

12/17/2020

To: Idaho Public Utilities Commission
Case ID: SWS-W-20-02

We are Lora and Ryan Cooper. Our concern is connected to Case ID: SWS-W-20-02. In October 2020 we purchased 430 Hanaford Rd (BLK 24, Lot 2) in Stoneridge - Blanchard, Idaho. Our intent is to build a primary residence on the property in approximately 3-5 years. We filled out the required application, and our lot has been assessed and approved for water hook up per Stoneridge Utilities Co. After the approval was complete we tried to pay the \$1,200.00 water connection fee, we were then informed that we would be required to produce a building permit. Tariff 9.3 reads "Fees and applications must be accompanied by **an approved building location** or a building permit issued by Bonner County." On Thursday 12/10/2020 we provided the Residential Plat map for our property to Stoneridge Utilities Co. as proof of an approved building location. It states on the Plat Map that "**Potable water will be provided in the street adjacent to each lot prior to the sale of any lot. A reasonable user's fee will be charged.**" I have requested a response from Stoneridge Utilities Co. regarding our submission of the Plat map as proof of an approved building location, and as of this date we have not received any response except that our request was received. At no time prior to purchasing our land were we informed that we would be required to produce a building permit in order to access water. Stoneridge is a residential resort community. The intention of the design of the community is to provide lots appropriate for homebuilding sites. The lots are advertised, and sold as Home sites. Stoneridge Utilities Co. has made a request to increase the cost of water connection from \$1,200.00 to \$9,735.00 - more than 8 times the current cost. By blocking our water connection they will force us to pay this higher fee if their request is granted. Further, requiring a building permit has not been consistently enforced, and while visiting Stoneridge we noticed a number of undeveloped lots that already had water access.

First - I believe that **an approved building location** indicates that a plotted and platted development has been approved. We provided the Plat map to Stoneridge Utilities Co. (12/10/2020)

Second - Raising the connection fee from \$1,200 to \$9,735.00 is not "**a reasonable user's fee.**"

Third - We are requesting that the sentence requiring a building permit be removed from Tariff 9.3. It is confusing and not necessary. Requiring a building permit is contradictory to the statement on the plat map "**Potable water will be provided in the street adjacent to each lot prior to the sale of any lot.**" Also, it is my opinion that denying water access is discriminatory to the land owners that may not be ready to build a home, or to those who are not planning on building a home.

Thank you for your consideration in this matter.
Sincerely,
Lora and Ryan Cooper

Contact Information

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AMENDED LAKE SANS SOUCI - UNIT TWO



