

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

APR 23 2026

WATER SUPPLY BANK RENTAL AGREEMENT No. 994

DEPT. OF WATER RESOURCES

This is to certify that:

JAMIE O BRIEN
1126 W MONTANA ST
CHICAGO, IL 60614-2221

filed an application to rent water from the Water Supply Bank ("Bank"). The Idaho Water Resource Board ("Board"), being authorized to operate a Bank and to contract by and through the Director of the Idaho Department of Water Resources ("Director, Department") for rental of water from the Bank, agrees to rent water as follows:

Summary of Water Rights or Portions Rented from the Bank

Water Right No.	Priority Date	Source	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)	Rate Per Acre (CFS/AC)	Volume Per Acre (AF/AC)
37-22826	9/1/1885	GREENHORN CREEK	0.06	3.5	1.0	0.060	3.50
37-2644C	11/16/1989	GROUND WATER	0.02	3.5	1.0	0.020	3.50
Combined Limit Totals			0.02	3.5	1.0	0.020	3.50

Term of Rental: This rental agreement shall take effect when all parties have signed it and shall continue in effect until October 31, 2027. Use of rental water shall be authorized as of either the date this rental agreement takes effect or the first day of the rental season of use, in 2026, whichever occurs last.

Annual Rental Fee:

2026 - 2027: \$115.50 annually

The full fee for the rental of the above-described right(s) is \$115.50 per year for years 2026 - 2027. The rental fee includes an administrative fee of \$11.55 per year for years 2026 - 2027.

An annual payment shall be received by the Department on or before December 31 each year preceding the use of the rented water rights. The agreement will be void if payment is not received by the due date in a given year. Rental fees are non-refundable. To voluntarily terminate the agreement early, notify the Department in writing prior to the rental fee due date.

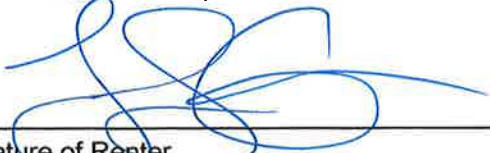
Detailed water right conditions are attached.

SCANNED

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 994

The undersigned renter agrees to use the water rented under this agreement in accordance with the Water Supply Bank rules and in compliance with the limitations and conditions of use described in this agreement:



Signature of Renter

4/16/26

Date

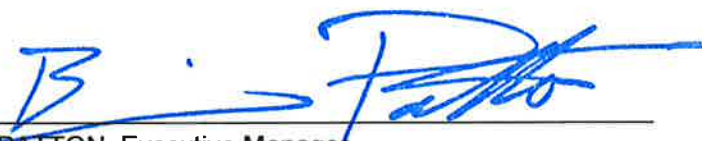
Jamie Stone O'Brien

Printed Name

Title

*Title required if signing on behalf of a company or organization or with power of attorney

Having determined that this agreement satisfied the provisions of Idaho Code § 42-1763 and IDAPA 37.02.03.030 (Water Supply Bank Rule 30), for the rental and use of water under the terms and condition herein provided, and none other, I hereby execute this Rental Agreement on behalf of the Idaho Water Resource Board.

By 

BRIAN PATTON, Executive Manager
Idaho Water Resource Board

Date 4/23/26

Rental approved by IDWR 

Date 4/23/26

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 994

WATER USE DETAILS

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NWNE Sec. 5, Twp 03N, Rge 18E, BLAINE County

BENEFICIAL USE
IRRIGATION

DIVERSION RATE
0.02 CFS

VOLUME
3.5 AF

SEASON OF USE

From To
5/1 10/31

RENTERS PLACE OF USE: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	18E	5		0.5 L2			0.5 L3												1.0

Total Acres: 1.0

RENTAL AGREEMENT CONDITIONS OF ACCEPTANCE

1. The use of water under this agreement shall be subject to the provisions of Idaho Code § 42-1766.
2. Rental of the specified right from 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.
3. Use of water under this agreement does not constitute a dedication of the water to renter's place of use, and upon expiration of this agreement, the points of diversion and place of use of the water shall revert to those authorized under the water right and/or again be available to rent from the bank.
4. Use of water under this agreement shall not prejudice any action of the Department in its consideration of an application for transfer or permit filed by the applicant for this same use.
5. Renter agrees to comply with all applicable state and federal laws while using water under this agreement.
6. Renter agrees to hold the Board, the Director and the state of Idaho harmless from all liability on account of negligent acts of the renter while using water.
7. Renter acknowledges and agrees that the Director may terminate authorization for the use of a water right based on a water right's priority date.
8. Failure of the renter to comply with the conditions of this agreement is cause for the Director to rescind approval of the rental agreement.
9. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.5 afa per acre for irrigation of the lands above.
10. The right holder shall maintain a measuring device and lockable controlling works of a type approved by the Department in a manner that will provide the watermaster suitable control of the diversion.
11. Prior to December 31 of each year, the Board may review this rental agreement to determine whether it is consistent with the management plan that may be approved for the Big Wood River Ground Water

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 994

Management Area (BWRGWMA). The Board may cancel this rental agreement if the Board determines it is not consistent with the BWRGWMA plan. If this rental agreement is canceled, the cancellation shall not take effect until December 31 of the year in which the rental agreement is canceled.

12. Water shall not be diverted under this right when flows in the Big Wood River are below minimum flow amounts as defined by Rights 37-7919 and 37-8307. The right holder shall be responsible for monitoring the daily flow of the Big Wood River using real-time data and shall cease diverting water when flows in the Big Wood River are below established minimum flow amounts. Unless otherwise specified by the Director of the Department of Water Resources, data from the U.S. Geological Survey Big Wood River at Hailey ID gauging station, No. 13139510, may be used for purposes of determining the daily flow amounts.
13. This rental agreement does not authorize the construction of a well.
14. Use of water under this right may be regulated by a watermaster with responsibility for the distribution of water among appropriators within a water district. At the time of this approval, this water right is within State Water District No. 37.

SCANNED

Idaho Water Resource Board

Attachment to Water Supply Bank Rental Agreement No. 994

Effective until December 31, 2027

This map depicts the **rental place of use** pursuant to the rental agreement and is attached to the agreement solely for illustrative purposes.



Legend

-  Water Supply Bank Rental Point of Diversion
-  Water Supply Bank Rental Place of Use
-  Township/Range
-  Sections
-  QQ

0 500 1,000 1,500 Feet

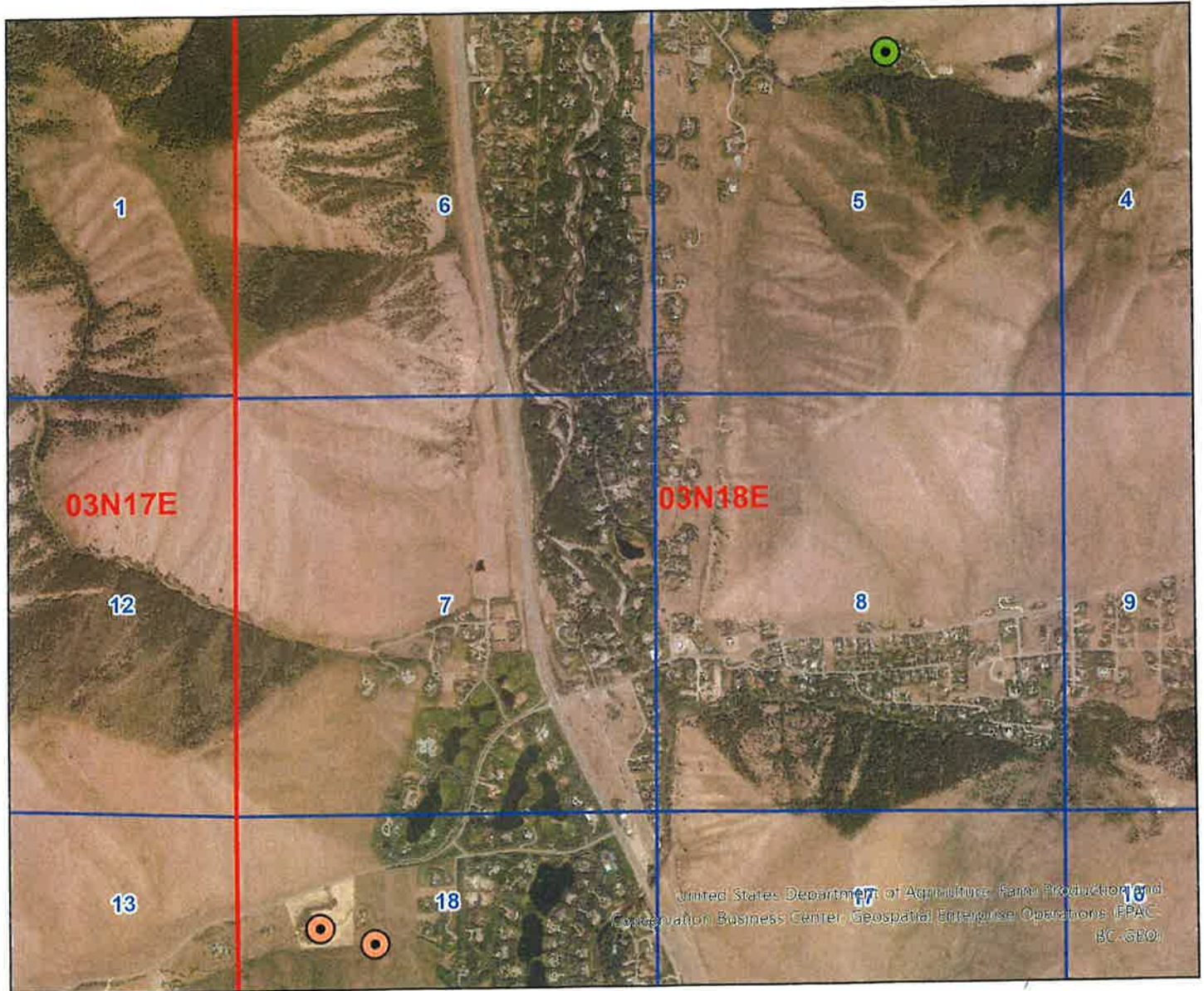


SCANNED

Idaho Water Resource Board

WSB Move Map

37-22826, 37-2644C
2026-2027



0 0.5 1 1.5 Miles

Legend

-  Water Supply Bank Rental Point of Diversion
-  Water Supply Bank Lease Point of Diversion
-  Township/Range
-  Sections



SCANNED

STATE OF IDAHO
WATER RESOURCE BOARD

RECEIVED

JUN 03 2025

APPLICATION TO RENT WATER
FROM THE BOARD'S WATER SUPPLY BANK

DEPT. OF WATER RESOURCES

Applicant Name: Jamie Stone O'Brien

Is this application being submitted with a lease application as a lease/rental package?

Yes ☐ No ☒

If yes, specify companion water rights in Section 4

This application must be completed according to the minimum requirement checklist below. This checklist is part of the rental application and must be included with the rental application. Applications that do not meet the minimum requirements will not be placed in the processing queue and may be returned until all minimum requirements have been met.

Rental applications should be submitted well in advance of the desired start date for the use of rental water. Rental applications may be processed as early as November 1 of the year prior to the intended use of rental water. Any rental application received on or before November 1 for use in the next year will be assigned a received date of November 1. Rental applications submitted more than one year in advance of the proposed start date for the use of rental water will not be accepted and will be returned to applicants. Rental applications may be returned to applicants if the desired start date for the use of rental water cannot be accommodated by the Water Supply Bank. Rental requests will not be accepted once the rental season of use period has concluded.

One rental application per beneficial use of water. For multiple beneficial uses of water, separate rental requests should be submitted for each unique beneficial use of water. One rental application can be submitted if you propose to rent water from multiple sources.

For additional instructions on completing a rental application, visit the Bank's website at http://idwr.idaho.gov/water_supply_bank.

MINIMUM REQUIREMENT CHECKLIST

Check All Items as Either Attached (Yes) or Not Applicable (N/A)

Yes

- ☒ Completed *Application to Rent Water from the Board's Water Supply Bank*
- ☒ Confirmation that this form has been printed single sided, per requirement of the Water Supply Bank

Attachment N/A Yes

- | | | | |
|----|-------------------------------------|--------------------------|--|
| 2 | ☒ | ☐ | A map showing the proposed point(s) of diversion, place(s) of use, and water diversion and distribution systems proposed to be used with your rental request |
| 3A | ☒ | ☐ | Detailed information on a proposed use of rental water |
| 3F | ☒ | ☐ | Authorization from the owner/operator of the rental point(s) of diversion |
| 3H | ☒ | ☐ | Water modeling to account for the impacts of the rental request |
| 3J | ☒ | ☐ | Documents justifying a rate of flow greater than 0.02 cfs/acre |
| 3K | ☒ | ☐ | Authorization from the owner/operator of the property at the proposed rental place(s) of use |
| 4B | ☒ | ☐ | Explanation of how the rental water will sufficiently accomplish your rental purposes |
| 4C | ☒ | ☐ | Explanation of consumptive use amounts for water rights experiencing a change in nature of use |

Department Use Only – Proposed Water Right(s)

37-22019

**STATE OF IDAHO
WATER RESOURCE BOARD**

Application to Rent Water (Continued)

1. CONTACT INFORMATION

A. Applicant Jamie Stone O'Brien

Mailing Address 1126 W Montana Street Chicago IL 60614-2221
Street City State Zip Code
 Email Address jamiestoneobrien@gmail.com Phone Number 615-418-0254

B. Is this application being completed by an authorized representative on behalf of the applicant? Yes ☒ No ☐
 If yes, representatives (includes company employees if the applicant is a corporation, as well as legal counsel or consultants) should provide their information below if they desire to be included on correspondence with the rental applicant.

Representative Ben Young Professional Title Landscape Architect
 Organization BYLA Relationship to Applicant Landscape Architect
 Mailing Address PO Box 594, Ketchum, ID 83340
 Email Address ben@byla.us Phone Number 208-726-5907

2. MAP

Create a map of the proposed point(s) of diversion, place(s) of use and water diversion, delivery and distribution systems. Make sure the rental 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 irrigate. Attach the map to this application and label it **Attachment 2**.

3. DESCRIPTION OF PROPOSED USE FOR RENTAL WATER

A. Describe why you desire to rent water and provide a detailed description of your proposed use. If the proposed use is not for irrigation, describe in detail how you determined the amount of rental water required. If the space below is insufficient, attach additional sheets as required and label them **Attachment 3A**:

Residential landscape irrigation

B. Enter the desired and/or minimum rates of flow, volume, or irrigable acres requested for your rental purposes:

Desired Rate (Cubic Feet/Second)	Desired Volume (Acre-Foot)	Minimum Rate* (Cubic Feet/Second)	Minimum Volume* (Acre-Foot)	Desired Acres (if applicable)
0.06 CFS	10.5 AF	0.06 CFS	10.5 AF	3.0 AC

* Sometimes water rights provide an exceptionally low rate per acre and/or low volume per acre. This section is meant to establish an acceptable range of water sufficient for your proposed water use. Please see question 4B and complete if necessary.

C. This section must be completed in full. Enter the proposed start date and latest possible start date for using rental water as well as the number of years you would like to rent water. The latest possible start is the latest possible date by which you would be willing to pay for a rental and be able to benefit from utilizing rental water.

Desired Start Date (month/day/year)	Latest Possible Start Date (month/day/year)	*Mark Desired Rental Duration (Calendar Years)					**Applicant's preference if rental application cannot be processed prior to the latest possible start?	
01/01/2026	01/01/2026	☐ 1	☐ 2	☐ 3	☐ 4	☒ 5	☒ Process application as soon as possible	☐ Return application to applicant

* The number of years permissible for a rental is subject to the lease contract duration for the water right(s) being rented.

** Per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right. Water Supply Bank rental applicants are not authorized to utilize rental water prior to the execution of an approved rental agreement. Rental requests may be returned to applicants if no water is available from the Bank to fulfill a rental request.

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

- D. Describe your water distribution system and how rental water will be delivered from the point(s) of diversion (POD) to the proposed place of use (POU):

Well, pump, underground sprinkler irrigation system

- E. Describe the physical type (pump, headgate, etc.) and location of the POD from which rental water is proposed to be diverted:

POD Description	Water Source	Other Water Rights Diverted from this POD
well	ground water	37-8793

If the POD(s) above are located where water is turned into a canal, lateral or ditch, or if they are located on your property but are serviced by water that is delivered via a canal, lateral or ditch, your rental request must include documented authorization from all relevant canal companies, irrigation districts and/or water delivery entities, confirming that they consent to your diversion of water from their system.

- F. Has documented consent from all relevant water delivery entities been obtained? Yes ☐ N/A ☒
If yes, include documented consent as Attachment 3F.

- G. Do any POD(s) identified in Question 3E divert from a water source that may require water modeling? Yes ☐ No ☒
Refer to the Water Modeling Requirements Information Sheet to determine if a rental POD may require water modeling.

- H. Has water modeling been provided with your rental request? Yes ☐ N/A ☒
If yes, label modeling Attachment 3 H.
Rental applications that require modeling will be returned if modeling is not provided.

- I. Specify the desired beneficial use of water and the requested season of use or number of acres required:

- ☒ Irrigation 3.0 (number of acres) Duration: Subject to IDWR standard seasons of use
☐ Commercial from: _____ (mm/dd) to: _____ (mm/dd)
☐ Stockwater from: _____ (mm/dd) to: _____ (mm/dd)
☐ Industrial from: _____ (mm/dd) to: _____ (mm/dd)
☐ Other: _____ from: 4/15 (mm/dd) to: 10/31 (mm/dd)

- J. For irrigation uses, do you propose to divert water at a rate greater than 0.02 cfs/acre? N/A ☐ Yes ☐ No ☒
If yes, justify the rate of flow and attach any supporting documents as Attachment 3J. Justification may include information on soil composition, conveyance losses, crop type, irrigation systems, public access areas, etc. A rate of 0.03 cfs/acre is permissible for irrigation of 5 acres or less.

- K. Do you own the land at the proposed rental place of use (POU)? Yes ☒ No ☐
If no, attach documentation from the POU owner/operator confirming your authorization to use the POU and label it Attachment 3K.

- L. List all other water rights and sources of water at the rental place of use for the same purpose, including privately owned water rights and water received from a municipal supplier, an irrigation district, a canal company or any other water delivery entity. Explain why additional water is required:

None

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

4. RENTAL REQUESTS FOR SPECIFIC WATER RIGHTS

A. Are you requesting to rent specific water rights?

Yes ☒ No ☐

If yes, specify below the elements of the water rights you are requesting to rent. If no, continue to Question 4B.

Important Information: Diversion rates and volumes sought for rent must be proportionate to the per acre diversion rates and per acre volume limits of the water right under lease contract to the Water Supply Bank. Prior to completing this section, applicants should review all water right lease contracts and any active rental agreements to determine which elements of a water right are available to satisfy a rental request. Lease and rental documents are searchable via [IDWR's website](#).

Water rights identified below must either already be leased to the Bank or a lease proposal should accompany this rental request. Rental requests for water rights not yet leased to the Bank will be returned if companion lease applications are not provided with the rental request. For leased rights featuring combined limits, rentals must be consistent with combined diversion rate, volume or acre limits. Combined limits should be listed on a row below water right numbers.

Water Right Elements Leased to Water Supply Bank					Leased totals, minus water right elements involved in active rental agreements, equals water right elements available for rent	Water Supply Bank Rental Request		
Water Right Number (leave blank if sub-total of combined limits)	Nature of Use	Diversion Rate (CFS)	Volume (AF)	Acres (AC)		Diversion Rate (CFS)	Volume (AF)	Acres (AC)
37-22019	Irrigation	8.78	1593.5	455.3		0.06	10.5	3.0
Applicants must ensure the requested rate per acre and volume per acre do not exceed the rate per acre and volume per acre limits of water rights leased to the Water Supply Bank					TOTAL	0.06	10.5	3.0
						CFS	AF	AC

**Attach multiple copies of this page if space above is insufficient to list all water rights requested to be rented on this application.*

B. If water right conditions, combined limits, or the sum of all water right elements being requested provide an unconventional duty of water (e.g., an unusually low rate per acre or volume per acre for irrigation use), explain how your proposed rental will sufficiently accomplish your intended purposes. Attach a separate page if space is insufficient and label it **Attachment 4B**:

N/A

C. Does your rental request propose to change the nature of use for any water right(s) being rented?

Yes ☐ No ☒

If yes, explain how the water right(s) will be converted to new uses. Include the historic, consumptive use amounts for the water right being rented if you have it, as well as the new consumptive use amount for your proposed beneficial use. If space below is insufficient, attach a separate page and label it **Attachment 4C**:

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STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

5. ADDITIONAL INFORMATION

- A. Is this the first time that rental water is being requested for this purpose at the rental place of use? Yes ☐ No ☒
If no, list previous rental requests/agreements and explain why you have not secured a permanent water right for your needs:

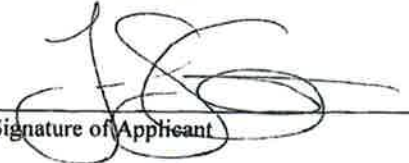
- B. Have you or do you intend to submit an application for permit or transfer proposing a similar use as this rental? Yes ☐ No ☒
If yes, describe:

- C. Was this rental application submitted in response to a Notice of Violation (NOV) or a pending NOV? Yes ☐ No ☒
If yes, describe the date and location of the NOV.

- D. Additional Information

DECLARATION

I hereby assert that the information contained in this application is true to the best of my knowledge. I understand that any willful misrepresentations made in this application may result in rejection of the application or cancellation of an approval. I understand that if this rental application is approved, it will be subject to the provisions of Section 42-1766, Idaho Code and all applicable state and federal laws. I understand that the submission of a rental application provides no guarantee for approval of a rental agreement. I also understand that, per Idaho Code 42-201, it is unlawful to divert or use water without a valid water right and that I am not authorized to utilize water as proposed in this application prior to the execution of an approved rental agreement.


Signature of Applicant

Jamie Stone O'Brien
Printed Name of Applicant

5/22/25
Date


Signature of Representative

Ben Young
Printed Name of Representative

5/28/25
Date

Mail to:

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

R18E

RECEIVED

MAR 17 2026

Department of Water Resources

SCANNED

NENE

87,000 SF

NWNE

39,500 SF

SENE

4,000 SF

April 4th 2022 Site Plan Showing 3 Acres



Indicates 3 acre area



Indicates Point of Diversion

PLAN LEGEND

Existing 5' Contour
(Per Drone Flight)

Existing 1' Contour
(Per Drone Flight)

NOTES

1. PROPERTY AERIAL IMAGE FROM DRONE FLIGHT DATED 05/04/21 BY NS CONSULTING, PLLC.
2. THIS IS NOT A SURVEY AND IS A NON-AUTHORITATIVE MAP.

O'BRIEN PROPERTY
DRONE ORTHOMOSAIC AERIAL PHOTOGRAPH & TOPOGRAPHY
BLAINE COUNTY, ID

BYLA



Scale: 1" = 70' - 0"
0" 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'
Contour Interval: 2' Contours

PLAN DATED: 05/04/21

R18E

TOWNSHIP 3 NORTH RANGE 18 EAST SECTION 5

NENE

87,000 SF

NWNE

39,500 SF

0.9 ACRES

2 ACRES

0.1 ACRES

SENE

4,000 SF

April 4th 2022 Site Plan Showing 3 Acres



Indicates 3 acre area



Indicates Point of Diversion

PLAN LEGEND

Existing 5' Contour
(Per Drone Flight)

Existing 1' Contour
(Per Drone Flight)

NOTES

1. PROPERTY AERIAL IMAGE FROM DRONE FLIGHT DATED 05/04/21 BY NS CONSULTING, PLLC.
2. THIS IS NOT A SURVEY AND IS A NON-AUTHORITATIVE MAP.

JAMIE STONE O'BRIEN
APPLICATION TO RENT WATER
ATTACHMENT 2

O'BRIEN PROPERTY

DRONE ORTHOMOSAIC AERIAL PHOTOGRAPH & TOPOGRAPHY
BLAINE COUNTY, ID

BYLA

SCANNED



PLAN DATED 05/09/2025



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 • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

April 24, 2026

JAMIE O BRIEN
1126 W MONTANA ST
CHICAGO IL 60614-2221

**RE: RENTAL OF WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO. 37-22826 & 37-2644C, AGREEMENT 994**

Dear Renter:

Please find enclosed a receipt in the amount of **\$115.50** and a copy of a fully executed Water Supply Bank Rental Agreement in connection with the rental of 3.5 acre-feet of water for irrigation of 1 acres during 2026. Upon receipt of this fully executed agreement, you are authorized to divert water in compliance with the conditions of water use described in the agreement.

Pursuant to the Water Supply Bank Rules, 90% or \$103.95 of the rental fee will be paid to the lessor(s) and 10% or \$11.55 will be retained by the department to offset administrative costs for 2026.

If you have questions regarding this matter, please contact this office at bank@idwr.idaho.gov or 208-287-4800.

Sincerely,

Darin Vrem
Water Supply Bank

Enclosures: Receipt No. C125887
Rental Agreement (copy)

c: Sascha Marston – Fiscal
IDWR Regional Office (via email)
Ben Young, BYLA (via email)
Water District – 37



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 • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

April 16, 2026

JAMIE STONE O'BRIEN
1126 W MONTANA ST
CHICAGO, IL 60614-221

**RE: APPLICATION TO RENT WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO(S). 37-22626 AND 37-2644C AGREEMENT 994**

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

Dear Applicant:

The Department of Water Resources acknowledges receipt of your application to rent water from the Water Supply Bank. **I have enclosed a Water Supply Bank Rental Agreement for your review and signature.** Upon signature and return of the original agreement, together with the rental fee described below, the Department will also sign the original agreement and return an executed copy to you. Execution of the agreement and compliance with the conditions of approval authorize diversion and use of water as provided in the agreement.

A rental fee of **\$115.50 per year** was calculated based on the current rental rate of \$33.00 per acre-foot times a diversion volume of 3.5 acre-feet. The annual rental fee for 2027 is due by December 31, 2026. The agreement will be void if payment is not received prior to the due date in a given year. If you would like to terminate the agreement prior to the end of the rental period, you must submit written notice of your intent to the Department at least 30 days prior to the rental fee due date.

Please send a check in the amount of \$115.50 for 2026 made payable to the Idaho Department of Water Resources, **together with the signed rental agreement, within 14 days** so I can complete processing.

Pursuant to the Water Supply Bank Rules, 90% or \$103.95 of the rental fee will be paid to the lessor(s) and 10% or \$11.55 will be retained by the Department to offset administrative costs for **2026**.

If you have any questions, please contact this office at bank@idwr.idaho.gov or (208) 287-4800.

Sincerely,

Skyler Cheever
Water Resource Agent, Principal – State Office
Idaho Dept. of Water Resources

Enclosure: Proposed Rental Agreement 994

c: IDWR Front Desk (via email)
WSB (via email)
Representative: Ben Young (via email)

SCANNED

Cheever, Skyler

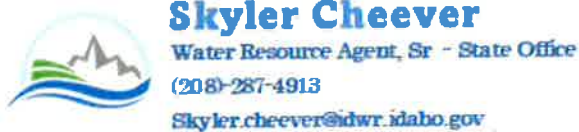
From: Cheever, Skyler
Sent: Wednesday, March 18, 2026 4:30 PM
To: Skinner, Corey; watermanager
Subject: Water Supply Bank Rental Agreement 994 Jamie Stone O'Brien
Attachments: Rental Agreement 994.pdf; Rental Approval Map 994.pdf; Rental Review Memo 994.pdf

Hello Corey and Sunny,

I have completed my review of Water Supply Bank Rental Application 3235 with the proposed point of diversion within Administrative Basin 37 and Water District 37. The applicant is Jamie Stone O'Brien. They propose to rent a 1-acre portion of lease contract 1767 from the Water Supply Bank from 2026-2027. Attached is a copy of the rental agreement, review memo, and map of the place of use. If you have any comments regarding the applicant's proposal or my review, please let me know within 7 days. If you have any questions or concerns, please let me know.

Best,

Skyler



Idaho Dept. of Water Resources

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

MEMORANDUM FOR RENTAL AGREEMENT # 994

To: Water Right No(s). 37-22826, 37-2644C
From: Skyler Cheever – Water Resource Agent, Sr – State Office
Date: 3/18/2026
Re: Review & Analysis of Application to Rent Water from the State Water Supply Bank

PURPOSE/NARRATIVE:

Application 3235 was sent in by Jamie Stone O'Brien and received by the Idaho Dept. of Water Resources on June 3rd, 2025. The applicant proposes to rent 3 acres of irrigation from 2026-2030. The applicant did not provide specific water rights to rent. The proposed point of diversion (POD) is located within the Snake River Basin and Big Wood River Moratorium Area, Big Wood River Groundwater Management Area, Galena Groundwater District, and Trust Water Area. This application is intended as a renewal of rental agreement 659 which expired on December 31st, 2025.

Due to a shortage of leased water rights available in the area a two year (2026-2027) 1 acre rental is possible. The applicant and representative were contacted via phone call and email on March 9th, 2026. The applicant indicated on the same date they would like to proceed with a two-year 1-acre rental, and the representative provided a new rental map on March 17th, 2026. Lease contract 1767 for water rights 37-22826 and 37-2644C fits the reduced rental proposal.

AUTHORITY TO FILE:

Jamie Stone O'Brien signed the application. Ms. O'Brien has the authority to sign the application because she is the current owner of the property containing the proposed place of use (POU) and access to the POD according to Idaho Tax Parcel Data. Therefore, there are also no legal access concerns to the POD or POU.

INJURY TO OTHER WATER RIGHTS:

The proposed rental POD and Lease POD are 2.5 miles apart. In 2015 an interim groundwater management zone policy was established based on initial ground water model data. Research conducted determined groundwater and the Big Wood River (BWR) are interconnected and within the zone boundaries there would be minimal impacts to the BWR. Moving a POD from one zone to another could cause injury to surface users. The management zones are still useful for injury analysis. The proposed lease and rental POD's are both within the Ketchum zone and close in proximity. Therefore, it's unlikely this rental proposal would cause injury to BWR or other groundwater users. Due to the non-use of the BWR Zones Policy by the IWRB a condition will be added to the rental agreement requesting the applicant self-curtail if the Minimum Streamflow (MSF) WR's on the Big Wood River (37-7919 and 37-8307) are not being met to prevent possible injury. There are no other injury concerns.

ENLARGEMENT OF USE:

There are no other water rights overlapping the proposed POD or POU. The proposed point of diversion is also used as an exempt domestic well as defined under Idaho Code §42-227, which allows the applicant to irrigate 0.5 an acre without a WR. However, the applicant took this into account with their rental acres proposal. Therefore, the proposed acres do not need to be reduced further.

The applicant proposes using only groundwater. The proposed lease contract contains both surface water (WR 37-22826) and groundwater (37-2644C). However, use of groundwater is not

SCANNED

conditioned on the use of surface water. Therefore, although the applicant will be required to rent both WR's because they are stacked they can utilize groundwater for irrigation without causing an enlargement of the surface water right. There are no other enlargement concerns.

LOCAL PUBLIC INTEREST:

The proposed rental of water is in the local public interest.

BENEFICIAL USE/CONSERVATION OF WATER RESOURCES:

The proposed rental is consistent with the conservation of water resources in Idaho.

DEPARTMENT STAFF OR WATERMASTER COMMENTS:

The proposed POD is within Administrative Basin 37 and Water District 37. A request for comment was sent to the Watermaster and Southern Regional Manager on March 18th, 2026. No concerns were received.

SCANNED

Cheever, Skyler

From: Ben Young <ben@byla.us>
Sent: Tuesday, March 17, 2026 10:54 AM
To: Cheever, Skyler
Cc: Heather Hendrickson
Subject: Re: Creating New Map for Water Supply Bank Rental Application 3235
Attachments: 22 04-07 Water Rental with Totals 2026 UPDATE.pdf

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.

Hi Skyler-

Sorry I missed you last week. See attached updated water rental showing 1 acre vs 3 acres. Let me know if this meets the requirement.

Best,

Ben Young

Ben Young

Principal LA - ID-16506

BYLA

323 Lewis St., Suite N

P.O. Box 594

Ketchum, ID 83340

c: 208.720.0215

o: 208.726.5907

www.byla.us

On Tue, Mar 10, 2026 at 8:05 AM Cheever, Skyler <Skyler.Cheever@idwr.idaho.gov> wrote:

Hello Mr. Young,

I am available all day today so feel free to give me a call at your convenience. I will be out of the office the rest of the week. If you have any questions, please let me know.

Best,

Skyler



Skyler Cheever

Water Resource Agent, Sr - State Office

(208) 287-4913

Skyler.cheever@idwr.idaho.gov

[Idaho Dept. of Water Resources](#)

322 E. Front St, P.O. Box 83720 Boise, ID
83720

From: Ben Young <ben@byla.us>
Sent: Monday, March 9, 2026 6:15 PM
To: Cheever, Skyler <Skyler.Cheever@idwr.idaho.gov>
Cc: jamiestoneobrien@gmail.com; Heather Hendrickson <heather@byla.us>
Subject: Re: Creating New Map for Water Supply Bank Rental Application 3235

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.

Hi Skyler- thank you for your email. I will get the updated plan back to you this week. Is there a time I can call you to review?

Best,

Ben

Ben Young

BYLA

323 Lewis St., Suite N

P.O. Box 594

Ketchum, ID 83340

c: 208.720.0215

o: 208.726.5907

www.byla.us

On Mon, Mar 9, 2026 at 4:02 PM Cheever, Skyler <Skyler.Cheever@idwr.idaho.gov> wrote:

Hello Mr. Young,

Attached to this email is a copy of a map provided with your Water Supply Bank Rental Application 3270. I spoke with Ms. O'Brien on March 9th, 2026, and explained there is enough water available to grant a 1-acre rental for two years. She informed me you were more knowledgeable about the planned irrigation under this rental application. To elevate any confusion with a smaller number of acres please indicate on the provided map where the specific 1-acre irrigated area would be irrigated under this rental. Please sent the new map to the Departments file email (file@idwr.idaho.gov) and CC my email. If you have any questions or concerns, please let me know.

Best,

Skyler



Skyler Cheever

Water Resource Agent, Sr - State Office

(208)-287-4913

Skyler.cheever@idwr.idaho.gov

Idaho Dept. of Water Resources

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