



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 548, 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 26, 2026

WILLIAMS WAY LLC
5315 N ALLEN PL
SPOKANE WA 99205-5916

MICHELLE ALBRECHT
25525 E EDDY LN
NEWMAN LAKE WA 99025

JIM NICHOLS
1319 N LOCUST RD
SPOKANE VLY WA 99206-4079

MACHELLE NICHOLS
1319 N LOCUST RD
SPOKANE VLY WA 99206-4079

WAYNE FOLDEN
7806 N MORTON ST # 626
SPOKANE WA 99208

MICHAEL ALBRECHT
25525 E EDDY LN
NEWMAN LAKE WA 99025

RE: License No. 96-15920

ISSUANCE OF LICENSE

Dear Water Right Holder(s):

The Department of Water Resources ("Department") has issued the enclosed Water Right License confirming that a water right has been established in accordance with your permit. Please be sure to thoroughly review all the conditions of approval listed on your license. The conditions may include ongoing requirements, such as maintenance of a measuring device or implementation of mitigation, as well as information about how your water use may be administered, such as regulation by a watermaster in a water district.

The license is a PRELIMINARY ORDER issued by the Department pursuant to Rule 730 of the Department's Rules of Procedure (IDAPA 37.01.01.730). It can and will become a final

order without further action by the Department unless a party petitions for reconsideration, files exceptions, or requests a hearing as described in the enclosed information sheet.

Also, please note that water right owners are required to report any change of water right ownership and/or mailing address to the Department within 120 days of the change. Water right forms are available from any office of the Department or on the Department's website at idwr.idaho.gov

If you have any questions concerning the enclosed information, please contact me at 208-287-4925.

Sincerely,

Phill Hummer

Hummer, Phill
Water Rights Section Manager

Enclosure(s)

CERTIFICATE OF SERVICE

I hereby certify that on August 27, 2026, I served a true and correct copy of Water Right License No. 96-15920 by U.S. Mail, postage prepaid, to the following:

WILLIAMS WAY LLC (Current Owner)
5315 N ALLEN PL
SPOKANE WA 99205-5916

MICHELLE ALBRECHT (Current Owner)
25525 E EDDY LN
NEWMAN LAKE WA 99025

JIM NICHOLS (Current Owner)
1319 N LOCUST RD
SPOKANE VLY WA 99206-4079

MACHELLE NICHOLS (Current Owner)
1319 N LOCUST RD
SPOKANE VLY WA 99206-4079

WAYNE FOLDEN (Current Owner)
7806 N MORTON ST # 626
SPOKANE WA 99208

MICHAEL ALBRECHT (Current Owner)
25525 E EDDY LN
NEWMAN LAKE WA 99025

A handwritten signature in cursive script, reading "Petula Lee", written in dark ink. The signature is fluid and elegant, with a long horizontal line extending from the end of the name.

Petula Lee
Technical Records Specialist 1

State of Idaho
Department of Water Resources
Water Right License
Water Right No. 96-15920

Priority: April 24, 2023

Maximum Diversion Rate: 0.04 CFS
Maximum Diversion Volume: 1.2 AF

It is hereby certified that:

WILLIAMS WAY LLC 5315 N ALLEN PL SPOKANE WA 99205-5916
JIM NICHOLS 1319 N LOCUST RD SPOKANE VLY WA 99206-4079
MACHELLE NICHOLS 1319 N LOCUST RD SPOKANE VLY WA 99206-4079
MICHAEL ALBRECHT 25525 E EDDY LN NEWMAN LAKE WA 99025
MICHELLE ALBRECHT 25525 E EDDY LN NEWMAN LAKE WA 99025
WAYNE FOLDEN 7806 N MORTON ST # 626 SPOKANE WA 99208

has complied with the terms and conditions of the permit, issued pursuant to Application for Permit dated April 24, 2023, and has submitted Proof of Beneficial Use on August 29, 2024. An examination confirms water is diverted from:

Source : PEND OREILLE RIVER

Tributary: COLUMBIA RIVER

Beneficial Use
DOMESTIC

Period of Use
01/01 to 12/31

Rate of Diversion
0.04 CFS

Annual Volume
1.2 AF

Location of Point(s) of Diversion

PEND OREILLE RIVER L4(NE $\frac{1}{4}$ SE $\frac{1}{4}$), Sec. 28, Twp 56N, Rge 05W, B.M. BONNER County

Place of Use: DOMESTIC

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
56N	05W	28													X L4				

Conditions of Approval

1. Domestic use is for 1 home.
2. The irrigation occurring under this domestic use shall not exceed 1/2 acre.
3. Place of use is located within Lot 4; Syringa Bay Subdivision.

This license is issued pursuant to the provisions of Idaho Code § 42-219. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed this 21st day of August, 2026.



Hummer, Phill
Water Rights Section Manager

State of Idaho
Department of Water Resources
Attachment to Water Right
96-15920

This map depicts the DOMESTIC place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.

05W



0 0.01 0.02 0.04 Miles

-  Place Of Use Boundary
-  Point of Diversion
-  State Outline
-  Townships
-  PLS Sections
-  Quarter Quarters



EXPLANATORY INFORMATION TO ACCOMPANY A PRELIMINARY ORDER

(To be used in connection with actions when a hearing was **not** held.)

The accompanying document is a "**Preliminary Order**" issued by the Idaho Department of Water Resources ("Department") pursuant to Idaho Code § 67-5243. **This preliminary order can and will become a final order without further action of the Department, unless a party petitions for reconsideration, petitions for review, or requests a hearing as further described below:**

PETITION FOR RECONSIDERATION

(See Idaho Code § 67-5243(3))

Any party may file a petition for reconsideration of this preliminary order with the Department within fourteen (14) days of the service date of this order as shown on the certificate of service. **Note: the petition must be received by the Department within this fourteen (14) day period.** The presiding officer will act on a petition for reconsideration within twenty-one (21) days of its receipt, or the petition will be considered denied by operation of law.

PETITION FOR REVIEW (EXCEPTIONS)

(See Idaho Code § 67-5245)

Within fourteen (14) days after: (a) the service date of this preliminary order, (b) the service date of a denial of a petition for reconsideration of this preliminary order, or (c) the failure within twenty-one (21) days of the presiding officer to act on a petition for reconsideration of this preliminary order, any party may petition the Director in writing to review any part of this preliminary order by filing exceptions, and any supporting brief, with the Department.¹ Any parties opposing the exceptions shall have fourteen (14) days from the service date of the exceptions to file a brief. If the Director determines that oral argument is to be heard, the Director will provide reasonable notice to the parties of the place, date, and hour for the argument.

The Director will issue a final order on exceptions within fifty-six (56) days of receipt of the written briefs or oral argument, whichever is later, unless extended for good cause. The Director may remand the matter for or hold an evidentiary hearing if further factual development of the record is necessary before issuing a final order.

REQUEST FOR HEARING

(See Idaho Code § 42-1701A(3))

Unless a right to a hearing before the Department or the Water Resource Board is otherwise provided by statute, any person aggrieved by any final decision, determination, order or action of the Director of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to Idaho Code § 42-1701A(3). A written petition to the Director contesting the preliminary order and requesting a hearing must be filed with the Department

¹ The Director may decide to review this preliminary order upon his own motion. Should the Director decide to do so, the Director will provide written notice to the parties within the period the parties are allowed to petition the director for review of the preliminary order.

by any aggrieved person **within fifteen (15) days after service of this preliminary order.**

CERTIFICATE OF SERVICE

(See IDAPA 37.01.01.053, 37.01.01.202)

All documents filed with the Department in connection with a petition for reconsideration, petition for review, or a request for hearing of this preliminary order shall be served on all other parties to the proceedings in accordance with Rules of Procedure 53 and 202.