

MEMORANDUM

Date: February 17, 2026

To: Transfer 90309

From: Christian Stewart

Re: Review & Evaluation of Sufficiency of Information

This transfer proposes to change the place of use for the irrigation component of a groundwater right. The proposed place of use for the irrigation component of right 25-7100 includes 67 lots in the Panorama Hills Subdivision. The transfer will authorize 0.25 acres of irrigation on each of these 67 lots.

Authority to File: Panorama Hills Water Co. (PHWC) is an Idaho nonprofit company registered with the Idaho Secretary of State. PHWC is the owner of record for water right 25-7100. PHWC is a culinary and irrigation water provider for the homeowners and landowners served by its water right. The application was signed by Judge Etheredge, president of PHWC. The owner of the current place of use for the portion of the irrigation right being changed is Public Financial Corp. according to Bonneville County parcel records. The 67 lots the irrigation right is proposed be used on are not owned by PHWC, but all of the lots will be served by PHWC's water distribution system for irrigation.

Water Right Validity: Water right 25-7100 was decreed in the SRBA on 09/19/2007. Water right 25-7100 authorizes the use of water for domestic purposes for 137 homes within the subdivision and also authorizes 38.2 acres of irrigation. PHWC states that the irrigated acres being transferred have not been irrigated recently. Aerial imagery confirms this. In the application, PHWC stated that there were plans to build an equestrian facility on the parcel containing the irrigation right, but that the facility never came to fruition. The parcel containing the irrigated acres is not owned by PHWC. PHWC operates the wells and the water system as a water provider, but they do not have the authority to compel individual landowners to irrigate their land. The non-use of the irrigation portion of the water right is beyond the water right holder's control. No forfeiture issues identified.

Injury to Other Water Rights: This transfer does not propose a change in point of diversion or any other change that would injure other water rights. The watermaster for Water District 120 does not oppose the application. The transfer was processed with no advertisement.

Enlargement of Use: The acres being changed are not being stacked or unstacked with other rights. The diversion rate, volume, and irrigated acres authorized by water right 25-7100 are not changing. No enlargement issues identified.

Local Public interest: No issues identified.

Beneficial Use/Conservation of Water Resources: No issues identified.

Review of the application finds there is no clear inconsistency with criteria set forth in Section 42-222 Idaho Code preventing processing of this application.