

Petitions for Hearing for Permit 63-32499 (Mayfield Townsite LLC) and Permit 63-35473 (Mayfield Ranch LLC)

From Cefalo, James <James.Cefalo@idwr.idaho.gov>

Date Fri 4/3/2026 11:18 AM

To Norman M. Semanko <nsemanko@parsonsbehle.com>; 'Michael Lawrence' <mpl@givenspursley.com>

Cc Chris Bromley <cbromley@mchughbromley.com>; C McHugh <cmchugh@mchughbromley.com>; bryce@sawtoothlaw.com <bryce@sawtoothlaw.com>; larry@westparkco.com <larry@westparkco.com>; irondragonmistress@yahoo.com <irondragonmistress@yahoo.com>; Henman, Christina <Christina.Henman@idwr.idaho.gov>

Norm and Mike,

On October 3, 2025, Bowns Creek Properties LLC (Bowns Creek) filed a request for extension of time to submit proof of beneficial use for Permit 61-12096, proposing a development along the I-84 corridor. The Department granted the request on December 9, 2025 (service on December 11, 2025). On December 16, 2025, Juniper Station Farm LLC (Juniper Station) filed a *Request for Hearing and Petition to Cancel Permit*. I was assigned to serve as the hearing officer for the contested case.

On December 18, 2025, Mayfield Townsite LLC filed a request for extension of time to submit proof of beneficial use for Permit 63-32499. The Department granted the request on March 3, 2026 (service on March 4, 2026). On March 17, 2026, Juniper Station filed a *Request for Hearing and Petition to Cancel Permit*.

On December 18, 2025, Mayfield Ranch LLC filed a request for extension of time to submit proof of beneficial use for Permit 63-35473. The Department granted the request on March 3, 2026 (service on March 4, 2026). On March 17, 2026, Juniper Station filed a *Request for Hearing and Petition to Cancel Permit*.

The three petitions filed by Juniper Station are very similar, cite the same statutes, and raise the same arguments.

This morning, I conducted a prehearing conference for the contested case related to Permit 61-12096. During the conference, the parties identified several questions of law that they would like to brief before moving forward with an evidentiary hearing. Because the petitions for Permits 63-32499 and 63-35473 are very similar to the petition for Permit 61-12096, I think it would be beneficial to consolidate all three cases for purpose of addressing these questions of law.

Before issuing an order to consolidate the three cases, I wanted to check with both of you to see if you have any objections to the proposal to consolidate the cases for the purpose of addressing the common questions of law.

If you do not object to consolidation, I would like to hold a pre-hearing conference for the consolidated cases in the last week of April. We have tentatively scheduled the conference for April 28th at 2 pm, but we can move the conference to any day of that week in the afternoon. Please let me know by Wednesday, April 8th, whether you support the proposal to consolidate the contested cases and

whether you are available to participate in a prehearing conference on April 28th at 2 pm. If there is opposition to consolidation, we will still move forward with status conference scheduled for the contested case for Permit 61-12096.

James



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