



# Harmony Park East Subdivision

*Area 57, Book 4*

*Proposed Determination*

*Public Meeting*

*September 16<sup>th</sup>, 2015*

**Utah Division of Water Rights**

**Blake W. Bingham, P.E.**

**Adjudication Program Manager**

[www.waterrights.utah.gov](http://www.waterrights.utah.gov)

# ***Agenda***

- Adjudication Overview
- Proposed Determination Process
- Significant Issues and Anticipated Timeline
- Questions



# ***What is a Water Right?***

A **water right** is a right to divert (remove from its natural source) and beneficially use water. The defining elements of a typical water right will include:

- A defined ***nature of beneficial use***
- A ***priority date***
- A defined ***quantity*** of water allowed for diversion by flow rate (cfs) and/or by volume (acre-feet)
- A specified ***point of diversion*** and source of water
- A specified ***place of beneficial use***

***A water right MAY be evidenced by...***

- Wells located on your property
- Irrigation ditches or head-gates located on your property

***A water right is NOT...***

- A share in an irrigation company
- A connection to a public water supplier (i.e., water that is provided by a municipality)



# ***Historical Context – The Pioneer Era***

**July 23, 1847:** Advance party of the ***Mormon pioneers*** entered the Salt Lake Valley and began breaking-up the ground to prepare the land for crops. ***Water from City Creek Canyon*** was diverted to moisten the soil for plowing and later used for irrigation.

**September 30, 1848:** ***Brigham Young*** declares, “There shall be **no private ownership** of the streams that come out of the canyons... **These belong to the people: all the people.**”

**1847 – 1850:** The pioneer settlement went from being part of ***Mexico*** to the ***State of Deseret*** to the ***Territory of Utah***; however, government remained Church-centric.

- Diversions of water from streams were generally on a ***community basis*** to meet the immediate needs of the settlers.
- The ***doctrine of priority*** evolved from Church leaders’ recognition of groups who first put the water to beneficial use as well as later beneficiaries (primary and secondary rights).
- ***Conflicts were settled through ecclesiastical channels***; Bishop’s Courts for local wards provided a judicial process with Stake High Councils serving as appellate courts.



# ***Historical Context - Territorial Era***

**1852:** The first Territorial Legislative Assembly passed an act authorizing the **County Court** control of “*all timber, water privileges, or any water course or creek.*” **Salt Lake County** was the only one to assume these duties... other counties streams were diverted without public restriction.

**1877:** The **Desert Land Act** was passed to promote homesteading of arid and semiarid public land. The Act also **severed the title** of the water from the public land and **delegated authority** to the respective **state or territory** with regard to how water was appropriated.

**1880:** Due to **failure to enforce** the 1852 act, the legislature passed an act that replaced the County Court’s authority with **County Selectmen** as the ex-officio water commissioners. Allowed recognition, determination, and recording... but not appropriation. Once again, this was only enforced in a few counties and the certificates were generally considered worthless.

- **Confusion** over existing water rights continued in spite of the efforts of the Utah Territorial Legislature.
- The **Church continued to administer and decree water rights** in some areas (e.g. 1879 High Council Decision to divide the waters of the Spanish Fork River among various canal companies).





# Historical Context - Statehood and Beyond

**1896:** Utah gains Statehood. Due to **fears of possible confiscation** of existing water rights by the State under a comprehensive water code, the adopted constitution only had **one sentence** regarding water law:

*"All existing rights to the use of any of the waters in this State for any useful or beneficial purpose, are hereby recognized and confirmed."*

*- Constitution of the State of Utah, Article XVII*

**1897:** **Office of the State Engineer** created and tasked with conducting **hydrographic surveys** and measuring stream sources. **Appropriations** were made by posting notice at the **source**, the nearest **post office**, and the **county recorder**... largely ignored.

**1902:** **United States Reclamation Service** (i.e. The Bureau of Reclamation) established to "reclaim" arid lands in the Western United States. To secure Federal funding for **Reclamation projects**, **states were encouraged to adopt statutes** which provided certainty regarding existing water rights and future appropriations.

**1903:** State legislature enacted the first comprehensive **water law** which provided for appropriating surface rights, **recording of all existing water rights**, and the **adjudicating of rights** by the Court. However, the **Legislature failed to provide funding** to the local Courts.

**1919:** The legislature provided the "machinery" to adjudicate water rights on a given stream by directing the **State Engineer** to develop a "**proposed determination**" of water rights for the Court to consider.

**1935:** The legislature required all **groundwater** to be appropriated through the State Engineer's office similar to surface water.

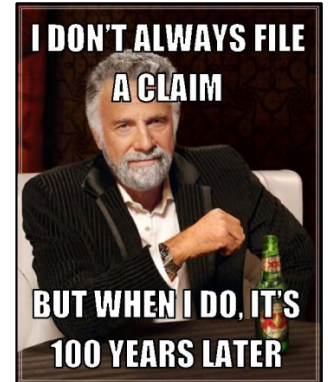


**Willard Young**  
State Engineer



# *The Historical Case for Adjudication*

- Prior to the enactment of the comprehensive Utah Water Law in 1903, rights to the use of water typically fell into a combination of five categories:
  1. Rights decreed by ***ecclesiastical leaders***.
  2. Claims ***filed for record*** at the county.
  3. Rights ***decreed by a court*** (typically involving limited parties).
  4. Contracts or ***agreements*** among limited parties.
  5. Claims ***never manifested in any record***, but evidenced by pre-statutory use.



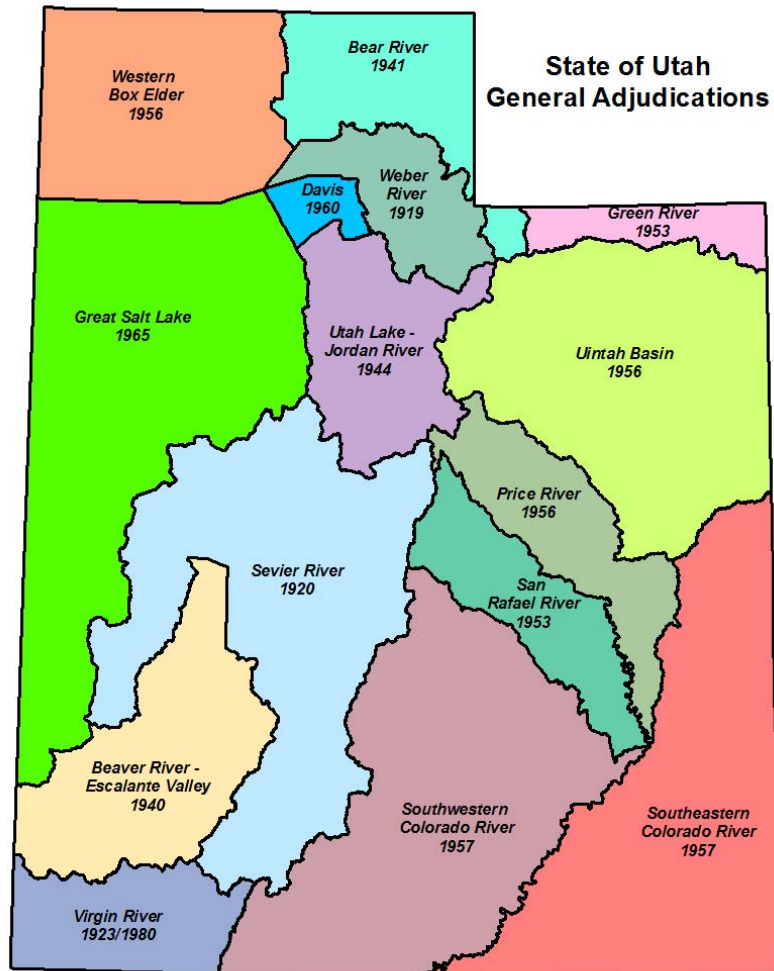
- Consequently, the lack of a definitive water law created a number of issues:
  1. There was typically ***no public record*** of existing water rights.
  2. Since there was no record, ***over appropriation*** of streams was common.
  3. Often, rights ***weren't defined*** until they came into ***controversy*** and had to be settled by ecclesiastical or court decree.
- In his biennial report for 1901-02, the State Engineer made the following observation:

*"The definition of existing rights appears to be of **first importance**. This is not only necessary to **pacify present contention**, but to **prevent future conflicts** and **encourage further progress**. There can be no safe basis for future work before existing rights are known and made of public record."*

**– A.F. Doremus, Utah State Engineer**



# What is a General Stream Adjudication?



## What it *IS*...

- Action in State District Court
- Binds water users and the State Engineer (Division of Water Rights)
- Governed by Utah State Code: Title 73, Chapter 4.
- The first General Stream Adjudications took place in the 1920s – Sevier, Weber and the Virgin River basins.

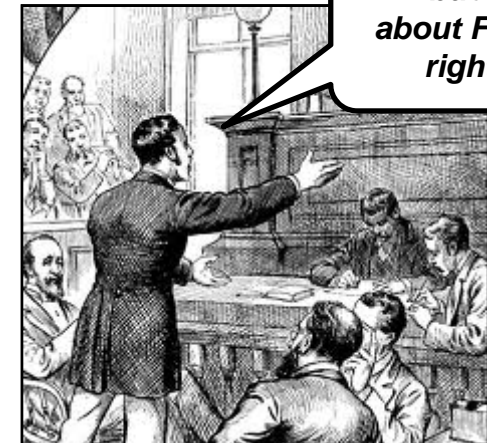
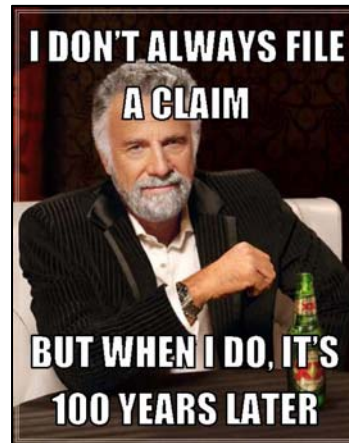




# Why Do We Conduct General Adjudications?

1. Bring all claims on to the permanent record:

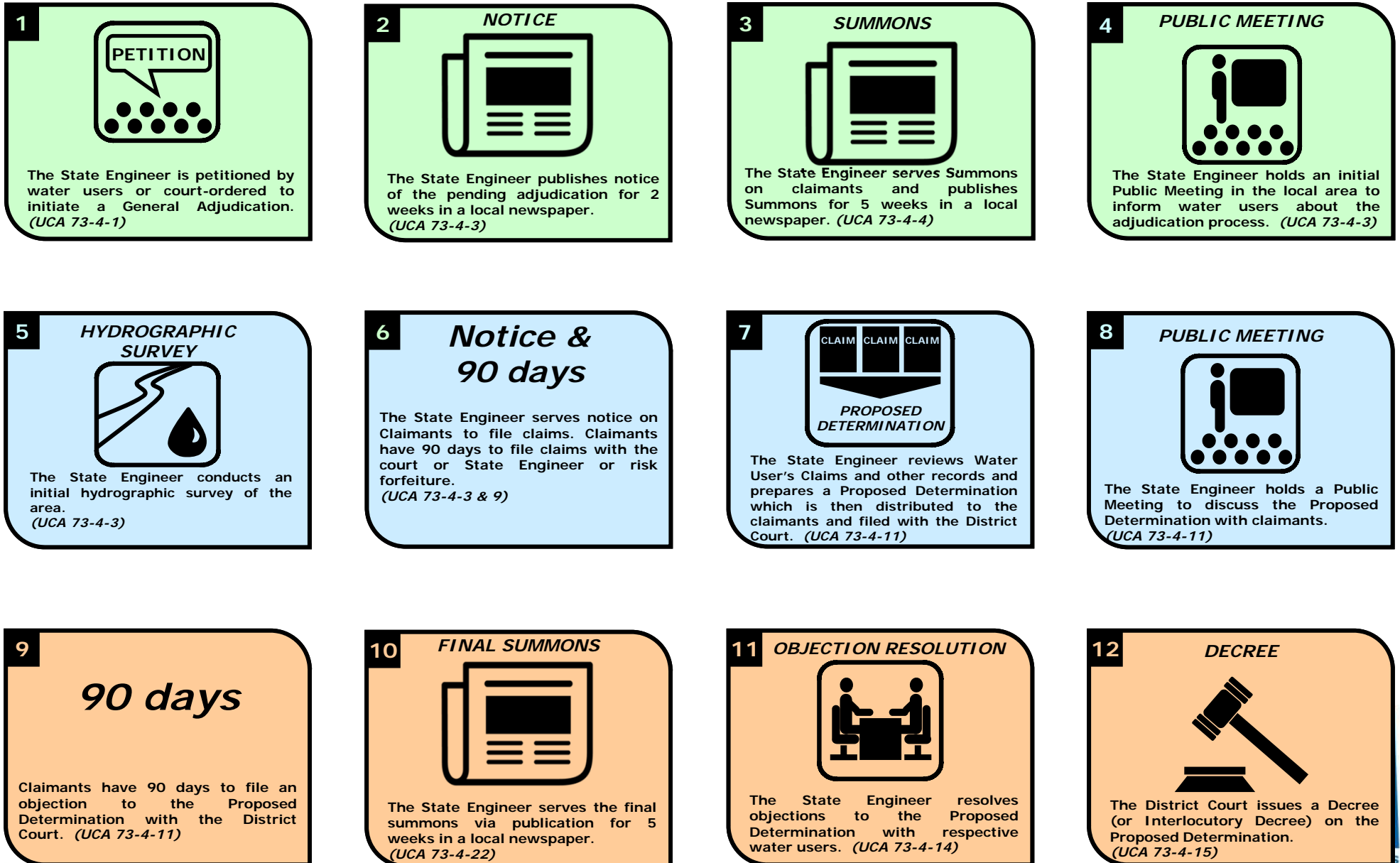
- Pre-Statutory Claims
  - *Diligence Claims (1903)*
  - *Underground Water Claims (1935)*
- Federal Reserve Rights
  - *Winter's Doctrine (1908)*
  - *McCarran Amendment (1952)*



2. To prevent a "multiplicity of suits" and bring clarity to the water rights picture.
3. Remove/reduce rights which have been wholly or partially forfeited through non-use.
4. To obtain final comprehensive decrees on all water rights within the respective drainage.



# Adjudication Process



# Filing your Water User's Claim

## Notice to Submit Claims

1



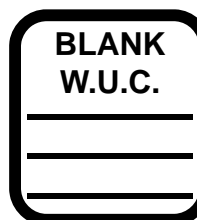
**Mailed**  
to water right  
owners and  
property owners



**Published**  
in a local  
newspaper

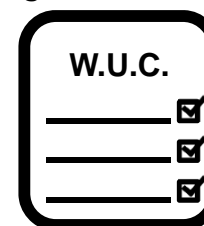
## Water User's Claim Forms

2



**Property  
Owners**  
A blank water  
user's claim will  
be mailed to  
property owners

**Water Right  
Owners**  
A pre-filled water  
user's claim  
mailed to water  
right owners



## Filing Your Water User's Claim

3



**District Court  
or  
State Engineer**

Claimants will have **90 days** to complete/review and file their water user's claims with the **District Court** or **State Engineer**. Claims not filed within 90 days may risk being forfeited.

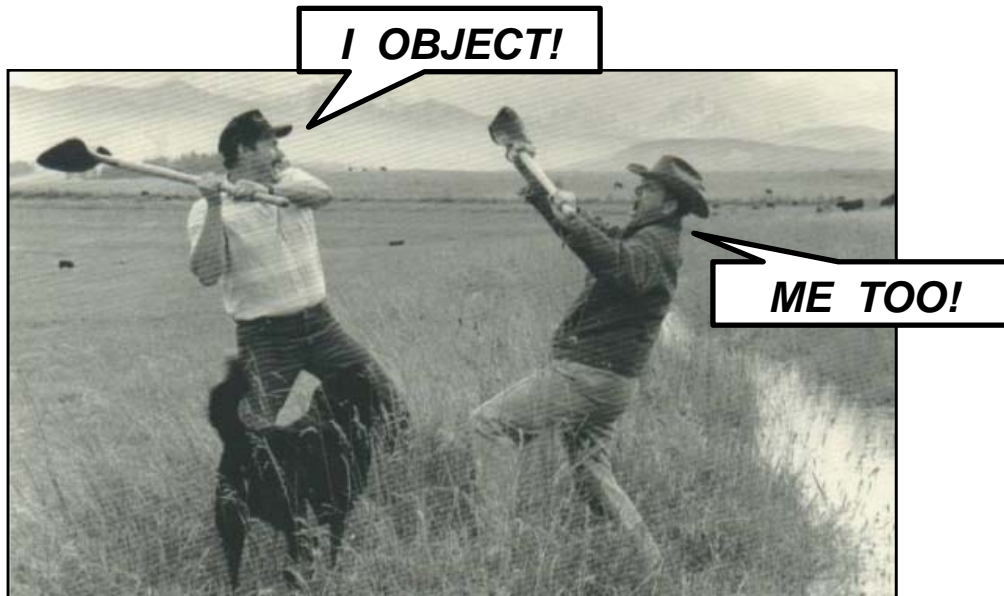
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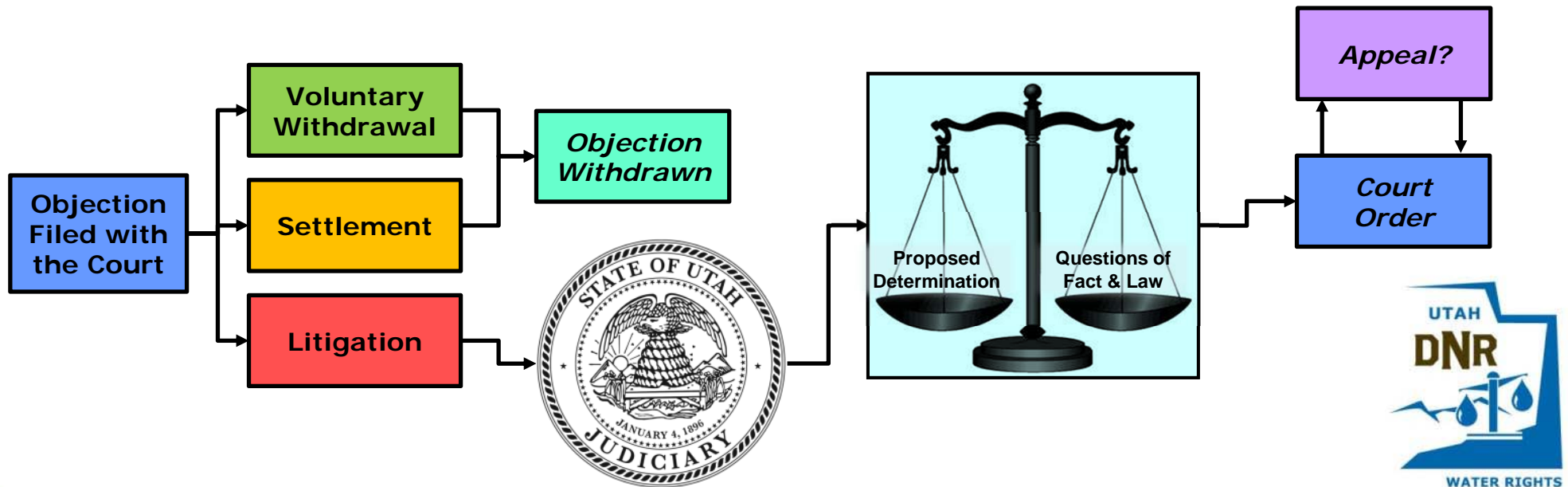
Water user's claims that are filed are **investigated** and **mapped** by the State Engineer. This investigation forms the basis of the State Engineer's recommendation to the District Court.



# Objections



- Objections must be filed with the court within 90-days.
- Filed with the clerk of the respective District Court.
- Court may be petitioned to allow a late objection.



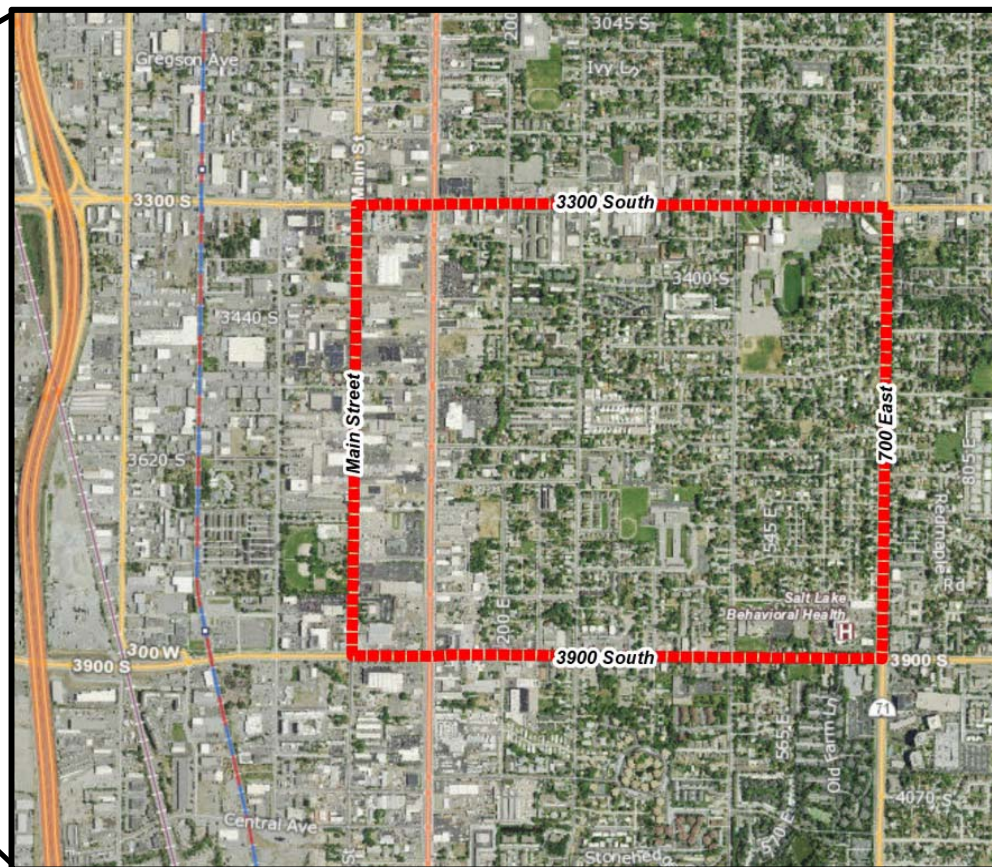
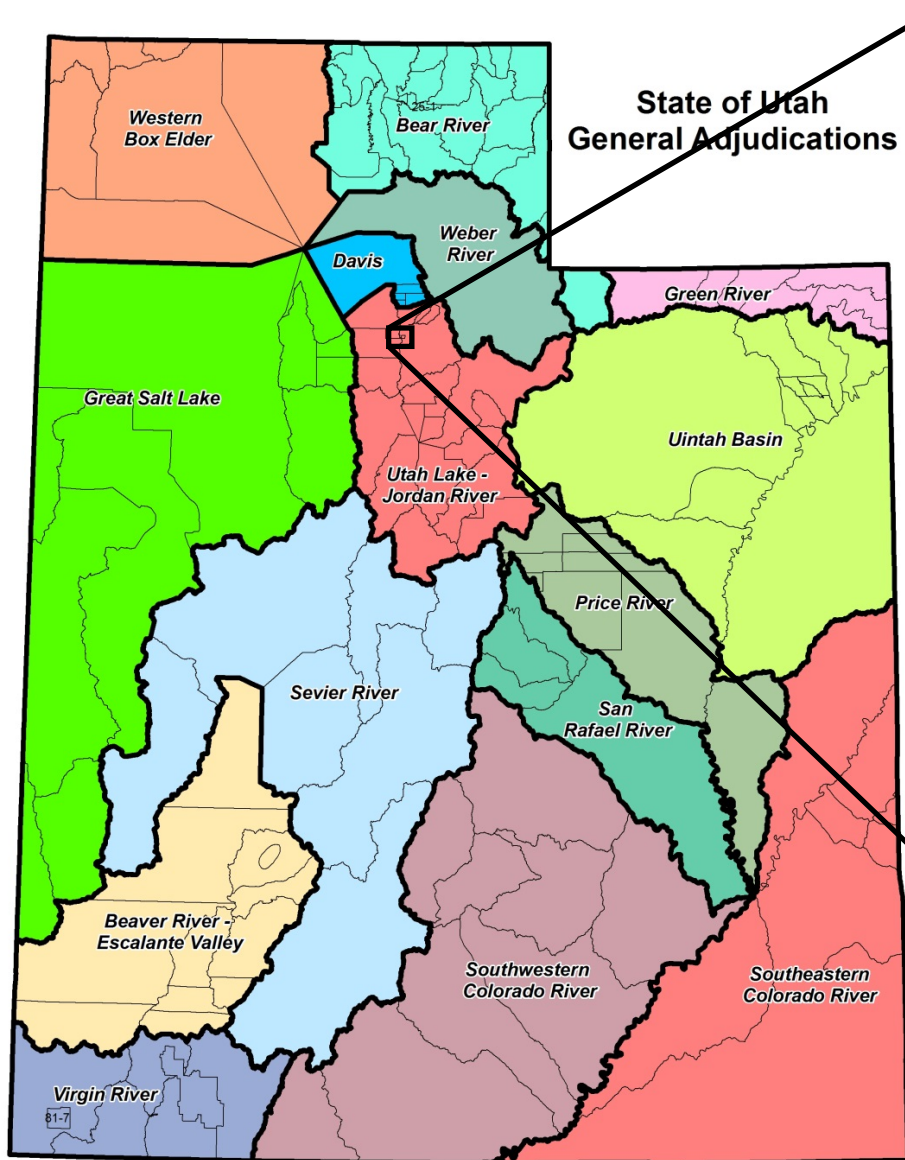


# Decrees



- In the "early" days, one Proposed Determination was published for one river drainage (e.g. Weber & Sevier Rivers).
- **Interlocutory** or **Partial** Decrees are often issued for sub-divisions of the river drainage.
- **Federal Water Rights:**
  - Winters v. United States, 1908: Federal Reserved Rights on Federal lands (e.g. Indian Reservations, National Parks, Forests, etc.)
  - McCarran Amendment, 1953: Forces Federal Government to be subject to State court.
- Decrees often include language **closing** the respective basin from additional **diligence claims**.

# ***Harmony Park East Proposed Determination Boundary***



## Statistics

- *Total Area of Proposed Determination: 585 acres*
- *Total Number of Water Rights on record: 610*
- *All rights of record are underground wells*
- *Total Volume of Water Diverted: 2,210 acre-feet*





# ***Issues and Anticipated Timeline***

## **Issues:**

- Out of date title to water rights on State Engineer records
- Location of “No Proof Required” (NPR) water rights

## **Anticipated Timeline:**

### **October 2015**

- Notice and water user’s claims mailed to water right owners of record and property owners.
- 90-day claim-filing period begins.

### **January 2016:**

- 90-day claim-filing period ends.
- State Engineer investigates filed water user’s claims.

### **March 2016:**

- State Engineer publishes the Proposed Determination.
- State Engineer holds a public meeting.
- 90-day objection period begins.

### **June 2016:**

- 90-day objection period ends.



## ***Will I lose my water right?***

- Water users who are currently using their water right in conformance with the records on file with the Division of Water Rights have nothing to worry about as long as they file their water user's claim within the prescribed time frame.
- Individuals using water ***without a water right of record*** are required to submit a claim during the proposed determination process or ***risk being barred*** from future claims and use.
- If the water use authorized under the water right has fallen ***out of use for 7-years or more***, the water right—or a portion of it—may be recommended to be ***disallowed*** in the proposed determination.





# ***Who can I contact to discuss the Adjudication Process?***

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*Questions?*

