

SUMMARY STATEMENT

First Security Corporation v. Belle Ranch, LLC
Docket Nos. 46144 & 46147

The Idaho Supreme Court affirmed the district court's judgment concluding that *res judicata* barred First Security and Fosbury from their claims to certain water rights on property owned by Belle Ranch, LLC. Partial decrees were issued in the Snake River Basin Adjudication (SRBA) in the name of South County Estates, LLC. As South County's successors in interest, First Security and Fosbury argued that their interests in the water rights were senior and therefore superior to the interest of Belle Ranch, LLC. However, the Idaho Supreme Court held that the question of ownership was resolved in the SRBA by the partial decrees and the Final Unified Decree. The Court reasoned that First Security and Fosbury (or their predecessors in interest) could have brought a claim during the pendency of the SRBA, and their failure to do so accordingly barred their claims under *res judicata*.