

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
BENEFICIAL USE FIELD REPORT

A. GENERAL INFORMATION

Permit No: 97-7565
Exam Date: 05/27/2025

1. Current Owner:
GRANDVIEW ESTATES LLC 1413 E HAWTHORNE RD SPOKANE WA 99218-3100
2. Accompanied by: Vince Wilson
Phone No: 253-325-3428
Address: 29 Palouse Dr. Nordman ID 83848
Relationship to permit Holder: Representative & Caretaker of development.

3. SOURCE:
GROUND WATER

Method of Determination: ArcMap and DRG Layer.

B. OVERLAP REVIEW

1. Other water rights with the same place of use: YES Overlap

Water Right No.	Source	Purpose of Use	Basis
97-7009	GROUND WATER	DOMESTIC	License – with Notice of Claim recommended status in CFRBA process.
97-7126	PRIEST LAKE	DOMESTIC	License
97-7586	PRIEST LAKE	FIRE PROTECTION	License

Comments:

- Licensed WR 97-7009 uses a separate GW source and system associated with domestic use owned by Murray Acres Homeowners Assn. The License POU overlaps this Permit's domestic POU, but Notice of Claim filed on the license is currently in a Recommended status in the Clark Fork Pend Oreille River Basin Adjudication (CFRBA) process. The Recommended domestic POU is not appurtenant to any part of the Grandview Estates property nor Permit 97-7565's domestic POU. There is no concern for overlap between WRs 97-7009 & 97-7565.
- License 97-7126 was licensed with a large generic 40 ac tract POU which is owned by Robert Benscoter and Grandview Resort. With a priority date of 1978, the domestic system used Priest Lake water source for the resort which was removed prior to development of the current townhouses at the Grandview Estates. There wasn't a Notice of Claim filed on the existing license as required to remain current through the CFRBA process; this is reasonable as the historic resort domestic use changed along with development of a separate water system with different sources. As a result, License 97-7126 shall be disallowed upon basin wide decree from the Idaho District Courts for the CFRBA and there is no concern for overlap as the historic Lake water system has been discontinued and only the Ground Water well source serves domestic water to the dwelling in Grandview Estates.
- Active License 97-7586 is owned by Grandview Estates LLC and is associated with the fire protection system for Grandview Estates Condominiums. The water system uses Priest Lake water source and is a separate system from this Permit's GW well system. Although the POU for 97-7586 overlaps this Permit's domestic POU, there is no concern for overlapping or combined use recommendations between water rights. There is no concern for overlapping between the stand along fire protection system and this Permit's domestic use system.

2. Other water rights with the same point-of-diversion: NO Overlap

C. DIVERSION AND DELIVERY SYSTEM

1. LOCATION OF POINT(S) OF DIVERSION:

GROUND WATER L1 (SE ¼ SE ¼), Sec. 17, Twp 61N, Rge 04W, B.M. BONNER County

Method of Determination: GPS. POD is located at -116°52.6643, 48°37.9355 well ID#333440 or 97-89-N-32-1 (well driller report added to the beneficial use report).

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	
61N	04W	17																X	
61N	04W	17																X L1	

Method of Determination: beneficial use field examination, Bonner County tax parcel map aerial imagery, and ArcMap aerial imagery.

3.

Delivery System Diagram Attached (required). Indicate all major components and distances between components.

X Indicate weir size/pipe as applicable.

Map Attached Showing Location(s) of point(s) of diversion and place(s) of use (required). Scale must be 1:24,000 or greater.

X

X Aerial Photo Attached (required for irrigation of 10+ acres).

X Photo of Diversion and System Attached

4.

Well or Diversion ID No.*	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size
97-89-N-32-1	Franklin Electric	5	Model# 2821139310	Unknown but paired with motor	2-inch discharge orifice on system installed flowmeter

D. FLOW MEASUREMENTS

1.

Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date
NONE						

2. Measurements: I was unable to conduct flow measurements; the system is not set up to pump to waste, and the water system was not actively pumping at time of exam. Direct measurement of the diversion rate is not required for this domestic use in accordance with IDAPA 37.03.02 Beneficial Use Examination Rules based on a Permit authorized diversion rate of less than 0.24 cfs for Domestic use. Well driller reports coupled with pump motor data and Department theoretic pump equations were used to derive system flow capacity.

E. FLOW CALCULATIONS

X Additional Computation Sheets Attached

Measured Method: Theoretic Pump Equation derives a flow rate of 99.5 gpm or 0.22 cfs considering a 5-hp pump installed at depth of 55-ft with system operating pressure of 45 PSI.

- Permit authorized 0.20 cfs which
- Theoretic Pump Equation derived 0.22 cfs flow capacity.
- License recommendation = **0.20 cfs** which is limited to the permit authorized diversion rate, which can't be enlarged toward licensing approval.

F. VOLUME CALCULATIONS

1. Volume Calculations for irrigation: N/A – In-home domestic use only for this ground water system.

2. Volume Calculations for Other Uses: Domestic annual volume =

- In-home use only for 20 townhouse units + 1 caretaker townhouse unit + 2 common area restrooms = 21 units x 0.6 af per unit (common area bathrooms do not account for added volume) = **12.6 af** annually.

G. NARRATIVE/REMARKS/COMMENTS

I performed the beneficial use field exam on 5/27/2205 with the Permit Holder's representative, Vince Wilson, which showed a single ground water (GW) well source being diverted for Domestic (in-home use only) uses at Grandview Estates lakefront townhouses. At the POD, a cased GW well without identification tags was observed with buried pipelines routing to a pump station. The Permit authorized development of two (2) PODs, but only a single POD is service connected, and I didn't observe a second GW well on the property during my exam. I've recommended removal of the second POD from the Permit during licensing review.

From the well, a buried water main routes across a grass common area to the roadway and then NE to the caretakers two story townhouse. The pump station is within the bottom floor of the residence. The diverting works use a submersible pump for which there was no known information on hand, but the pump end is paired with a 5-hp Franklin Electric pump motor. It's reasonable that the pump and motor have the same HP and I've evaluated the water system using the 5-hp designation to calculate a theoretical pump equation which derived a flow rate of 99.5 gpm or 0.22 cfs considering Department rounding standards. I'm only authorized to recommend **0.20 cfs** for licensing purposes as the Permit authorized maximum diversion rate can't be enlarged at time of exam. There is a Hersey Brand flanged velocity-style flow meter installed on the water system prior to distribution but Mr. Wilson wasn't sure if/how the system could be pumped to waste and I was unable to perform flow measurements at time of exam. As I'm limiting the Domestic diversion rate to 0.20 cfs a flow measurement isn't required in accordance with Beneficial Use Field Exam Rules.

The water conveyance system uses 7 large pressure tanks in the delivery of water to 21 townhouse units and 2 common area communal bathrooms. The water main line exits the pump station and routes along the roadway through the development with service laterals branching to each residence. The system is completely developed but at time of exam only 7 of the townhomes have been sold and occupied. Regardless, I'm recommending domestic use for the full 21 residences which have been served water during the development period at some point in construction. The two communal restrooms have been added to the POU during licensing review, but their use doesn't add additional volume to the water system as only residences and their guests are authorized to utilize the facilities; the residents have the option to use their own home or communal restrooms, but the usage doesn't get calculated twice toward my volume recommendation.

During the exam I collected photographs to illustrate the water system diverting works and distribution system which have been added to this report. During licensing review, I used Bonner County tax parcel maps which clearly illustrate each residence along with ArcMap aerial imagery to refine the permitted domestic POU by creating a POU which consists of 21 townhomes and 2 restrooms. I've recommended 21 homes x 0.6 af per home (Department Standard allowance) = **12.6 af** as the maximum diversion volume toward licensing the Permit.

Currently there are three active water systems used at Grandview Estates: GW source domestic (in-home) water system, a Priest Lake source standalone fire protection system, and a Priest Lake source standalone irrigation system. The two surface water systems are discussed on PG1 of this report in evaluation of overlapping water right concerns. I removed condition(s) 26A, 046, and 106 from the Permit during licensing review. Email correspondence received from IDEQ on 6/2/2025 asserts that the water system is currently an active Public Water System (ID1090044), but that the system isn't actively managed as it hasn't crossed the threshold of users to mandate additional requirements. I have revised condition X04 to better describe the domestic use for 20 townhouses, 1 caretaker residence, and common area bathrooms. All other conditions on the Permit shall be carried forward to the license. I've discussed overlapping water right concerns on PG1 of this report; there are no additional overlapping concerns and I don't recommend any combined use requirements toward licensing Permit 97-7565.

Have conditions of permit approval been met? ☒ Yes ☐ No

H. RECOMMENDATIONS

1. Recommended Amounts

<u>Beneficial Use</u>	<u>Period of Use</u>	<u>Rate of Diversion</u>	<u>Annual Volume</u>
DOMESTIC	01/01 to 12/31	0.20 CFS	12.6 AF
<u>Totals:</u>		0.20 CFS	12.6 AF

2. Recommended Amendments

☐ Change P.D. as reflected above ☐ Add P.D. as reflected above ☒ None

☐ Change P.U. as reflected above ☐ Add P.U. as reflected above ☒ None

I. AUTHENTICATION

Luke Bates – Sr. Water Resource Agent

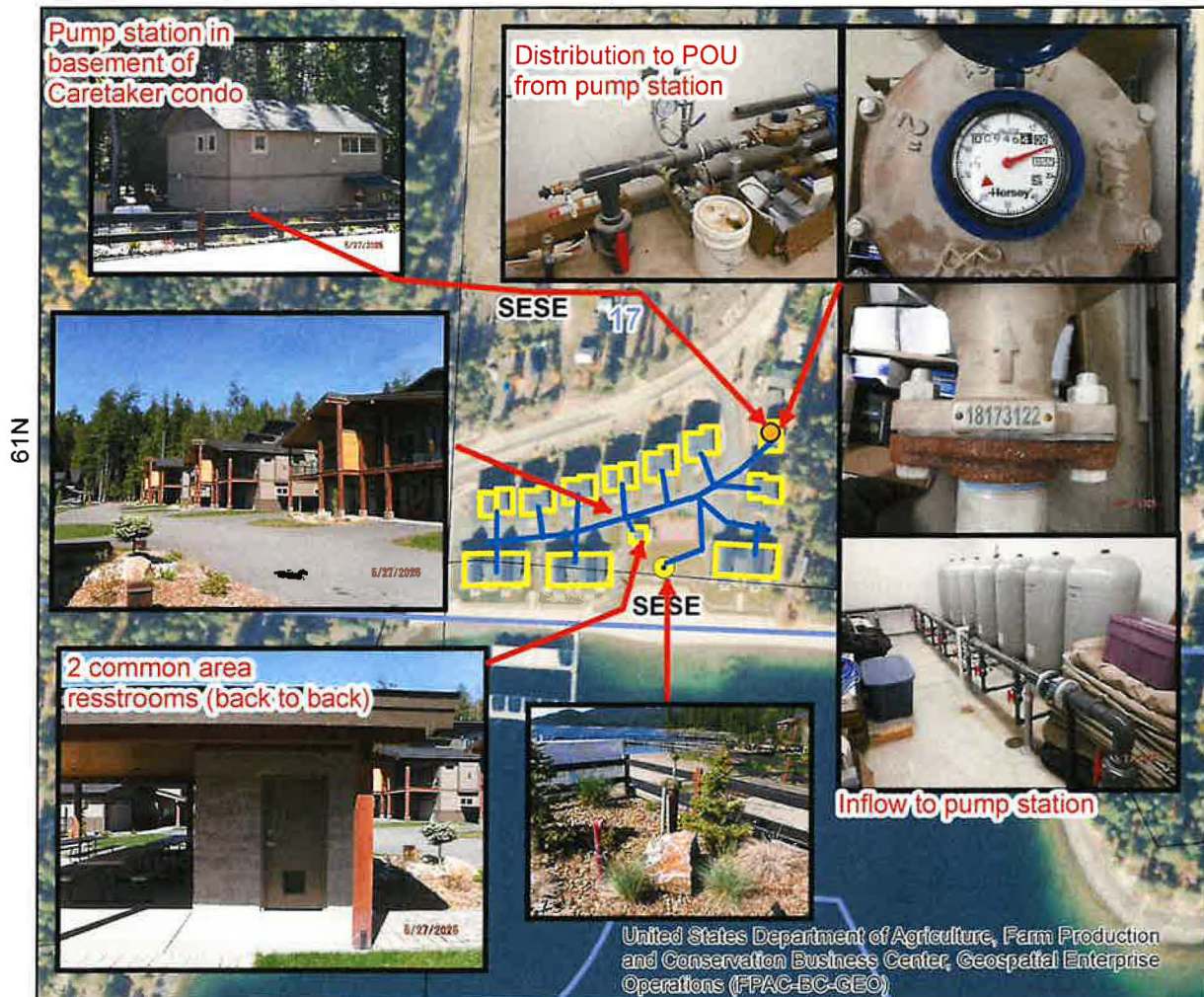
Field Examiner's Name  Date 11/18/2025

Reviewer Michelle Richman Date 9/1/2026

State of Idaho
Department of Water Resources
Attachment to Field Exam
97-7565

This map depicts the DOMESTIC system diagram.

04W



0 0.035 0.07 0.14 Miles

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



Bates, Luke

From: Anna Moody
Sent: Monday, June 2, 2025 2:02 PM
To: Bates, Luke
Cc: Jamie Barton
Subject: RE: Grandview Estates LLC water system PWS status

Good afternoon, Luke.

The PWS is currently active. They have met the DEQ engineering requirements for their source and system improvements.

Last Jamie checked they are not yet required to meet daily operational requirements, because as you indicate they do not have many users. We have tried to get a census annually, and maybe Jamie has up to date information as to their status.

Anna Moody | Drinking Water Compliance Supervisor
Idaho Department of Environmental Quality
Office: (208) 769-1422

From: Bates, Luke <Luke.Bates@idwr.idaho.gov>
Sent: Monday, June 2, 2025 1:04 PM
To: Anna Moody <Anna.Moody@deq.idaho.gov>
Cc: Jamie Barton <JBarton@phd1.idaho.gov>
Subject: Grandview Estates LLC water system PWS status

Anna,

Good afternoon. I'm working on water right licensing reports for Permit 97-7565, for Grandview Estates LLC, that uses a groundwater well source for domestic (in-home) use only for 21 condos, 1 caretaker flat, and 2 bathrooms in a common area located along Priest Lake outside Nordman. Physical address for the caretaker's flat is 29 Palouse Dr, Nordman.

During the Permitting process IDEQ responded by comments on 5/30/2019 that PWS number ID1090044 was inactive.

I believe the older water use related to the PWS was for a lakefront restaurant and some RVs.

I wanted to inquire if this water system was required to be monitored by IDEQ or not. Currently there are very few users on the system and more condos remain unsold. I believe only two parties reside year-round so this system may not be actively monitored.

One of the Permit approval conditions was to comply with any IDEQ water quality monitoring and/or permitting requirements administered by DEQ. I'm using this email to initiate conversation on whether the condition was complied with and/or if it is not applicable.

Thank you,

Bates, Luke

Idaho Department of Water Resources
Water Resource Agent
Northern

(208) 762-2817 Work

Luke.Bates@idwr.idaho.gov

7600 Mineral Drive

Suite 100

Coeur d'Alene, Idaho 83815-7763

THEORETICAL PUMPING EQUATION(S) FOR WR# 97-7565

Theoretical Pumping Equation is required because system did not allow for a proper measurement. Pump is estimated to lift 55 ft, and running at 45 psi.

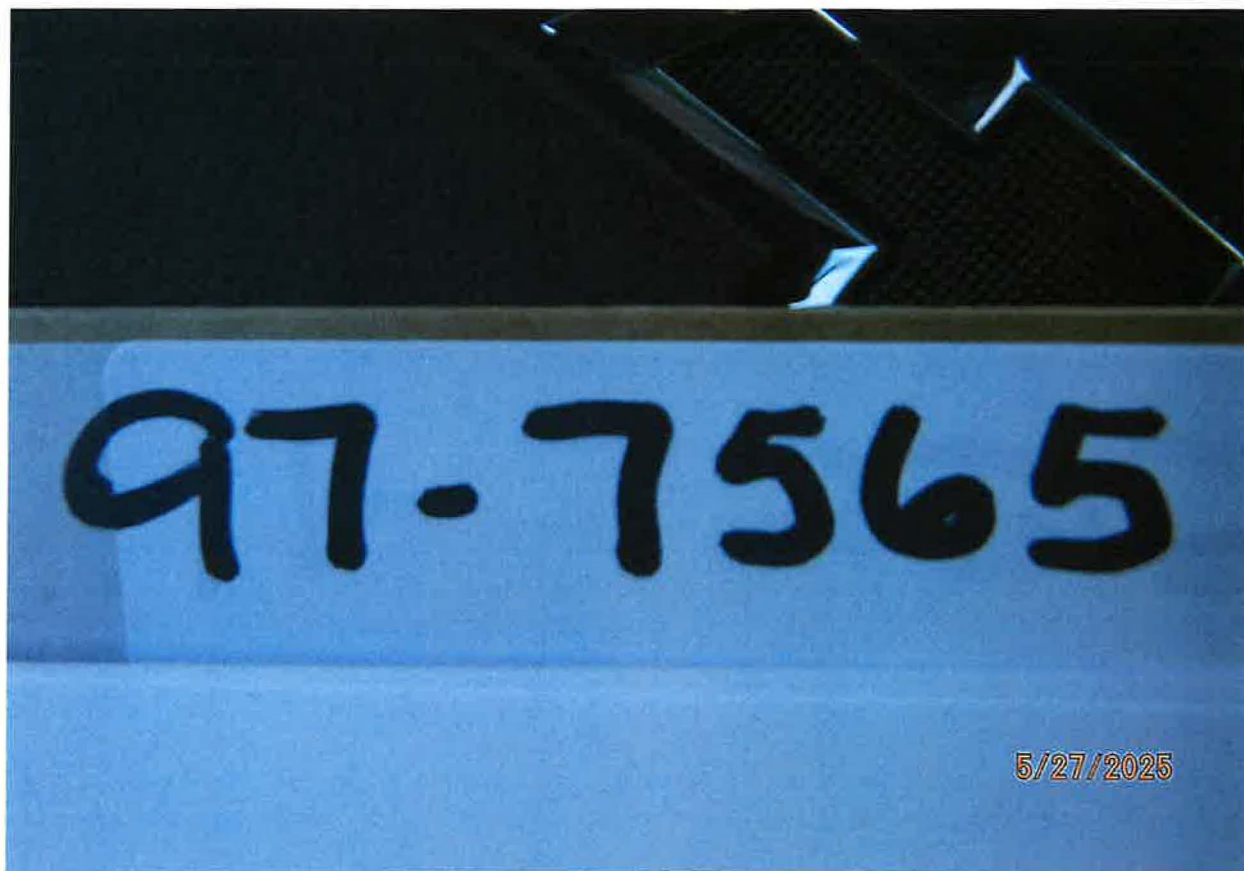
PUMP EQUATION

WATER RIGHT No. 97-7565

97-89-N-32-1	HP	H in feet	Efficiency as a decimal	Pumping lift in feet	System pressure in PSI
Q = $HP \cdot 8.8 \cdot \text{Eff} / H$	5	159.0816	0.8	55	45
Q = 0.222 cfs 99.5 gpm					

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORTUSE TYPEWRITER OR
BALLPOINT PENState law requires that this report be filed with the Director, Department of Water Resources
within 30 days after the completion or abandonment of the well.

1. WELL OWNER Name <u>Robert Benister</u> Address <u>HCO1 Box 48 Newman 2ds 83848</u> Owner's Permit No. <u>97-89-N-32-1</u>	7. WATER LEVEL Static water level <u>13</u> feet below land surface. Flowing? ☐ Yes ☒ No G.P.M. flow _____ Artesian closed-in pressure _____ p.s.i. Controlled by: ☐ Valve ☐ Cap ☐ Plug Temperature <u>49</u> °F. Quality <u>Good</u> Describe artesian or temperature zones below.																																																				
2. NATURE OF WORK ☒ New well ☐ Deepened ☐ Replacement ☐ Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)	8. WELL TEST DATA ☐ Pump ☒ Bailer ☐ Air ☐ Other _____ <table border="1"><thead><tr><th>Discharge G.P.M.</th><th>Pumping Level</th><th>Hours Pumped</th></tr></thead><tbody><tr><td><u>30</u></td><td><u>10' drawdown</u></td><td><u>1 hr.</u></td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	Discharge G.P.M.	Pumping Level	Hours Pumped	<u>30</u>	<u>10' drawdown</u>	<u>1 hr.</u>																																														
Discharge G.P.M.	Pumping Level	Hours Pumped																																																			
<u>30</u>	<u>10' drawdown</u>	<u>1 hr.</u>																																																			
3. PROPOSED USE ☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection ☐ Other _____ (specify type)	9. LITHOLOGIC LOG <table border="1"><thead><tr><th rowspan="2">Bore Diam.</th><th colspan="2">Depth</th><th rowspan="2">Material</th><th colspan="2">Water</th></tr><tr><th>From</th><th>To</th><th>Yes</th><th>No</th></tr></thead><tbody><tr><td><u>8</u></td><td><u>0</u></td><td><u>2</u></td><td><u>gravel</u></td><td> </td><td><u> </u></td></tr><tr><td><u>8</u></td><td><u>2</u></td><td><u>8</u></td><td><u>sand</u></td><td> </td><td><u> </u></td></tr><tr><td><u>8</u></td><td><u>8</u></td><td><u>12</u></td><td><u>gravel</u></td><td> </td><td><u> </u></td></tr><tr><td><u>8</u></td><td><u>12</u></td><td><u>18</u></td><td><u>sand + gravel</u></td><td> </td><td><u> </u></td></tr><tr><td><u>6</u></td><td><u>18</u></td><td><u>32</u></td><td><u>sand + gravel</u></td><td> </td><td><u> </u></td></tr><tr><td> </td><td><u>32</u></td><td><u>50</u></td><td><u>sand + lite gravel</u></td><td> </td><td><u> </u></td></tr><tr><td> </td><td><u>50</u></td><td><u>70</u></td><td><u>sand + gravel</u></td><td> </td><td><u> </u></td></tr></tbody></table>	Bore Diam.	Depth		Material	Water		From	To	Yes	No	<u>8</u>	<u>0</u>	<u>2</u>	<u>gravel</u>		<u> </u>	<u>8</u>	<u>2</u>	<u>8</u>	<u>sand</u>		<u> </u>	<u>8</u>	<u>8</u>	<u>12</u>	<u>gravel</u>		<u> </u>	<u>8</u>	<u>12</u>	<u>18</u>	<u>sand + gravel</u>		<u> </u>	<u>6</u>	<u>18</u>	<u>32</u>	<u>sand + gravel</u>		<u> </u>		<u>32</u>	<u>50</u>	<u>sand + lite gravel</u>		<u> </u>		<u>50</u>	<u>70</u>	<u>sand + gravel</u>		<u> </u>
Bore Diam.	Depth		Material	Water																																																	
	From	To		Yes	No																																																
<u>8</u>	<u>0</u>	<u>2</u>	<u>gravel</u>		<u> </u>																																																
<u>8</u>	<u>2</u>	<u>8</u>	<u>sand</u>		<u> </u>																																																
<u>8</u>	<u>8</u>	<u>12</u>	<u>gravel</u>		<u> </u>																																																
<u>8</u>	<u>12</u>	<u>18</u>	<u>sand + gravel</u>		<u> </u>																																																
<u>6</u>	<u>18</u>	<u>32</u>	<u>sand + gravel</u>		<u> </u>																																																
	<u>32</u>	<u>50</u>	<u>sand + lite gravel</u>		<u> </u>																																																
	<u>50</u>	<u>70</u>	<u>sand + gravel</u>		<u> </u>																																																
4. METHOD DRILLED ☒ Rotary ☒ Air ☐ Hydraulic ☐ Reverse rotary ☒ Cable ☐ Dug ☐ Other _____	10. RECEIVED APR 12 1990 Department of Water Resources 11. RECEIVED APR 06 1990 NORTHWEST REGION IDWR																																																				
5. WELL CONSTRUCTION Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____ <table border="1"><thead><tr><th>Thickness</th><th>Diameter</th><th>From</th><th>To</th></tr></thead><tbody><tr><td><u>1.250</u> inches</td><td><u>6</u> inches</td><td><u>1.6</u> feet</td><td><u>55</u> feet</td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table> Was casing drive shoe used? ☒ Yes ☐ No Was a packer or seal used? ☒ Yes ☐ No Perforated? ☐ Yes ☒ No How perforated? ☐ Factory ☐ Knife ☐ Torch Size of perforation _____ inches by _____ inches <table border="1"><thead><tr><th>Number</th><th>From</th><th>To</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table> Well screen installed? ☒ Yes ☐ No Manufacturer's name <u>Hamless</u> Type <u>Hamless</u> Model No. _____ Diameter <u>6</u> Slot size <u>25</u> Set from <u>55</u> feet to <u>65</u> feet Diameter _____ Slot size _____ Set from _____ feet to _____ feet Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____ Placed from _____ feet to _____ feet Surface seal depth <u>18</u> Material used in seal: ☐ Cement grout ☒ Bentonite ☒ Puddling clay ☐ _____ Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☐ Overbore to seal depth Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld _____ ☐ Cemented between strata Describe access port _____	Thickness	Diameter	From	To	<u>1.250</u> inches	<u>6</u> inches	<u>1.6</u> feet	<u>55</u> feet													Number	From	To										10. Work started <u>2-26</u> finished <u>2-28-90</u>																				
Thickness	Diameter	From	To																																																		
<u>1.250</u> inches	<u>6</u> inches	<u>1.6</u> feet	<u>55</u> feet																																																		
Number	From	To																																																			
6. LOCATION OF WELL Sketch map location must agree with written location. <table border="1"><tr><td>N</td><td></td><td></td><td></td><td></td></tr><tr><td>W</td><td></td><td></td><td></td><td>E</td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table> Subdivision Name _____ Lot No. _____ Block No. _____ County <u>Bonne</u> <u>SE 1/4 SE 1/4 Sec. 17, T. 61 N, R. 4 E</u>	N					W				E																11. DRILLERS CERTIFICATION I/We certify that all minimum well construction standards were complied with at the time the rig was removed. <u>Interventive</u> Firm Name <u>Drilling</u> Firm No. <u>252</u> <u>Rt-1 Box 312</u> Address <u>Pratt River Idaho</u> Date <u>3-24-90</u> Signed by (Firm Official) <u>Thomas B. Anger</u> and (Operator) <u>Same</u>																											
N																																																					
W				E																																																	



BENEFICIAL USE FIELD EXAM DATE 5/27/2025



POD – 6-INCH CASED WELL 97-89-N-32-1



PUMP STATION LOCATED WITHIN THE GRANDVIEW CONDOMINIUMS COMMON AREA CARETAKER RESIDENCE (LOWER LEVEL BACK OF SHOP)



CONVEYANCE SYSTEM – INTAKE PIPE WITH RED MANUAL VALVE HANDLE ENTERS PUMP STATION ROUTING THROUGH A FLOW METER PRIOR TO DISTRIBUTION



DIVERTING WORKS – 5 HP FRANKLINE ELECTRIC PUMP MOTOR

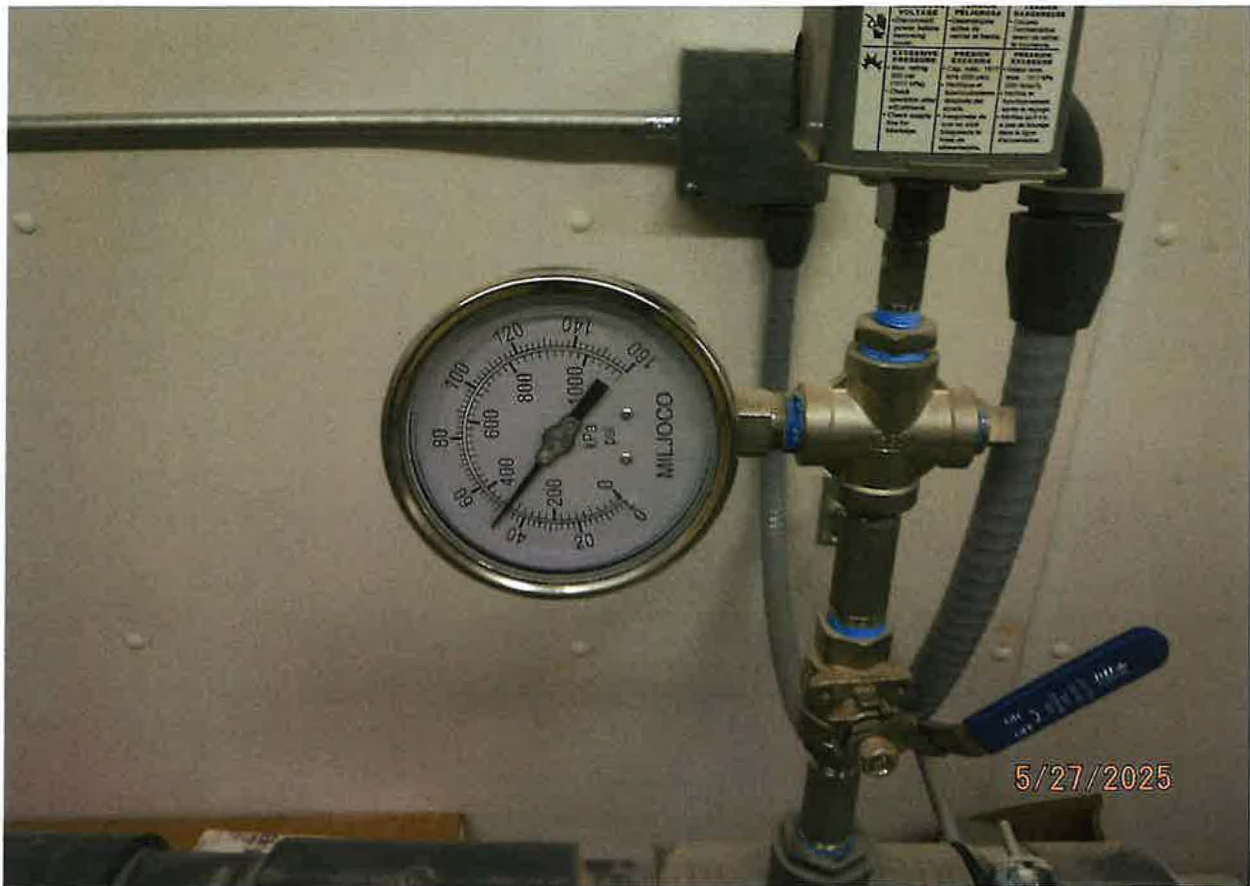


FRANKLIN ELECTRIC PUMP MOTOR MODEL # 28211239310



HERSEY FLANGE MOUNTED VELOCITY STYLE FLOWMETER; S/N 18173122; 2-INCH DISCHARGE ORIFICE





45-50 PSI STATIC OPERATING PRESSURE ON SYSTEM AT TIME OF EXAM



CONVEYANCE SYSTEM – 2-INCH PIPELINE INFLUENCED BY 7 PRESSURE TANKES
PRIOR TO EXITING PUMP STATION FOR DISTRIBUTION TO DOMESTIC USES



DOMESTIC POU – 2EA COMMUNITY RESTROOMS; LOCATED IN COMMON AREA
NEXT TO TENNIS/BASKET BALL COURT & BBQ PAD



DOMESTIC POU – 20 TOWNHOUSE STYLE CONDOMINIUMS; DOMESTIC IN-HOME
USE ONLY (SEPARATE LAKE IRRIGATION SYSTEM)



WATER CONVEYANCE SYSTEM – MAIN WATER SERVICE PIPELINE ROUTES DOWN
PAVED DRIVE WITH LATERAL STUB SERVICE LINES TO EACH RESIDENCE (21
TOTAL + 2 RESTROOMS)



DOMESTIC POU



DOMESTIC POU – CARETAKER RESIDENCE (UPSTAIRS) / SHOP & PUMP STATION
(DOWNSTAIRS)



GRANDVIEW ESTATES HOA WATER SYSTEM