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DEPARTMENT OF
WATER RESOURCES

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Attorneys for Juniper Station Farm, LLC

BEFORE THE DEPARTMENT OF WATER RESOURCES
OF THE STATE OF IDAHO

IN THE MATTER OF PERMITS 61-12096 IN
THE NAME OF BOWNS CREEK
PROPERTIES LLC, 63-32499 IN THE NAME
OF MAYFIELD TOWNSITE LLC, AND 63-
35473 IN THE NAME OF MAYFIELD
RANCH LLC

**MOTION TO STRIKE BRIEF
FILED BY MAYFIELD RANCH
ESTATES, LLC**

COMES NOW Juniper Station Farm, LLC (“Juniper Station”) by and through its attorneys of record, McHugh Bromley, PLLC, and pursuant to IDAPA 37.01.01.220.02, hereby moves to strike the “Opening Brief” filed with the Hearing Officer on June 26, 2026, by non-party Mayfield Ranch Estates, LLC.

I. FACTUAL BACKGROUND

On April 10, 2026, the Hearing Officer issued his *Order Consolidating Proceedings and Notice of Prehearing Conference* in the above-captioned matter, involving the following parties: Bowns Creek Properties, LLC (“Bowns Creek”), Juniper Station, Mayfield Ranch, LLC (“Mayfield Ranch”), and Mayfield Townsite, LLC (“Mayfield Townsite”). Bowns Creek, Mayfield Ranch, and Mayfield Townsite are the holders of permit nos. 61-12096, 63-35473, and 63-32499, respectively. The Hearing Officer’s *Order Consolidating Proceedings and Notice of*

Prehearing Conference was issued in response to Juniper Station’s *Petition to Cancel Permit* and *Request for Hearing* as to each of the aforementioned permits.

On May 12, 2026, the Hearing Officer issued his *Request for Briefs*: “Prior to conducting an administrative hearing for these consolidated subcases, the hearing officer hereby requests briefs from the parties addressing the [six] following questions of law” *Requests for Briefs* at 1-2 (emphasis added). “Initial briefs from all parties shall be filed on or before June 26, 2026. Response briefs, if any are prepared, shall be filed on or before July 17, 2026.” *Id.* at 2 (emphasis added).

On June 26, 2026, opening briefs were filed by parties Bowns Creek and Juniper Station, with an email from counsel for Mayfield Townsite concurring/joining in the opening brief filed by Bowns Creek. No opening brief was filed by Mayfield Ranch. On June 26, 2026, at approximately 7:30 pm, Mayfield Ranch Estates, LLC filed with the Hearing Officer what it captioned as an “Opening Brief” to which counsel for Mayfield Townsite concurred/joined in via email.

II. ARGUMENT

In the “Opening Brief” filed by Mayfield Ranch Estates, LLC, it cites both the Hearing Officer’s *Request for Briefs* and IDAPA 37.01.01.562 as the bases for the filing. First, and as stated immediately above, the *Request for Briefs* directed only parties to the proceeding to file briefing. According to the Department’s Rules of Procedure, “Party” is defined as: “Each person named or admitted as a party, or properly seeking and entitled as of right to be admitted as a party, including an applicant, petitioner, respondent, protestant or intervenor.” IDAPA 37.01.01.002.12. Second, according to IDAPA 37.01.01.562, only “part[ies] may ask to file briefs, memoranda, proposed orders of the parties or statements of position, and the presiding

officer may request briefs, proposed orders of the parties, or statements of position. The presiding officer may issue a proposed order and ask the parties for comment upon the proposed order.”

Here, it is undisputed from the Department’s records that permit no. 63-35473 is held by Mayfield Ranch, who is the party to these proceedings, with the Hearing Officer’s *Request for Briefing* directing only the parties to file opening briefs, as supported by IDAPA 37.01.01.002.12 and IDAPA 37.01.01.562. Indeed, Mayfield Ranch Estates, LLC admits it is not a party to these proceedings by stating: “On January 20, 2026, Mayfield Ranch [] conveyed its interest in the water permit no. 63-35473 and the related planned community project to Mayfield [] Estates [] which is in the process of filing a Notice of Change in Water Right Ownership with the Department.” *Mayfield Ranch Estates, LLC Br.* at 1, fn. 1 (emphasis added).¹

III. CONCLUSION

Based on the foregoing, the *Request for Briefing* was clear and is supported by the Department’s Rules of Procedure, that only parties to this proceeding were authorized to file briefing. Because Mayfield Ranch Estates, LLC is not a party to this proceeding, the “Opening Brief” that it caused to be filed with the Department on June 26, 2026, should be stricken from the record.

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¹ If there was an actual conveyance of Permit No. 63-35473 on January 20, 2026, no change of ownership has been filed with the Department within one hundred and twenty (120) days of said conveyance, meaning the conveyance cannot be effective for purposes of changing ownership. I.C. § 42-248(1). According to the records of the Idaho Secretary of State, Mayfield Ranch Estates, LLC was first organized on January 14, 2026, with the lawfirm of Parsons, Behle & Latimer listed as the Registered Agent, and XL Ant, LLC listed as the Governor. According to the records of the Idaho Secretary of State, XL Ant, LLC is not registered as an Idaho company.

RESPECTFULLY SUBMITTED this 2nd day of July, 2026.

MCHUGH BROMLEY, PLLC



CHRIS M. BROMLEY

Attorneys for Juniper Station Farm, LLC

CERTIFICATE OF SERVICE

I certify that on this 2nd day of July, 2026, I caused to be served a true and correct copy of the foregoing upon the following persons by the method(s) indicated:

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