MTN LAND & CATTLE LLC  
1096 E IONA RD  
IDAHO FALLS, ID 83401-2170

**RE: APPLICATION TO LEASE WATER RIGHTS 31-11444, 31-7094, 31-12300, 31-12302, & 31-12304 TO THE WATER SUPPLY BANK CONTRACT 1739**

**\*\*\*\*TIME SENSITIVE RESPONSE REQUIRED\*\*\*\***

Dear Applicant:

The Department of Water Resources has completed its review of your application to lease the above-mentioned water right to the Water Supply Bank. **I have enclosed two original Water Supply Bank Lease Contracts for your review and signature. Please sign and return ALL Lease Contracts within 14 days.** Upon signature and return of the contracts, the Department will also sign the original contracts and return an executed copy to you. The Lease Contract is not considered final until you and the Department have both signed.

These rights will automatically be released from the Bank on **December 31, 2025**, unless the rights are released earlier by the Board, or upon your request. To release the rights from the Bank prior to the release date, submit a written request on the Request to Release a Water Right from the Bank form. To propose a new lease period, submit a new Application to Sell or Lease a Water Right to the Water Supply Bank form along with applicable fees to the Department. These forms are available from any IDWR office or from our public website at <http://www.idwr.idaho.gov>. Please note your right may not be available for immediate release if it has been rented.

Please review the conditions of acceptance listed on the Lease Contract, including #3 which says:  
"While a right is in the bank, **the lessor may not use the right** without approval of the department even if the right is not rented from the bank. Any violation of the terms of this lease may result in enforcement procedures pursuant to Idaho Code § 42-351 for illegal diversion and use of water and may include civil penalties pursuant to Idaho Code § 42-1701B."

If you have questions regarding this matter, please contact this office at [bank@idwr.idaho.gov](mailto:bank@idwr.idaho.gov) or 208-287-4800.

Sincerely,



Bob Howe

for  
Water Supply Bank

Enclosures: Proposed Lease Contracts



## Howe, Bob

---

**From:** Howe, Bob  
**Sent:** Tuesday, October 17, 2023 2:01 PM  
**To:** david@intermountainbison.com  
**Cc:** Bank  
**Subject:** Lease 1739-Rocky Mountain Land and Cattle  
**Attachments:** Lease 1739 Map.pdf; Report - Lease Contract 1739.pdf; Cover Letter for Lease Contract 1739.pdf

Hi David,

Attached are the lease contract, cover letter, and lease map mailed today to Rocky Mountain Land and Cattle Co. for signature and return to IDWR.

Please review the attached documents and feel free to reach out to us at [bank@idwr.idaho.gov](mailto:bank@idwr.idaho.gov) or via phone with any questions and concerns.

Regards,

Bob Howe



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Bob Howe | Water Resource Agent

322 E Front St, PO Box 83720, Boise, ID 83720

(208) 287-4800 | [www.idwr.idaho.gov](http://www.idwr.idaho.gov)

## Howe, Bob

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**From:** Howe, Bob  
**Sent:** Tuesday, October 17, 2023 1:53 PM  
**To:** Cefalo, James; shentonwd31@mudlake.net; lake.jordan@idwr.idaho.gov  
**Subject:** Lease Contract 1739- Rights 31-11444, 31-12300, 31-12302, 31-12304, 31-7094  
**Attachments:** Lease Application 2716 Review Checklist.pdf; Report - Lease Contract 1739.pdf; Lease 1739 Map.pdf

Dear Interested Agencies:

The Department of Water Resources is seeking comment from your agency, regarding the Water Supply Bank (WSB) Lease Contract 1739, for Rocky Mountain Land & Cattle Co. The lease is for the same rights and portions as current lease contract (Contract 1436-ending 12/31/2023), for a term from 2024-2025. A copy of the mailed lease contract, the lease review, and map are attached for your reference.

Please submit your comments within 14 days, no later than October 31, 2023. If we do not hear from you by that date, we will assume that no comment from you means you have no objection to, concerns about, or conditions pertaining to the execution of the lease.

Comments are preferred to be received by e-mail to [bob.howe@idwr.idaho.gov](mailto:bob.howe@idwr.idaho.gov). However, comments by regular mail and/or FAX to 208-287-6700 are acceptable.

If you have any questions, don't hesitate to contact me at the State Office at (208) 287-4847.

Regards,

Bob Howe



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