

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 1045

This is to certify that:

SAWTELLE MOUNTAIN RESORT
PO BOX 338
ISLAND PARK, ID 83429

RECEIVED

AUG 04 2026

Department of Water Resources

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)
21-7007	12/2/1968	GROUND WATER	0.45	108.0	36.0	0.013	3.0
Combined Rental Totals			0.45	108.0	36.0	0.013	3.0

Term of Rental: This rental agreement shall take effect when all parties have signed it and shall continue in effect until December 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: \$3,564.00 annually

The full fee for the rental of the above-described right(s) is \$3,564.00 per year for years 2026 - 2027. The rental fee includes an administrative fee of \$356.40 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.

Total Water Use Authorized Under Rental Agreement

Beneficial Use	Diversion Rate (CFS)	Diversion Volume (AF)	Acres (AC)	Rate/Acre (CFS/AC)	Volume/Acre (AF/AC)
COMMERCIAL	0.44	12.7	N/A	N/A	N/A
IRRIGATION	0.01	3.0	1.0	0.013	3.0
Combined Total	0.45	15.7	1.0	0.013	3.0

* The authorized water usage reflects a reduction from the water right elements rented, to account for actual use determined by measurement and the standard duty of water for irrigation.

Detailed water right conditions are attached.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 1045

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 _____ Date 8/11/2026

Richard Turpin
Printed Name _____ Title General Manager

*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 _____ Date 8/5/26
Idaho Water Resource Board

Rental approved by IDWR  _____ Date 8/5/26

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

WATER SUPPLY BANK RENTAL AGREEMENT No. 1045

WATER USE DETAILS

LOCATION OF POINT(S) OF DIVERSION

GROUND WATER NESW Sec. 24, Twp 14N, Rge 43E, FREMONT County

BENEFICIAL USE

COMMERCIAL
IRRIGATION

DIVERSION RATE

0.44 CFS
0.01 CFS

VOLUME

12.7 AF
3.0 AF

SEASON OF USE

	From	To
COMMERICAL	1/1	12/31
IRRIGATION	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	
14N	43E	24									1.0								1.0

RENTERS PLACE OF USE: COMMERCIAL

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
14N	43E	24									X								X

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.

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

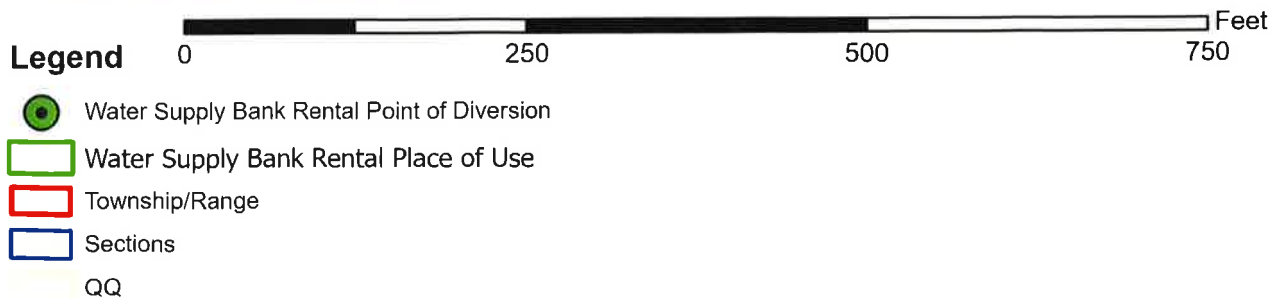
WATER SUPPLY BANK RENTAL AGREEMENT No. 1045

9. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.0 afa per acre at the field headgate for irrigation of the place of use.
10. Commercial use is for a motel, a lodge, an RV Park, and shower houses.
11. Prior to the diversion and use of water under this approval, the right holder shall comply with applicable water quality monitoring and/or permitting requirements administered by the Department of Environmental Quality or the Department of Agriculture.
12. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
13. This rental agreement does not authorize the construction of a well.

Idaho Water Resource Board
Attachment to Water Supply Bank Rental Agreement No. 1045

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.



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

RECEIVED

FEB 17 2026

Applicant Name: Sawtelle Mountain Resort

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

If yes, specify companion water rights in Section 4

DEPT. OF WATER RESOURCES
Yes ☐ No ☒

This application must be completed according to the minimum requirement checklist below and printed single sided. 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.**

There is no filing fee for submitting a rental application. The annual rental fee due will be calculated based on the volume of water required under an approved rental agreement. **Timing:** Rental application processing is prioritized between November through March. 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 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 cannot provide retroactive approval, and applications will not be accepted once the rental season of use period has concluded. 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 applicant.

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 <https://idwr.idaho.gov/iwrp/programs/water-supply-bank/resources/>

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

- | | | | |
|----|-------------------------------------|-------------------------------------|---|
| 1B | ☐ | ☒ | Authorization to represent the applicant, or sign on behalf of the company |
| 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 proposed use of rental water |
| 3F | ☒ | ☐ | Authorization from the owner/operator of the rental point(s) of diversion |
| 3H | ☒ | ☐ | Water modeling to analyze 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)

3443

STATE OF IDAHO
WATER RESOURCE BOARD

Application to Rent Water (Continued)

1. CONTACT INFORMATION

A. Applicant Sawtelle Mountain Resort LLC

Mailing Address PO Box 338 Island Park ID 83429
Street City State Zip Code
 Email Address sawtellemr@gmail.com Phone Number 208-558-9366

B. Is this application being completed or signed by an authorized representative on behalf of the applicant? Yes ☒ No ☐
 If yes, representatives (includes company employees, as well as legal counsel or consultants) should provide their information below and include their authority to represent and/or sign the application on behalf of the applicant. Label Attachment 1B.

Representative Richard Turpin Professional Title General Manager
 Organization Sawtelle Mountain Resort Relationship to Applicant None
 Mailing Address PO Box 338, Island Park, ID 83429
 Email Address sawtellemr@gmail.com Phone Number 208-671-9934

2. MAP

Attach a map. Create a map of the proposed point(s) of diversion, place(s) of use and water diversion, delivery and distribution systems. The map must include the rental place of use 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 to irrigate per 40-acre tract (1/4-1/4). 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:

Sawtelle Mountain Resort would like to rent the the water rights for consumptive use. We are a hospitality business
and use well water for beneficial everyday use (drinking, cleaning, ect.). We also have a 1 acre park
that we irrigate with the water. We do not have a septic system so all waste water is on a city septic system.

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)
<u>.44</u> CFS	<u>11</u> AF	<u>.44</u> CFS	<u>11</u> AF	<u>AC</u>

* 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. The desired start date must be later than the date received by the Department. The latest possible start is the latest possible date you could begin diverting water to put the rental to beneficial use in the desired start year. Rentals are not retroactive and are not approved until the annual rental fee payment is received for the year of beneficial use and an approval document is executed by the Department.

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?	
<u>08/01/2026</u>	<u>01/01/2027</u>	☐ 1	☐ 2	☐ 3	☐ 4	☒ 5	☒ Process application as soon as possible. I understand the rental fee is annual and is not calculated on a pro rata basis.	☐ Return application to applicant
		Other Term Length (# of years): Prior IWRB approval required						

* 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):

Sawtelle Mountain Resort pumps the water from a well on site, and treats the water through a system approved by the DEQ. All water is pumped through the facility. All Wastewater is tied to the city septic system.

- E. **Point(s) of diversion.** Locate the point of diversion within each 40-acre tract and/or the U.S. Government Lot of the Public Land Survey System. Spring sources should be described to the nearest 10-acre tract. Identify the county where the point of diversion is located. An existing well must be identified for a request to rent ground water under a short-term rental.

TWP	RGE	SEC	GOVT LOT	1/4	1/4	1/4	County	Source	Local name or tag #
14N	43E	24	N15W				Freemont	Ground Water	Well Id 328426

- F. 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.

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 1 (number of acres) Duration: Subject to IDWR standard seasons of use

☐ Commercial from: 01/01/2027 (mm/dd) to: 01/01/2032 (mm/dd)

☐ Stockwater from: _____ (mm/dd) to: _____ (mm/dd)

☐ Industrial from: _____ (mm/dd) to: _____ (mm/dd)

☐ Other: _____ from: _____ (mm/dd) to: _____ (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: Attach a separate page if space is insufficient and label it **Attachment 3L**

N/A

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. Rental applications that require modeling must also complete the table below for the specific water rights to be rented. 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. 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. Include any additional water required to meet area headgate requirements, minimum flow rates when combined with existing water rights at the rental location, or mitigation requirements because of [ESPA Modeling Analysis](#) results. 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. Active leases and rentals are searchable via the [Lease and Rental Map Search](#) tool. 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.

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)
	Consumptive	.44	11	5		.44	11	5
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			
						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:**
They Don't

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

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:

**STATE OF IDAHO
WATER RESOURCE BOARD**

Application to Rent Water (Continued)

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.

On December 30, 2025 Sawtelle Mountain Resort Located at 4133 Quakie Lane - ISalnd Park, ID 83429 received a Violation of permit from the Department of water resources stating that Permit 21-7538 which was issued on Aug. 5, 2013 was being voided and that the due to being non consumptive - we need consumptive rights.

- 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

Richard Turpin
Printed Name of Applicant

02/10/2026
Date

Signature of Representative

Printed Name of Representative

Date

Print Form

Mail to:

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

Electronic Filing:

file@idwr.idaho.gov
cc bank@idwr.idaho.gov

STATE OF IDAHO
WATER RESOURCE BOARD

Water Modeling Requirement Information Sheet

Information on water modeling requirements for rental requests within special administrative areas

Important information on requesting rental water within special administrative areas: Refer to the information below to determine whether the modeling of potential impacts from your rental request is necessary. Use Section 4 of the rental application to identify selected water rights. **If you submit an application to rent water from within a special administrative area and water modeling is required, your rental request will be returned if water modeling is not provided.**

Water modeling may be required when an application to rent water involves one of two scenarios:

Scenario 1: The rental request proposes to divert water from a regulated water source and/or within a special administrative area AND the distance between the rental point(s) of diversion (POD) and the POD(s) for the leased water right(s) is greater than the administratively established, acceptable distance.

Regulated water sources may areas include:

- A. Ground water resources within the modeled area of the Eastern Snake Plain Aquifer (ESPA) and tributary aquifers;
- B. Ground water within Ground Water Management Areas (GWMAs) or Critical Ground Water Areas (CGWAs);
- C. Water resources within other specified administrative areas, as established by the Idaho Water Resource Board (IWRB) or the Idaho Department of Water Resources.

The distance between any rental POD(s) and the POD(s) for a leased water right to be rented is important. On the ESPA, distance is measured in terms of model cells that cover an area of one square mile. Ground water modeling is not required if lease POD(s) and rental POD(s) are located within the same model cell or within adjacent model cells. If the lease and rental PODs are separated by more than one model cell groundwater modeling must be completed using the IDWR ESPA Transfer Tool and modeling results must be submitted with the rental application. ESPA modeling tools can be accessed and freely downloaded from IDWR's website by visiting: <https://idwr.idaho.gov/iwrp/programs/water-supply-bank/resources/>

Ground water modeling may be required within GWMAs, CGWAs or other regulated administrative areas. Applicants who desire to rent water within an established GWMA, CGWA, or other regulated administrative area should consult IDWR's website before submitting their application to review the current status of administrative orders related to regulated administrative areas. Consult <https://idwr.idaho.gov/water-rights/groundwater-management-areas/> for information on GWMAs or CGWAs, visit <https://idwr.maps.arcgis.com/home/> to use mapping tools to find other regulated areas.

Applicants interested in renting water within a GWMA, CGWA, or other regulated administrative areas should request water rights that have been leased into the Bank from within the same administrative area. Generally, the Bank will not permit a rental of water within a regulated administrative area if the leased water rights are not located within that same administrative area.

Scenario 2: A rental request proposes to divert water from a different but hydraulically connected water source.

Modeling situations may include:

- A. Rental requests that propose to divert surface water rights via ground water POD(s) (wells); and
- B. Rental requests that propose to divert ground water from one aquifer when the right being rented authorizes the diversion of ground water from a hydraulically connected, tributary aquifer.

Rental requests that propose to divert surface water rights from ground water points of diversion may be considered if ground water modeling establishes that the surface and ground water resources are directly and immediately hydraulically connected. An acceptable hydraulic connection occurs when at least 50 percent of the total depletions from a well are detectable from the original water source within a 24 hour period. The existing (leased) POD and proposed (rental) POD must be proximate such that diversion and use of water from the proposed POD would have substantially the same effect on the hydraulically-connected source as diversion and use of water from the original POD.

Requests to rent ground water across tributary aquifer sources may be considered if ground water modeling is provided to demonstrate that two aquifers are hydraulically connected and the anticipated impacts of diverting ground water from one source through the other is modeled accordingly.

For more information about rental application requirements, contact IDWR at (208) 287-4800, or email bank@idwr.idaho.gov

State of Idaho
Department of Water Resources
WSB Application

SAWTELLE MOUNTAIN RESORT

43E



- | | |
|-----------------------|------------------|
| Point of Diversion | Townships |
| Place Of Use Boundary | Sections |
| | Quarter Quarters |



0 0.04 0.09 0.14 0.18 Miles



Imagery: 2023 Aerial Photography
Prepared By Macheel, Collin



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

August 6, 2026

SAWTELLE MOUNTAIN RESORT LLC
PO BOX 338
ISLAND PARK ID 83429

**RE: RENTAL OF WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO. 21-7007, AGREEMENT 1045**

Dear Renter:

Please find enclosed a receipt in the amount of **\$3,564.00** and a copy of a fully executed Water Supply Bank Rental Agreement in connection with the rental of 108.0 acre-feet of water for irrigation of 36.0 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 \$3,207.60 of the rental fee will be paid to the lessor(s) and 10% or \$356.40 will be retained by the department to offset administrative costs for 2026.

The annual rental fee for 2027 is due by December 31, 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. C127619
Rental Agreement (copy)

c: Sascha Marston – Fiscal
IDWR Regional Office (via email)
Water District – 100



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: ldwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

July 28, 2026

SAWTELLE MOUNTAIN RESORT LLC
PO BOX 338
ISLAND PARK, ID 83429

**RE: APPLICATION TO RENT WATER FROM THE WATER SUPPLY BANK
WATER RIGHT NO(S). 21-7007 AGREEMENT 1045**

*****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 \$3,564.00 **per year** was calculated based on the current rental rate of \$33.00 per acre-foot times a diversion volume of 108.0 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 \$3,564.00 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 \$3,207.60 of the rental fee will be paid to the lessor(s) and 10% or \$356.40 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, Sr – State Office
Idaho Dept. of Water Resources

Enclosure: Proposed Rental Agreement 1045

c: IDWR Front Desk (via email)
Bank (via email)
Representative: Richard Turpin (via email)

Cheever, Skyler

From: Cheever, Skyler
Sent: Friday, July 10, 2026 1:38 PM
To: Cefalo, James
Subject: Water Supply Bank Rental Agreement 1045 Sawtelle Mountain Resort
Attachments: Rental Agreement 1045.pdf; Rental Approval Map 1045.pdf; Rental Review Memo 1045.pdf

Hello James,

I have completed my review of Water Supply Bank Rental Application 3443 with the proposed point of diversion within Administrative Basin 21. The applicant is Sawtelle Mountain Resort. They propose to rent a 36.0-acre portion of lease contract 1045 from the Water Supply Bank from 2026-2027 to achieve a diversion rate of 0.45 cfs. 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

 **Skyler Cheever**
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Idaho Dept. of Water Resources

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MEMORANDUM FOR RENTAL AGREEMENT # 1045

To: Water Right No. 21-7007

From: Skyler Cheever – Water Resource Agent, Sr – State Office

Date: 7/9/2026

Re: Review & Analysis of Application to Rent Water from the State Water Supply Bank

PURPOSE/NARRATIVE:

Application 3443 was sent in by Sawtelle Mountain Resort with Richard Turpin as the authorized representative and received by the Idaho Dept. of Water Resources on February 17th, 2026. The applicant indicated they would need to rent 0.44 cfs and 11.0 af for "consumptive use". However, in Section 5C on the application they indicate they need enough water to cover use under voided Water Permit 21-7538. Lease contract 1705 for Water Right (WR) 21-7007 fits the applicants proposal. However, it does not authorize commercial use and is only available until the end of 2027. Therefore, a change in nature of use would be required for the commercial portion of the proposal.

The applicant was contacted on July 9th, 2026; to clarify their proposal and confirm if they would like to proceed with processing. They indicated they want to proceed with processing and clarified their rental proposal. The applicant proposes to rent enough to cover use under voided Water Permit 21-7538 for commercial use in addition to the irrigation of one acre from 2026-2030. According to Department records the leased WR is not subject to curtailment under the SWC delivery call. The proposed point of diversion (POD) is within Snake River Basin Moratorium Area and Non-Trust Water Area. This is the first time this rental proposal was received by the Department

AUTHORITY TO FILE:

Richard Turpin signed the application. Mr. Turpin has the authority to sign the application because he is a manager with the company according to the field exam report for voided Water Permit 21-7538. The proposed POD and place of use (POU) is within property owned and operated by Sawtelle Mountain Resort according to Idaho Tax Parcel Data.

INJURY TO OTHER WATER RIGHTS:

The proposed rental POD and lease POD are 38.0 miles apart. The lease POD is within the Eastern Snake Plain Aquifer Groundwater Management Area (ESPAGWMA). The proposed rental POD is outside the ESPAGWMA. The topographical changes between the lease and rental POD seem consistent with a hydraulic connection. Since the proposed rental POD is outside the ESPAGWMA and is likely hydraulically connected it's unlikely this rental would impact water users in between the lease and rental POD.

ENLARGEMENT OF USE:

There are no other WR's overlapping the proposed rental POD or POU. The leased WR only authorizes irrigation. Therefore, a change in nature of use would be required for the commercial portion of the proposal. A CNU is accomplished by determining the consumptive volume of the crop grown at the lease POU, in this case alfalfa with frequent cuttings, using Evapotranspiration Data. The data indicated the consumptive volume is 2.28 af/acre. However, the reduced volume is greater than the applicant actually requires based on measurements taken during the field examination of water permit 21-7538 and the irrigation of 1 acre using Department Standards. Therefore, the authorized amounts will be reduced to the applicants

proposal rather than the reduction from an CNU. (See Table 1 below). There are no other enlargement concern.

Table 1. Breakdown of rental amounts, reduction due to CNU, and reduction to proposed amounts. Note the **commercial portion** and **irrigation portions** of the rental proposal are color coded.

Need to Rent					
	Rate (CFS)	Volume (AF)	Acres	CFS/Acre	AF/Acre
	0.45	108.0	36.0	0.013	3.00
After Change in Nature of Use Reduction					
	0.45	82.0	36.0	0.013	2.28
Reduction to Rental Proposal					
	0.44	12.7			
	0.01	3.0	1.0	0.013	3.00
Combined Total	0.45	15.7	1.0	0.013	3.00

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.

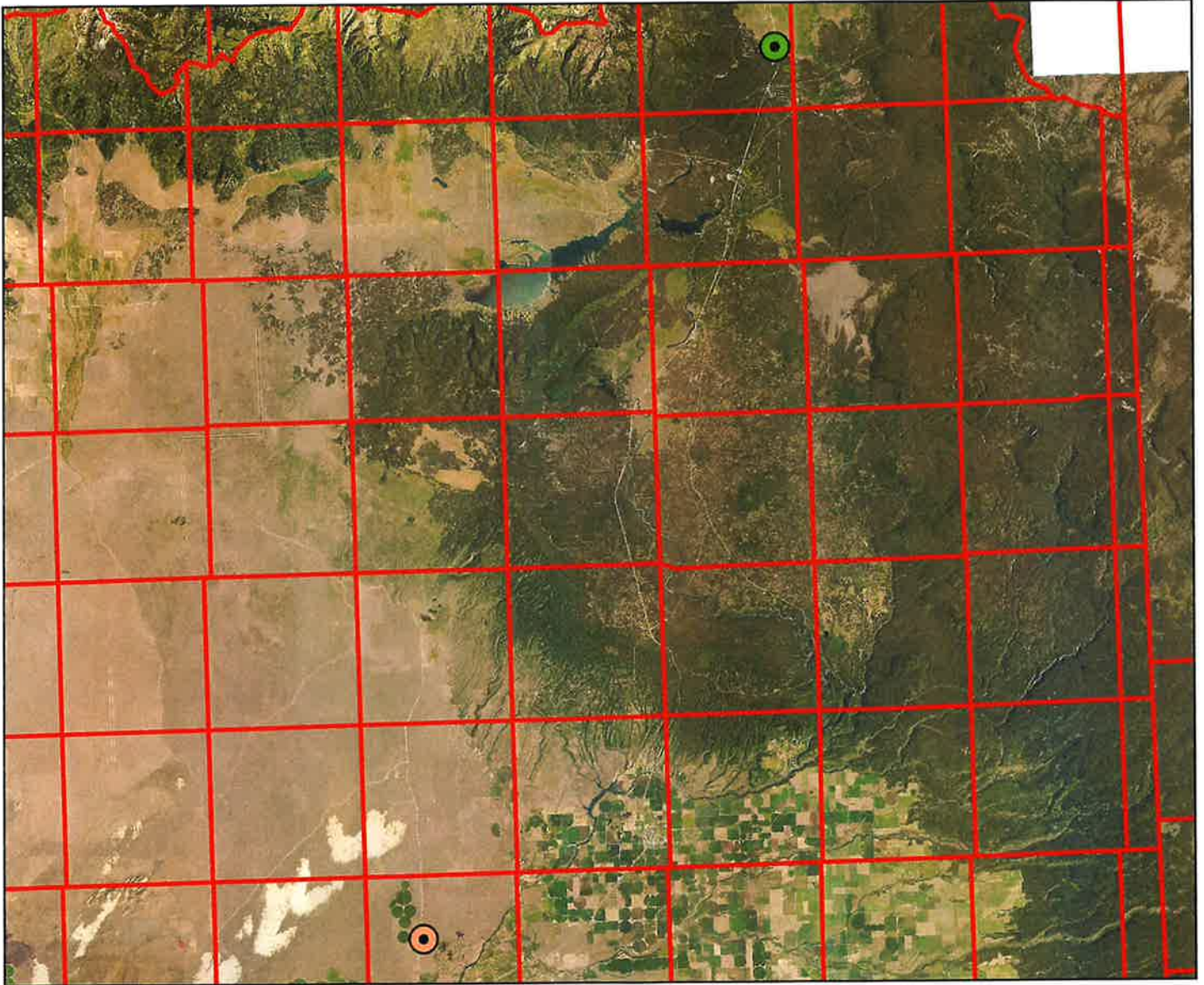
DEPARTMENT STAFF OR WATERMASTER COMMENTS:

The proposed POD is within Administrative Basin 21. A request for comment was sent to the Eastern Regional Manager on July 10th, 2026. No concerns were received.

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WSB Move Map

21-7007
2026-2027



0 5 10 15 Miles

Legend

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



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Attachment to Water Supply Bank Rental Agreement No. 1045

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