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JUL 22 2026

DEPT. OF WATER RESOURCES
EASTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR TRANSFER OF WATER RIGHT

GENERAL INFORMATION AND INSTRUCTIONS

Pursuant to Section 42-222(1), *Idaho Code*, a transfer application may be filed to change the point of diversion, place of use, period of use, or nature of use of all or part of an established water right. Any person proposing to make such a change is required to file a transfer application with the Department. "Such application shall be upon forms furnished by the department and shall describe the [water right] to be changed and the changes which are proposed and shall be accompanied by the statutory filing fee." *Idaho Code* § 42-222(1).

The Department has developed this application form to assist applicants in satisfying the requirements of Section 42-222(1). This application form requests information about the applicant's authority to file (Part 1), information about the current elements of the water right(s) to be changed (Part 2), information about the proposed changes (Part 3), information about the validity of the water right(s) and the effects of the proposed changes (Part 4), and confirmation that the information provided is truthful (Part 5).

The applicant or their representative must provide a response for all applicable questions, any additional information required, and the proper filing fee before this application will be considered complete. If an application is incomplete or more information is required, the Department will notify the applicant or representative and allow time for the application to be completed. An application that remains incomplete will be returned to the applicant and the filing fee will be refunded.

An application for transfer is limited to the changes proposed for a single water distribution system. A proposal to change two or more separate water distribution systems, that will remain separate after the transfer, must be filed as separate applications. Applicants may provide additional pages to supplement their responses to the questions posed on this application form. Supplemental forms for listing additional water rights, points of diversion, or places of use can be found on the Department's website (idwr.idaho.gov). If you need assistance understanding the questions on this form, generating current water right reports, determining legal descriptions, or accessing water measurement records feel free to contact the nearest regional office of the Department.

PART 1 – CONTACT INFORMATION, OWNERSHIP RECORDS, AUTHORITY TO FILE

Name(s) of Applicant(s) HF Ventures, LLC

Mailing Address 4429 Tails Down Road, Teton, ID 83452

Email* collin@rockymountaincapital.com Phone 208-709-2874

Name of Representative (if any) Rocky Mountain Environmental Associates, Inc.

Mailing Address 482 Constitution Way, Ste 303, Idaho Falls, ID 83402

Email* kristin.rmea@gmail.com Phone 208-524-2353

*If an email address is provided, Department staff will use email as the primary method for corresponding with the applicant and representative about the application.

A. Representative. If the representative is authorized to sign or amend the application on behalf of the applicant, attach documents confirming that authority. Label documents as Attachment 1A.

#200

B. Current Owner. If the applicant is not the current owner of record for all water rights included in this application, attach documents showing that the applicant has the authority to make the proposed changes. Label documents as Attachment 1B.

C. Updating Ownership Records. Applicants needing to update the ownership records for any of the water rights included in this application must attach documents supporting the ownership change. Such documents must trace ownership of the subject water rights or the current place of use for the subject water rights from the current owner of record for the water rights to the applicant. Label documents as Attachment 1C.

D. Business Entities. If the applicant is a business entity (corporation, LLC, partnership, trust, etc.), is the entity currently registered with the Idaho Secretary of State?

☒ Yes. If this application is signed by someone other than a person listed on the most recent annual report filed with the Idaho Secretary of State, attach documents confirming the authority of the signer to sign on behalf of the business entity. Label documents as Attachment 1D.

☐ No. Attach documents confirming the authority of the signer to sign on behalf of the business entity. Label documents as Attachment 1D.

E. Approval of Irrigation Delivery Entity. Section 42-108, *Idaho Code*, states that a transfer application proposing to change water rights held by an irrigation company or district requires the consent of the irrigation entity. If this application proposes to change water rights held by an irrigation entity, attach a letter of consent from the entity (labeled as Attachment 1E) or have an authorized representative of the entity co-sign the application.

F. Encumbered Properties. If the current place of use for the water rights included in this application is subject to a lien, deed of trust, mortgage, or contract and the application proposes to change the nature of use of the water rights or to move water rights off the current place of use, attach a statement of consent for the change signed by the lien holder, trustee, mortgagor or contract holder. Label documents as Attachment 1F.

G. Legal Access. If the applicant is not the current owner of the proposed point(s) of diversion, conveyance system, or place(s) of use, provide evidence of legal access to the land or infrastructure not owned by the applicant. Label documents as Attachment 1G. For example, an applicant may provide a letter of consent from the owner of the land or conveyance system or may have the owner co-sign the application. For applications proposing to divert water on or convey water across federal land, an applicant is not required to demonstrate legal access to the federal land prior to approval. Instead, if the transfer application is approved, the applicant must obtain access authorization from the relevant federal agency prior to diverting water under the subject water rights.

PART 2 – WATER RIGHTS BEFORE PROPOSED CHANGES

A. Current Water Rights. For each water right proposed to be changed, attach a current water right report obtained from any Department office or from the Department's website (idwr.idaho.gov). Label water right reports as Attachment 2A.

B. Map of Current System. Attach a map of the current point(s) of diversion and place(s) of use for the water rights to be changed. The map should clearly depict the elements of the water rights to be changed. For example, if the application proposes to change the point of diversion for a water right, the map should display the current location of the point of diversion. For irrigation water rights, the map should also identify the location of the irrigated acres to be changed. Label map as Attachment 2B.

C. Current Location of Irrigated Acres. If this application proposes to change the place of use or nature of use for only a portion of an irrigation water right, use the following table to identify the current location of the irrigated acres to be changed. If additional pages are required, label additional pages as Attachment 2C. If this application proposes to change or rearrange the entire place of use for irrigation water right(s), skip to Part 3.

☐ **N/A.** This application does not propose to change the place of use or nature or use of an irrigation water right or this application proposes to change the place of use or nature of use for an entire irrigation right.

Current Location of Irrigated Acres to be Changed

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06N	45E	18									0.5	0.5	2.5	1					4.5

Total Irrigated Acres to be Changed: 4.5

PART 3 – DESCRIPTION OF PROPOSED CHANGES

A. Purpose of Transfer. Section 42-222(1), *Idaho Code*, states that transfer applications may only be filed to change the point of diversion, place of use, period of use, or nature of use of an established water right. Section 42-248(3), *Idaho Code*, authorizes water right ownership changes to be described on a transfer application. Identify the changes proposed in this application:

- | | |
|--|---|
| ☒ Change point(s) of diversion | ☒ Change place of use |
| ☒ Add point(s) of diversion | ☐ Change period of use |
| ☐ Change nature of use | ☐ Update water right ownership records |

B. Proposed Changes. Describe the proposed changes in narrative form:

The applicant is contracted to purchase a 4.5 acre portion of water right 22-7143 for the ultimate use in a 15-lot subdivision. As the diversion rate will be too low for the small uses it is proposed to pair this application with a new Application for Permit. Additional details are included in the attached narrative.

C. Summary of Proposed Changes.

1. Water Rights. Use the following table to list all water rights, or portions thereof, that are proposed to be changed as they would appear after the proposed changes. In the Amount column, list the volume in acre-feet (af) for storage uses or the rate in cubic feet per second (cfs) for all other uses.

All or Part	Right Number	Amount (cfs/af)	Nature of Use	Period of Use	Source
☐ ☒	22-7143	0.06 cfs	Irrigation	4/15 to 10/31	Groundwater
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	
☐ ☐				to	

2. Total Amounts. Calculate the total quantity, in cfs or af, of water rights that are proposed to be changed through this application. For an application proposing to only change the place of use for irrigation rights, the total quantity of water is calculated by comparing the current place of use to the proposed place of use, summing the number of acres increased in each legal subdivision, and quantifying the proportional amount of diversion rate for the increased acres. For an application proposing to change or add points of diversion for irrigation or any other beneficial use, the total amount is the total diversion rate for the changed portion of the right.

Total Amount of Water Rights Proposed to be Changed: 0.06 cfs and/or _____ af.

3. Point(s) of Diversion. Use the following table to list all the proposed points of diversion for the water rights to be changed, including any current points of diversion that will continue to be used as part of the proposed water distribution system.

The legal description for the proposed point(s) of diversion must be to the nearest 40-acre subdivision (QQ) or U.S. Government Lot of the Public Land Survey System (PLSS). PLSS information is typically available from USGS topo maps, property deeds, tax bills or various mapping tools on the Department's website.

For points of diversion within platted subdivisions, list the lot and block number in the "Diversion Name/Number" column. An application proposing an injection into a stream and a re-diversion from that stream must list the source for the original diversion as the source for the injection and re-diversion points. If this application proposes construction of a new diversion structure (for example, a new ground water well or a new pump station on a creek), please indicate the status in the appropriate column.

☐ N/A. This application does not propose to add or change any points of diversion.

Proposed Points of Diversion

New?	Twp	Rge	Sec	Lot	1/4	1/4	1/4	County	Source	Diversion Name/Number
Y	06N	45E	21			NW	SW	Teton	Groundwater	Lot 1
Y	06N	45E	21			NW	SW	Teton	Groundwater	Lot 2
Y	06N	45E	21			NW	SW	Teton	Groundwater	Lot 3
Y	06N	45E	21			NW	SW	Teton	Groundwater	Lot 4
Y	06N	45E	21			NW	SW	Teton	Groundwater	Lot 5
Y	06N	45E	21			NW	SW	Teton	Groundwater	Lot 6

4. Place of Use. The proposed place of use must be described to the nearest 40-acre subdivision (QQ) or U.S. Government Lot of the Public Land Survey System. Government lot numbers can be noted in parenthesis below the approximate quarter-quarter location of the government lot. For water rights held by irrigation districts, municipal providers or irrigation companies, the proposed place of use may be generally described as authorized by Sections 42-202B, 42-219 and 42-222B, *Idaho Code*.

☐ N/A. This application does not propose to change the place of use.

Proposed Place of Use

Twp	Rge	Sec	NE ¼				NW ¼				SW ¼				SE ¼				Acre Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06N	45E	21									40								40

Total Irrigated Acres: 40
Acre Limit: 4.5

5. Map of Proposed System. Attach a map showing the location of the points of diversion, reservoirs, dams, canals, ditches, pipelines and other works proposed to divert and convey water. Also show the location of the place of use, including any lands to be irrigated. The map should delineate the legal subdivisions including townships, ranges, sections, quarter-quarters and government lots. Label map as Attachment 3C.

PART 4 – ADDITIONAL INFORMATION

Section 42-222(1), *Idaho Code*, establishes the criteria used to evaluate transfer applications. An applicant bears the burden of demonstrating that the water right to be changed is a valid right, that the proposed use is a beneficial use, and that the proposed changes will not injure other water rights, will not enlarge the use of the original rights, are in the local public interest, and are consistent with the conservation of water resources within the state of Idaho. To satisfy this burden, an applicant must provide sufficient data and information for the

Department to evaluate the effects of the proposed change. The Department may deny an application if the applicant fails to provide sufficient data and information to determine whether the criteria from Section 42-222(1) are satisfied. In addition to the information requested in Parts 1-3 of this application, the following information must be provided for an application to be considered complete. Department staff may request additional information or clarification as the application is processed.

A. Validity of Water Rights

1. If one or more of the water rights proposed to be changed is a statutory claim, established pursuant to Section 42-248, *Idaho Code*, attach evidence supporting the priority date claimed. Label documents as Attachment 4A-1. For statutory claims, the Department may conduct a field inspection as part of the application review process to evaluate the water right elements listed on the statutory claim.

2. Has any portion of the water right(s) proposed to be changed undergone a period of five or more consecutive years of non-use?

☐ Yes. Attach a statement describing the portion of the right(s) that were not used and the length of time of the non-use. In addition, identify any exception or defense to forfeiture and provide a detailed description as to why the water rights have not been lost and forfeited for non-use. Label documents as Attachment 4A-2. Statutory exceptions or defenses to forfeiture are set forth in Section 42-223, *Idaho Code*.

☒ No.

B. Injury to Other Water Rights

1. Identify any other water right(s) diverted at the current point(s) of diversion.
22-7144, 22-7145, and 22-7146

2. Identify any other water right(s) diverted at the proposed point(s) of diversion.
A domestic exemption for culinary use is anticipated to also be diverted at the proposed PODs.

3. Is the proposed point of diversion within a state water district? ☒ Yes. Water District # 122. ☐ No.

4. If already constructed and in use, are the proposed points of diversion equipped with Department-approved measuring devices? ☐ Yes. ☐ No.

5. If this application proposes to divert a surface water right from a ground water well, attach a technical analysis evaluating the hydraulic connection between the proposed ground water point of diversion and the source of water listed on the right to be changed. Label technical analysis as Attachment 4B-5.

6. If this application proposes changing the point of diversion for a ground water right in the Eastern Snake Plain Aquifer (ESPA), attach a technical analysis of the anticipated depletions to reaches of the Snake River that are hydraulically connected to the ESPA using the Department's current ground water model for the ESPA. The technical analysis must evaluate depletion impacts in a time-series format at transient and steady state time steps. To assist applicants in preparing the required technical analysis, the Department has developed a transfer tool interface for the ESPA model. The transfer tool and user instructions can be downloaded from the Department's website (idwr.idaho.gov). If the proposed and current points of diversion are in the same or adjacent model cells, no technical analysis is required, unless specifically requested by the Department. Label technical analysis as Attachment 4B-6.

C. Enlargement in Use

1. Identify any other water rights used at the current place of use, including the number of shares in a canal company or acres assessed by an irrigation district.

None

2. Identify any other water rights used at the proposed place of use, including the number of shares in a canal company or acres assessed by an irrigation district.

None

3. If this application proposes changing the place of use or nature of use for irrigation water rights, will the current place of use, for the portion of the right to be changed, continue to be irrigated?

☐ Yes. Identify the water right(s) to be used for the continued irrigation.

☒ No. The place of use for the portion to be changed will no longer be irrigated.

☐ N/A. The application does not propose to change the place of use for irrigation rights.

4. Unstacking Water Rights for Irrigation. If this application proposes to change the place of use for an irrigation water right that is combined with other irrigation rights at the current place of use but does not propose to change the place of use for all the stacked irrigation rights, attach evidence of the historical consumptive use occurring under all water rights at the current place of use. For irrigation rights, this should include at least five years of diversion data and/or crop data and estimates of evapotranspiration. Label the information as Attachment 4C-4. Evapotranspiration data may be available on the Department's website (<http://et-idwr.idaho.gov>)

5. If the application proposes to change the nature of use for a water right, attach evidence of the historical consumptive use occurring under the portion of the water right to be changed. For irrigation rights, this should include diversion data, crop data and estimates of evapotranspiration. Label the information as Attachment 4C-5. Evapotranspiration data may be available on the Department's website (<http://et-idwr.idaho.gov>)

6. If the application proposes to change the nature of use of a water right to municipal use for reasonably anticipated future needs, complete the form titled "Municipal Water Right Application Checklist" found on the Department's website (idwr.idaho.gov). Label the form as Attachment 4C-6.

7. To your knowledge, are any portions of the water rights proposed to be changed:

Yes

No

☐☒

currently leased to the Water Supply Bank?

If yes, complete the form titled "Application for Transfer of Water Right Attachment WSB" found on the Department's website (idwr.idaho.gov). Label the Form as Attachment 4C-7.

☐☒

currently used in a mitigation plan limiting the use of water under the right?

☐☒

subject to an agreement not to divert (CREP)?

☐☒

currently enrolled in a federal set-aside program (CRP)?

Date: 7/21/2026
 To: Idaho Department of Water Resources
 From: HF Ventures, LLC
 Subject: Application for Transfer of Water Right 22-7143

HF Ventures, LLC has entered into a purchase agreement with Rocky Mountain Water Exchange, LLC for the above-described water right(s) in the amount of 4.5 acres, as shown in Figure 1. As a part of the agreement, a transfer application must be filed to amend the water right on behalf of our project. We are submitting this application for transfer as part of the purchase agreement, with the understanding that title to the water right(s) can only be transferred upon execution and recording of a deed for the water right(s).

I certify (or declare) under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct. Idaho Code § 9-1406; Idaho Rule of Civil Procedure 2.7.

Signed by:

 Collin Hunter, Member
 HF Ventures, LLC

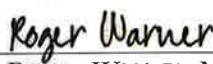
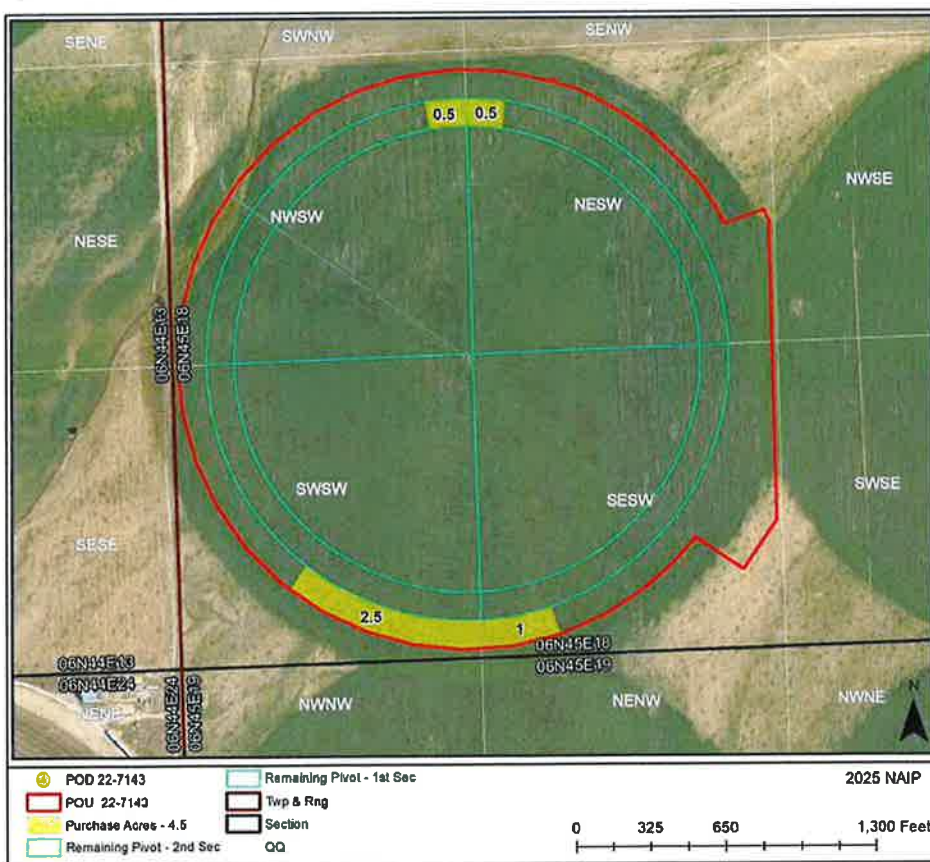
Signed by:

 W. Roger Warner, Managing Member
 Rocky Mountain Water Exchange, LLC

Figure 1. Map of Water Right for Purchase



Date: November 12, 2025
 To: Idaho Department of Water Resources
 From: Thomas E. Hill and Lexie G. Hill
 Subject: Applications for Water Right #22-7143

Thomas E. Hill and Lexie G. Hill ("Hills") are the owner of Water Right No. 22-7143. The Hills and Rocky Mountain Water Exchange, LLC ("RMWE") have entered into an agreement wherein RMWE is authorized to contract with third parties to sell the above-described water right(s), or portions thereof as shown on Exhibit 1, and file transfer applications associated with said water right(s) through November 1, 2026.

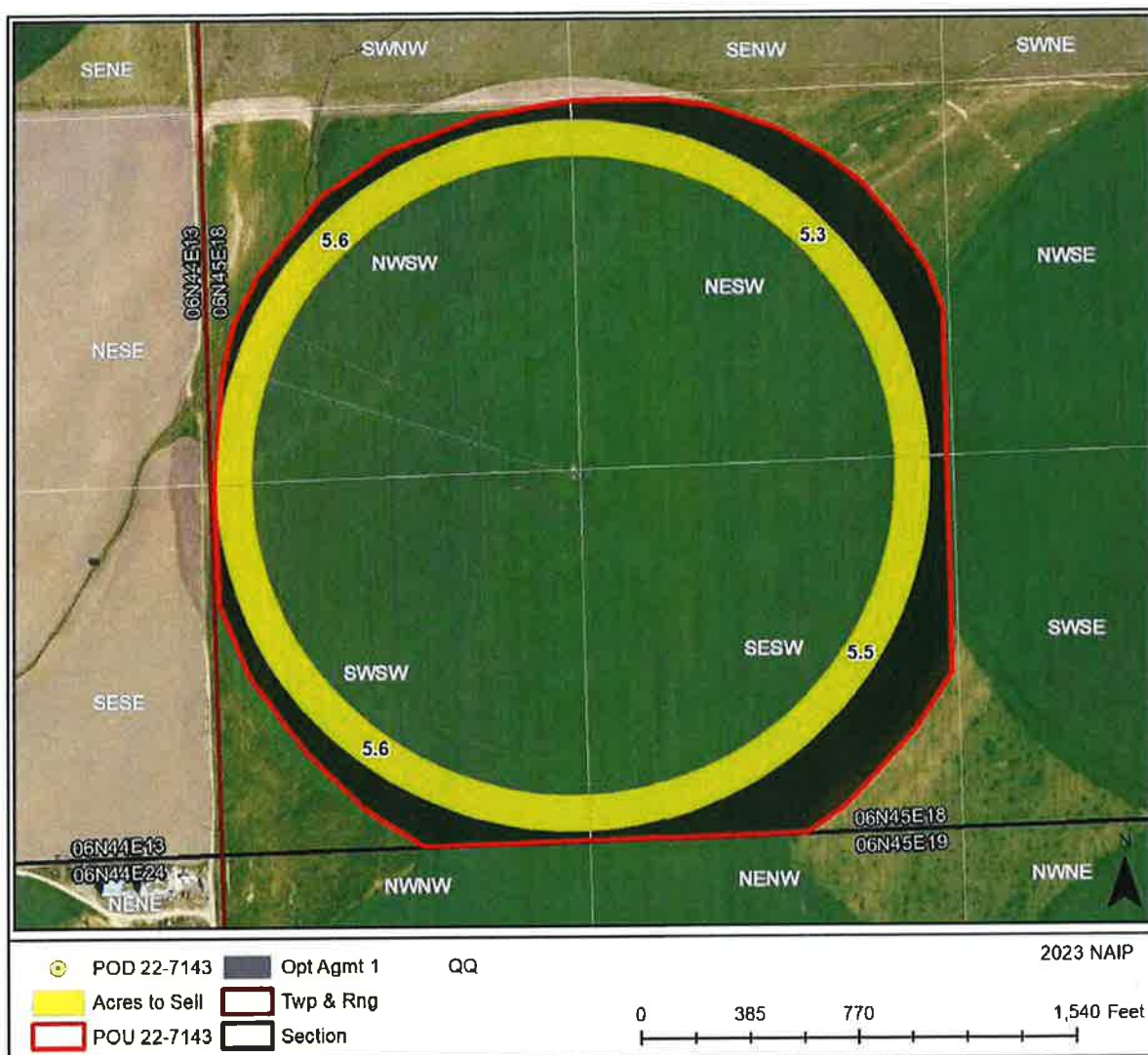
The Hills hereby consent to any transfer or transfers filed by RMWE for the above-described water right(s), with the intent that this single consent may be submitted as proof of authorization for any transfer(s) of the above-described water right(s). This consent shall be valid and may be submitted for any transfer of the above-described water right(s) up until November 1, 2026.

The parties acknowledge and understand that for each transfer that is approved, the above-described water right(s) will be amended, with the understanding that title to the water right(s) can only be transferred upon execution and recording of a deed for the water right(s).

I certify (or declare) under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct. Idaho Code § 9-1406; Idaho Rule of Civil Procedure 2.7.

Signed by: <u>Thomas E. Hill</u> 55553E436EED481... Printed Name: Thomas E. Hill	Date: <u>11/12/2025</u>
Signed by: <u>Lexie G. Hill</u> EDDC983B61AA465... Printed Name: Lexie G. Hill	Date: <u>11/12/2025</u>

Exhibit 1 **Map of the 22-acre Portion of Water Right**



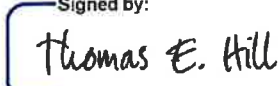
Date: 3/5/2026
 To: Idaho Department of Water Resources
 From: Thomas E. Hill and Lexie G. Hill
 Subject: Applications for Water Right #22-7143

Thomas E. Hill and Lexie G. Hill ("Hills") are the owner of Water Right No. 22-7143. The Hills and Rocky Mountain Water Exchange, LLC ("RMWE") have entered into an agreement wherein RMWE is authorized to contract with third parties to sell the above-described water right(s), or portions thereof as shown on Exhibit 1, and file transfer applications associated with said water right(s) through April 1, 2027.

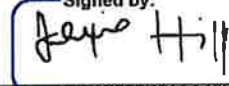
The Hills hereby consent to any transfer or transfers filed by RMWE for the above-described water right(s), with the intent that this single consent may be submitted as proof of authorization for any transfer(s) of the above-described water right(s). This consent shall be valid and may be submitted for any transfer of the above-described water right(s) up until April 1, 2027.

The parties acknowledge and understand that for each transfer that is approved, the above-described water right(s) will be amended, with the understanding that title to the water right(s) can only be transferred upon execution and recording of a deed for the water right(s).

I certify (or declare) under penalty of perjury pursuant to the law of the State of Idaho that the foregoing is true and correct. Idaho Code § 9-1406; Idaho Rule of Civil Procedure 2.7.

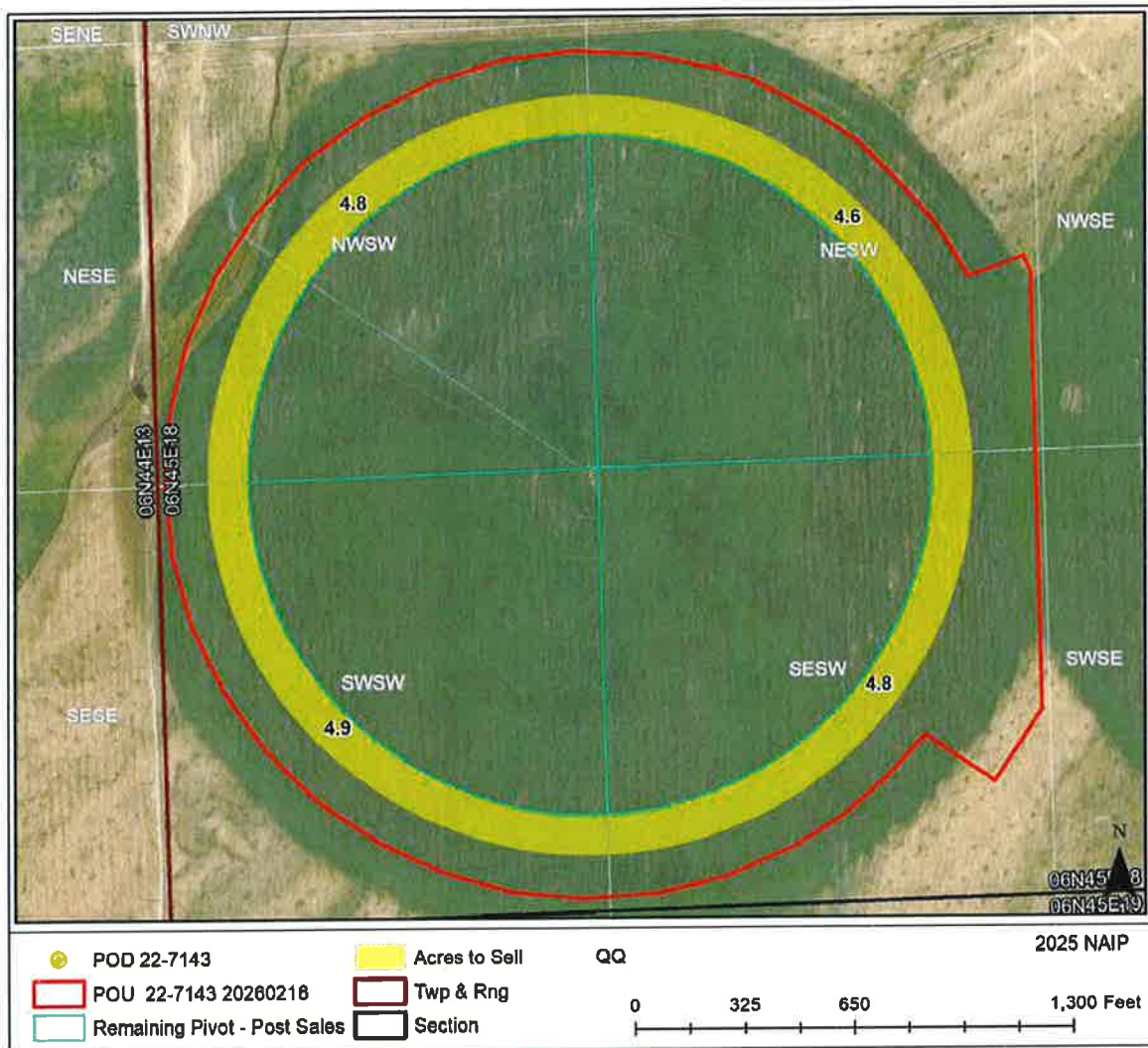
Signed by:

 55553E436FE0481...
 Printed Name: Thomas E. Hill

Date: 3/5/2026

Signed by:

 ED0C983B67AA465...
 Printed Name: Lexie G. Hill

Date: 3/5/2026

Exhibit 1 **Map of the 19.1-acre Portion of Water Right**





0006682138



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT
 Idaho Secretary of State
 PO Box 83720
 Boise, ID 83720-0080
 (208) 334-2301
 Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0006682138

Date Filed: 3/3/2026 9:03:19 AM

Entity Name and Mailing Address:		
Entity Name:	HF Ventures, LLC	
The file number of this entity on the records of the Idaho Secretary of State is:	0004708327	
Address	1826 JOHN ADAMS PKWY IDAHO FALLS, ID 83401-4315	
Entity Details:		
Entity Status	Active-Existing	
This entity is organized under the laws of:	IDAHO	
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:		
The registered agent on record is:		
Registered Agent	Collin Hunter Registered Agent Physical Address 1826 JOHN ADAMS PKWY IDAHO FALLS, ID 83401-4315 Mailing Address 1826 JOHN ADAMS PKWY IDAHO FALLS, ID 83401-4315	
Limited Liability Company Managers and Members		
Name	Title	Business Address
COLLIN HUNTER	Member	1826 JOHN ADAMS PKWY IDAHO FALLS, ID 83401-4315
BRETT FALKENRATH	Member	1826 JOHN ADAMS PKWY IDAHO FALLS, ID 83401-4315
The annual report must be signed by an authorized signer of the entity.		
Job Title: Member		
<i>Collin Hunter</i> Sign Here		03/03/2026 Date

B1095-4758 03/03/2026 9:03 AM Received by Office of the Idaho Secretary of State

Close

Water Right Report : 22-7143(Decreed/Active)**Water Right Owners**

Owner Type	Name	Address	City	State	Postal Code
Current Owner	HILL, LEXIE G	1540 S 6000 W	DRIGGS	ID	83422-4839
Current Owner	HILL, THOMAS E	1540 S 6000 W	DRIGGS	ID	83422-4839
Original Owner	LINDERMAN, SHAYNE T	1366 N 1350 W	NEWDALE	ID	83436
Previous Owner	CHALCO LLC	17122 E RIRIE HWY	RIRIE	ID	83443-5028
Previous Owner	LINDERMAN TETON FAMILY LTD PARTNERSHIP	PO BOX 1130	JACKSON	WY	83001-1130

Water Right Status

Priority Date : 6/30/1975

Basis : Decreed

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
GROUND WATER			

Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
GROUND WATER	06N	45E	19	2	NE	SW	NW	TETON	

Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	04/15	10/31	1.64 CFS	437.50 AFA
TOTAL			1.64 CFS	437.50 AFA

Places of Use

Print Table

Print View

Place of Use Legal Description : IRRIGATION (TETON county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
06N	45E	18		NE	SW		33.9
06N	45E	18	3		NW	SW	29.0
06N	45E	18	4		SW	SW	29.9
06N	45E	18		SE	SW		32.2

Irrigation Totals

Total Acres	Acre Limit
125.00	

Conditions**Code Conditions**

- E52 The rights listed below are limited to a total combined diversion rate of 6.23 cfs, Combined Right Nos.: 22-7143, 22-7144, 22-7145, and 22-7146.
- R63 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 at the field headgate for irrigation of the lands above.
- T19 Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Dates**Other Information**

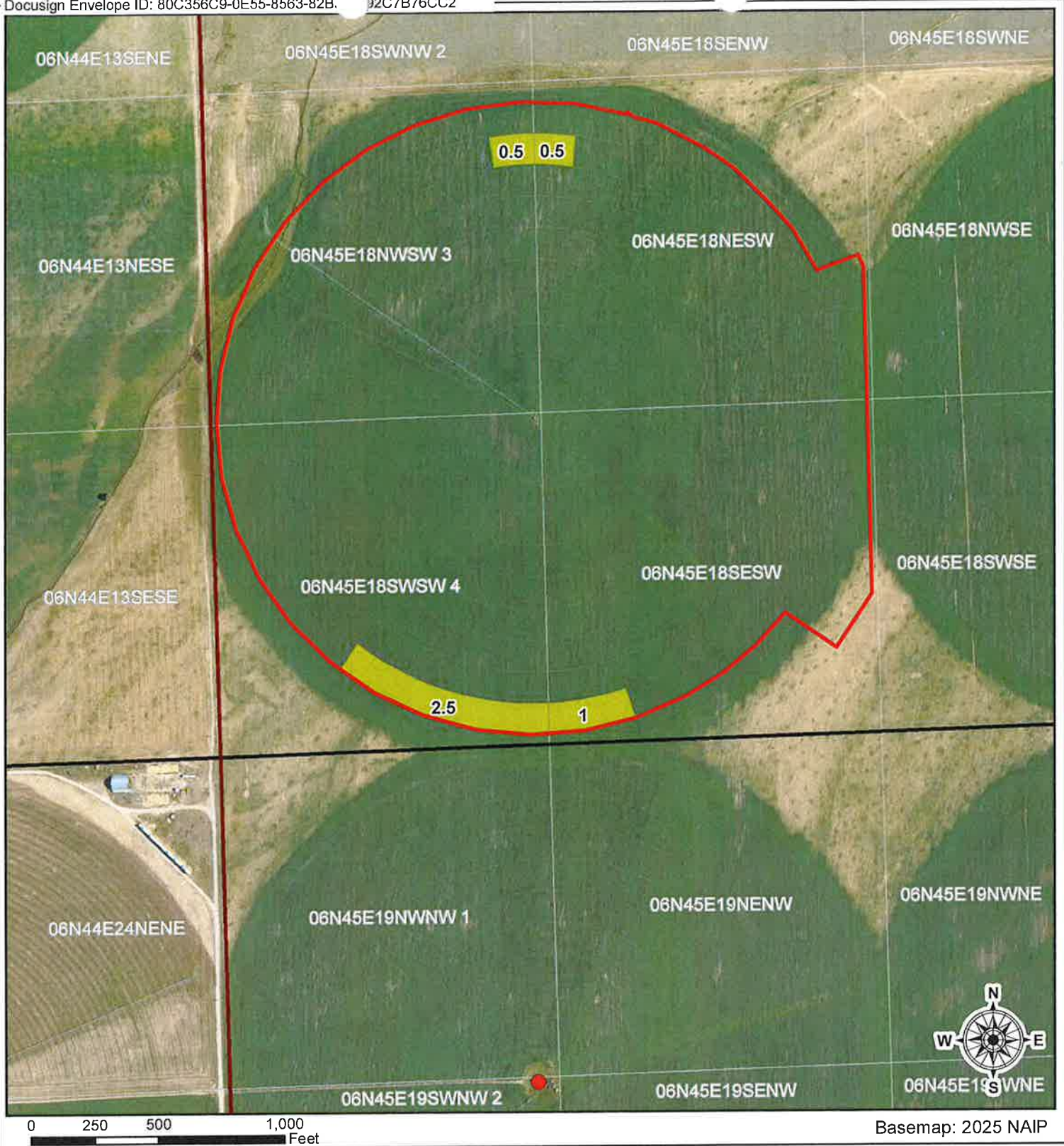
90610

Licensed Date :
Decreed Date : 10/28/2009
Permit Proof Due Date : 7/1/1985
Permit Proof Made Date : 6/26/1985
Permit Approved Date : 7/30/1975
Permit Moratorium Expiration Date :
Enlargement Use Priority Date :
Enlargement Statute Priority Date :
Application Received Date:
Protest Deadline Date:

State or Federal : S
Water District Number : 122
Generic Max Rate Per Acre : 0
Generic Max Volume Per Acre : 0
Civil Case Number :
Decree Plaintiff :
Decree Defendant :
Swan Falls Trust or Nontrust :
Swan Falls Dismissed :
DLE Act Number :
Cary Act Number :
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

6/1/2026



Attachment 2B. Existing Water Right Locations

Legend

- POD 22-7143
- POU 22-7143
- Purchase Acres 4.5
- Twp & Rng
- Section
- QQ

Application for Transfer
Water Right No. 22-7143
Mount Nord Division No. 1
HF Ventures, LLC

Date: 7/9/2026

RMEA #: 26-0106

Drafted by: KM



Narrative in Support of Applications

HF Ventures, LLC

Applicant is submitting an *Application for Permit* and an *Application for Transfer of Water Right* to provide the water rights for irrigation of 15 residential lots proposed in T06N, R45E Section 21, Tetonia, Idaho. A purchase of water rights results in a diversion rate that is too low to manage 15 small irrigation systems independently. Therefore, an Application for Permit is proposed to allow a higher instantaneous diversion rate that will accommodate a small irrigation system.

The ultimate goal with these applications is to provide independent water right pairs for irrigation that will be owned and operated by the future lot owners. It is proposed to split these rights into the portions assigned to each lot and well, whether this split is accomplished now or later upon the sale of the lot is at the discretion of IDWR.

Application for Permit

The Application anticipates that each lot owner will drill a domestic-sized well for a total of 15 wells from which each lot owner will then establish an irrigation system to maintain up to 0.3 acres of lawn, garden, and/or landscaping that fits within the rate and volume limits proposed.

The proposed diversion rate allows each well to irrigate with 27 gpm, or 0.06 cfs. Thus, for 15 lots, the total diversion rate proposed is 0.9 cfs. The project engineer has provided a recommendation (attached) for the proposed diversion rate and determined that a range of 24 - 28 gpm would be adequate for operations, depending on the specifics of the irrigation system. Due to rounding and significant figures, the proposed cfs will result in 27 gpm.

Irrigation is a consumptive use and new uses are prohibited under the current Amended Snake River Moratorium, unless it is fully mitigated. The companion Application for Transfer of Water Rights will provide the full mitigation of the consumed volume proposed.

Application for Transfer of Water Right 22-7143

A 4.5-acre portion of Water Right 22-7143 is proposed to be purchased and transferred for the irrigation of the same acres as the companion Application for Permit. This water right is currently being used for irrigation of agricultural ground and will be retired at the existing place of use upon approval.

A direct transfer of the 4.5 acres to the proposed place of use satisfies the full mitigation requirements. In combination, the transferred water right and the new permit will not exceed 4.5 acres of irrigation, 0.9 cfs, and 15.8 afa.

Irrigation Summary- Mt. Nord Subdivision, Tetonia, ID

Date: 7/20/26

To: IDWR

Re: Water Right Application Irrigation Summary

Introduction:

The attached 39.95-acre, previously cultivated, Mt. Nord Subdivision, consists of 15 residential lots with an average size of 2.664 acres. Each lot is to be served by a county road within a road and utility easement, along with private individual wells and septic systems. Currently, as per recent IDWR guidance, private wells within the subdivision are limited to the recently reinterpreted domestic exemption that restricts groundwater use for general irrigation without additional permitting. As a result, the Developer is willing to adjudicate an additional water right sufficient to supply each lot with .3 acres (13,068 sq ft) of irrigation sufficient to supply a water conscious pressurized irrigation system and develop irrigation sections within the subdivision CC&R's that limit the irrigated green space per lot to .3 acres (13,068 sq ft), unless the purchaser chooses to adjudicate additional water rights for their continued private use.

Instantaneous Irrigation Demand (Diversion Rate):

Historical Diversion- .02 CFS (8.98 GPM)

Proposed Diversion- 24-28 GPM

It is understood that Industry accepted irrigation design is a function of the volumetric flow rate available. The following outline serves as the basis for our request.

Industry Standard Component, Base Water Usage, Preliminary Design Quantity, Proposed Water Usage: (Based on 13,000 sq ft of Irrigated Green Space at the minimum application rate of 1.5" per week over 3 watering days)

Component	Usage	Design Qty.	Per Zone Usage	Min Weekly Runtime	Total Weekly Usage	Yearly Use (28wks)
Gear Head	4.0 GPM	5 zones of 7	$7 \times 4 = 28$	3 cycles of .75 hr.	18,900 gal	529,200 gal
Spray Head	2.0 GPM	3 zones of 12	$12 \times 2 = 24$	3 cycles of 1/2 hr.	6,480 gal	181,440 gal
Drip Irr. (.9 x 12")	.015 GPM/ LF	2 zones of 500 ft	$500 \times .015 = 7.5$	3 cycles of 1.0 hr.	2,700 gal	75,600 gal

TOTAL
786,240
gal
(2.41 ac ft)

Irrigation Summary- Mt. Nord Subdivision, Tetonia, ID

Pressurized Irrigation System Scheduling:

Recommended Hours of Operation- 9:00pm – 7:00am, M, W, F alternately, (T, Th, Sa)

To maximize effectiveness, pressurized Irrigation systems are ideally scheduled for operation during the calmer, cooler late evening, nighttime, and early morning hours. Additionally, operating within these windows also aid in avoiding domestic demand conflicts such as showers, laundry, dishes etc.

Summary and Conclusion:

While the traditional diversion rate of .02 CFS (8.98 GPM) is suitable for flood irrigation operations, it is insufficient for the average pressurized irrigation system, as shown above. Pressurized systems are designed to irrigate quickly and efficiently within a targeted window to minimize conflicting demands and maximize availability of valuable green space.

We respectfully request that the IDWR consider these crucial points when evaluating any request for an increased diversion rate intended for irrigation use.

Thank you,
Signed by:

Steve Heath
0E76692DAF8849F
Mountain West Engineering





Attachment 3C. Proposed Water Right Locations

Legend

- Proposed POD
- Proposed PPU
- Building Envelope
- Irrigated Acres
- Lots
- Twp & Rng
- Section
- QQ

Application for Transfer
Water Right No. 22-7143
Mount Nord Division No. 1
HF Ventures, LLC

Date: 7/21/2026

RMEA #: 26-0106

Drafted by: KM





IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

August 19, 2026

HF VENTURES LLC
4429 TAILS DOWN RD
TETONIA, ID 83452-1239

RE: Transfer No. 90610
Water Right No(s). 22-7143

Dear Applicant:

The Department of Water Resources has received your water right transfer application. Please refer to the transfer number referenced above in all future correspondence regarding this transfer.

A legal notice of the application has been prepared and is scheduled for publication in the TETON VALLEY NEWS on 8/26/2026 and 9/2/2026. Protests to this application may be submitted for a period ending ten (10) days after the second publication.

If the application is protested, you will be sent a copy of each protest. All protests must be resolved before the application can be considered for approval. If the protest(s) cannot be resolved voluntarily, the Department will conduct a conference and/or hearing on the matter.

If the application is not protested, the Department will process your application and notify you of any action taken on the application. If your application is approved, the Department will send you a copy of the approval document.

Please contact this office if you have any questions regarding the application.

Sincerely,

Christina Henman
Administrative Assistant

CC:
ROCKY MOUNTAIN ENVIRONMENTAL ASSOC INC
482 CONSTITUTION WAY STE 303
IDAHO FALLS, ID 83402-3552

Henman, Christina

From: Henman, Christina
Sent: Wednesday, August 19, 2026 3:32 PM
To: 'legalnotices@postregister.com'
Subject: Legal Notice for Teton Valley News
Attachments: 22-14783, 90610 Teton Valley News.docx

LEGAL NOTICE DEPARTMENT
TETON VALLEY NEWS
80 E LITTLE AVE
DRIGGS, ID 83422

RE: Application for Permit No. 22-14783 & Transfer No. 90610

Dear Legal Notice Department:

Please publish the enclosed legal notice on the dates indicated (once a week for two consecutive weekly issues). If you cannot publish the notice on the proposed dates, please contact us immediately.

An affidavit of publication must be submitted to the Department along with the publication bill. Please send the affidavit and bill to this office before 9/14/2026. Your cooperation is appreciated.

Thank You,



Christina Henman
Administrative Assistant
IDWR, Eastern Region
900 N Skyline Ste. A
Idaho Falls, ID 83402
Phone: (208) 525-7161

