

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
BENEFICIAL USE FIELD REPORT

A. GENERAL INFORMATION

Permit No: 97-9746
Exam Date: 05/06/2025

1. Current Owner:
GOSLING POINT HOA INC 60 CATTAIL LN PRIEST RIVER ID 83856-0076
2. Accompanied by: Kevin Wood
Phone No: 509-991-2273
Address: Same as above
Relationship to permit Holder: HOA President

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
97-7395	Ground Water	Domestic, Irrigation	License – recommended status in CFPRBA

Comments: Licensed Right 97-7395 is currently in an Active Recommended Claim status in the ongoing Clark Fork Pend Oreille River Basin Adjudication (CFPRBA) process. 97-7395's recommended Domestic POU does not overlap Permit 97-9746 but the irrigation POU for 97-7395 does overlap this Permit. Permit 97-9746 was filed for the four lots in-home domestic use that wasn't recommended in the CFPRBA process. Aerial review of overlapping POU shapes between license POU(s) gets convoluted but review of the adjudication recommendation POU clears up overlap concerns. Due to the active Permit 97-9746 accounting for in-home domestic use only, there is no concern for overlap between domestic use between water rights and the historic irrigation authorized by 97-7395 is not evaluated as overlap between water rights.

Multiple parcels within the subdivision hold WRs for irrigation from the Pend Oreille River with POUs that may be illustrated to overlap this Permit's POU, but due to the in-home only domestic use authorized by 97-9746 there is no concern for overlap between water right(s).

2. Other water rights with the same point-of-diversion: YES Overlap

Water Right No.	Source	Purpose of Use	Basis
97-7395	Ground Water	Domestic, Irrigation	License – recommended status in CFPRBA

Comments: as described above, 97-7395 & this Permit share the same GW POD; I've recommended license approval for 97-9746 with addition of conditions of approval F06 – shared POD between water rights and X35 – combined use between 97-7395 & 97-9746; both rights when combined are limited to a total diversion rate of 0.04 cfs. I've added accounting of overlap by diversion rate in AdHoc under 97-9746.

C. DIVERSION AND DELIVERY SYSTEM**1. LOCATION OF POINT(S) OF DIVERSION:**

GROUND WATER L7 (SW¼ NE¼), Sec. 32, Twp 56N, Rge 04W, B.M. BONNER County

Method of Determination: GPS located GW well at -116°51.5139, 48°9.7151; well 97-98-N-6 (well driller report attached to Beneficial Use Report). D-Tag D0003791 affixed to casing.

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	04W	32			X L7														

Method of Determination: Beneficial Use field exam, ArcMap aerial imagery, and Bonner County tax parcel map aerial imagery.

3.

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

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

☒ 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
D0003791	Unknown	1.5	Unknown	Unknown	Unknown

D. FLOW MEASUREMENTS

1.

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

2 Measurements: I was unable to perform flow measurements due to inadequate pipe requirements. I evaluated theoretical pump equations which derived a diversion rate of 0.04 cfs based on a 1.5 hp well pump as asserted by the Permit Holder being installed down-hole in the cased well.

E. FLOW CALCULATIONS

☒ Additional Computation Sheets Attached

Measured Method: Theoretic Pump Equation calculated using a 1.5 hp pump hung at depth of 155 ft (17 ft off floor of well) and operating at 45 PSI system pressure = 0.04 cfs considering Department Rounding standards.

- Permit authorized diversion rate of 0.08 cfs based on Department standard Domestic rate for three homes.
- License recommendation – I've recommended **0.04 cfs** based on theoretical pump equation derived flow rates. Prior Water Right 97-7395 is recommended with a maximum diversion rate of 0.03 cfs

F. VOLUME CALCULATIONS

1. Volume Calculations for irrigation: N/A – Domestic use is designated as in-home use only.
2. Volume Calculations for Other Uses: Domestic in-home use for 1 home and 2 RVs = 0.6 af x 3 = **1.8 af**.

G. NARRATIVE/REMARKS/COMMENTS

I conducted the beneficial use field examination on 5/6/2025 with the Permit Holder's representative, Kevin Wood – Gosling Point HOA President, which showed a ground water well diverting water for the Landings Subdivision. The community well, Tag D0003791 is located within Lot 4 of the subdivision along the border to Lot 5. The well has been GPS located and has a 1.5 hp down hole submersible pump estimated to be hung at a depth of 155 ft. I was unable to conduct flow measurements as diverted water is conveyed via buried main water line to a community 2,500-gal storage reservoir located in Lot 6 of the subdivision.

I evaluated the diversion rate using the Department's Theoretical Pump Equation, which derived a flow rate of 18.3 gpm or 0.04 cfs considering Department rounding standards. The Statement of Completion form indicated a 1 hp well pump with 2-inch discharge, but I determined the 1-hp pump is from the storage reservoir and a slightly larger 1.5 hp is associated with the POD. The Permit Holder's have submitted a Notice of Claim No. 96-7395 based on their historic license which uses the same diverting well; I've assigned conditions of approval discussed on PG1 of this report to mitigate overlapping water right(s) based on the diversion rate, which when combined shall not exceed the **0.04 cfs** being recommended for licensing this Permit.

I walked the Domestic POU during the field exam and used field maps to sketch each parcel's POU. The POU consists of three lots which were not accounted for their domestic (in-home) water usage under prior right 97-7395. The Right Holder was notified by Department Adjudication staff that the three parcels associated with this Permit didn't meet statutory date requirements to qualify as a notice of claim in the ongoing CFPRBA process, which necessitated this Permit's filing. Replat of Lots 2 & 3 of the subdivision, parcel RP0275500002A0A, has a home constructed and is served in-home domestic water use from the community well.

Lot 4, parcel RP02755000040A, had a recreation vehicle (RV) in use during the development period but was temporarily removed at time of exam to facilitate construction to update the RV pad. The construction activity was nearly finished at time of exam, and a dedicated water & sewer connection is present. Bonner County tax parcel map, year 2023, clearly illustrates the RV present along with a dry storage metal roofed structure; I included imagery in my photograph pack as part of this report. I recommend credit for the domestic in-home use of the RV during the development period of the Permit based on service connections present and historic water use from the ground water well.

Lot 6, parcel RP02755000060A, is currently developed as a recreation property that has seasonal RV use (snowbirds) which were not present in early May during the exam. Mr. Wood asserted the parcel owners typically didn't arrive until early June each year and stayed until late in the season. During the exam I observed dedicated water line for RV use on Lot 6, and Bonner County tax parcel map imagery illustrates that in 2023 an RV was present on the parcel. I've recommended in-home use based on the current parcel owner's RV usage, which may transition to a more permanent home in the future.

The total domestic annual volume is recommended for three homes, or 1 home and 2 full time livable RVs, which equals 3 dwellings x 0.6 af = **1.8 af**. Prior Right 97-7395 authorizes some irrigation from the ground water well which overlaps the domestic use under this permit, but there is no overlap in domestic use between 97-7395 & this Permit 97-9746. Mr. Wood asserts the parcel owners have begun shifting to surface water to further protect their ground water well system for domestic in-home use.

During licensing review, I removed condition 046 based on compliance by the Permit Holder. I replaced condition X04 with WB5 which clearly annotates domestic use does not include lawn, garden, landscape, or other types of irrigation. I revised condition X60 due to Lot 2 of the subdivision being replatted to be legally described as Replat of Lots 2 & 3 The Landings Lot 2A. I've added condition F06 to describe shared well used between Rights 97-7395 and 97-9746. I've added condition X35 as described on PG1 of this report to describe combined use limits on diversion rate between 97-7395 and 97-9746. I've added diversion rate overlap in AdHoc between the two Rights totaling 0.04 cfs. All other conditions on the Permit shall be carried forward to the License. Aside from the overlap between 97-7395 and 97-9746 there are no additional concerns toward licensing Permit 97-9746.

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

H. RECOMMENDATIONS

1. Recommended Amounts

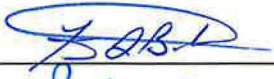
<u>Beneficial Use</u>	<u>Period of Use</u>	<u>Rate of Diversion</u>	<u>Annual Volume</u>
DOMESTIC	01/01 to 12/31	0.04 CFS	1.8 AF
<u>Totals:</u>		0.04 CFS	1.8 AF

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 12/29/2025
 Reviewer Michelle Richman Date 9/1/2026

State of Idaho
Department of Water Resources
Attachment to Field Exam
97-9746

This map depicts the DOMESTIC system diagram.



0 0.02 0.04 0.08 Miles

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



97-7395 & 97-9746 Shared GW Well for Domestic Use



Legend

-  97-7395 Recommended Domestic POU
-  97-9746 Domestic POU
-  Township/Range
-  Sections
-  QQ

0 0.01 0.02 0.04 Miles



**NOTE: Aerial imagery for illustrative purpose only.
Imagery may be shifted compared to survey plat map.**

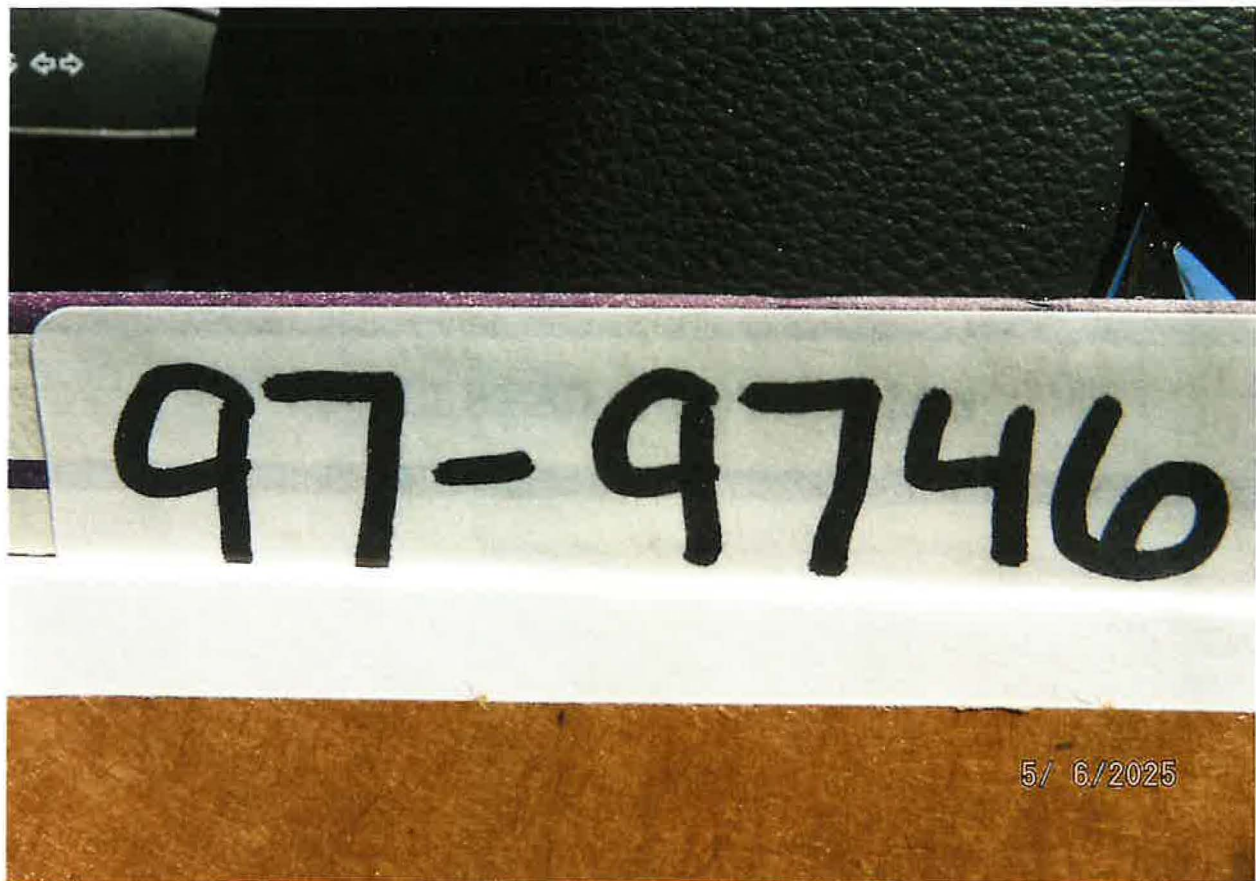
THEORETICAL PUMPING EQUATION(S) FOR WR# 97-9746

Theoretical Pumping Equation is required because system did not allow for a proper measurement. Pump is estimated to lift 155 ft, and running at 45 psi.

PUMP EQUATION

WATER RIGHT No. 97-9746

	HP	H in feet	Efficiency as a decimal	Pumping lift in feet	System pressure in PSI
Q = $HP * 8.8 * Eff / H$	1.5	259.0816	0.8	155	45
Q = 0.041 cfs 18.3 gpm					



BENEFICIAL USE FIELD EXAM DATE 5/6/2025



POD – CASED GROUND WATER WELL WITH 1.5 HP PUMP INSTALLED



POD – GROUND WATER WELL D-TAG D0003791



WELL PUMP MOTOR RELAY CONTROL PANEL – NON-DESCRIPT NO LABELING ON PANEL



WATER CONVEYANCE SYSTEM – INCORPORATES A 2,500-GAL STORAGE RESERVOIR WITH 1-HP DISTRIBUTION PUMP FROM TANK



DOMESTIC POU – REPLAT OF LOTS 2 & 3 THE LANDINGS LOT 2A; LANDINGS SUBDIVISION



DOMESTIC POU – LOT 4; LANDINGS SUBDIVISION
DEDICATED POWER / WATER / SEWER CONNECTION FOR RV USE
PAD CURRENTLY BEING UPDATED FOR ROCK AND LANDSCAPING



Aerial imagery retrieved from Bonner County Tax Parcel Map at
<https://cloudgisapps.bonnercountyid.gov/public/> on 5/8/2025 – L.Bates
2023 aerial imagery demonstrates 5th wheel RV in place on Lot 4 with small structure both used
for Domestic purposes



DOMESTIC POU – FROST-FREE HYDRANT AND HOSE ROUTED DOWN TO RV PAD
FOR LOT 6; LANDINGS SUBDIVISION



DEDICATED POWER AND WATER CONNECTION FOR LOT 6.



Aerial imagery retrieved from Bonner County Tax Parcel Map at <https://cloudgisapps.bonnercountyid.gov/public/> on 5/8/2025 – L.Bates
2023 aerial imagery demonstrates RV in place on Lot 6 used for Domestic purposes