

From: [Stacey Beaumont](#)
To: [Kayleen Richter](#); [Bryan Nickels](#); greg@transplanet.net; dpmcinnis@yahoo.com; [Morgan, Lindsey](#); lanceols@msn.com; [Mike Ahmer](#); [Marde Mensinger](#); [Kayla Dawson](#); sheree@lakecitypt.com; [Will Levert](#)
Cc: [Elaine Maneck](#); [Filings](#)
Subject: RE: Case Schneider- Extension of Time [AGENCY Case No. PH-2026-NAV-22-004/OAH Case No. 26-320-11 - Gregory Schneider - Application for Seawall]
Date: Monday, October 12, 2026 12:48:18 PM
Attachments: [image003.png](#)
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[image005.png](#)
[image006.png](#)
[image009.png](#)
[image010.png](#)

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Good morning, Ms. Richter and ALJ Nickels.

On behalf of Greg Schneider, we will waive the statutory deadline for the hearing date. We look forward to discussing with you at the scheduling hearing tomorrow morning.

Best,
Stacey



STACEY L. BEAUMONT, J.D., LL.M., M.B.A.

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From: Kayleen Richter <KRichter@idl.idaho.gov>

Sent: Friday, October 9, 2026 10:34 AM

To: Bryan Nickels <bryan.nickels@oah.idaho.gov>; greg@transplanet.net; dpmcinnis@yahoo.com; Morgan, Lindsey <lmorgan@fennemorelaw.com>; lanceols@msn.com; Mike Ahmer <mahmer@idl.idaho.gov>; Marde Mensinger <MMensinger@idl.idaho.gov>; Kayla Dawson <kdawson@idl.idaho.gov>; sheree@lakecitypt.com; Stacey Beaumont <SBeaumont@hawleytroxell.com>; Will Levert <Wlevert@hawleytroxell.com>

Cc: Elaine Maneck <Elaine.Maneck@oah.idaho.gov>; Filings <filings@oah.idaho.gov>

Subject: RE: Case Schneider- Extension of Time [AGENCY Case No. PH-2026-NAV-22-004/OAH Case No. 26-320-11 - Gregory Schneider - Application for Seawall]

*** NOTICE: EXTERNAL EMAIL ***

ALJ Nickels,

This morning IDL received word that Ms. Stacey Beaumont will be representing Mr. Schneider in this proceeding. I have included her in this email. IDL, Ms. Morgan, and Ms. Beaumont are all available for a Zoom status conference next week at the following times:

- Tuesday, October 13: 9:30 am – 10:00 am PT
- Wednesday, October 14: 9:00 am – 10:00 am PT

Thank you,



Kayleen Richter

Attorney

Idaho Department of Lands

300 N. 6th Street, Suite 103, Boise, ID 83702

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Email: krichter@idl.idaho.gov

Website: <https://www.idl.idaho.gov>

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From: Bryan Nickels <bryan.nickels@oah.idaho.gov>

Sent: Thursday, October 8, 2026 4:51 PM

To: Kayleen Richter <KRichter@idl.idaho.gov>; greg@transplanet.net; dpmcinnis@yahoo.com; Morgan, Lindsey <lmorgan@fennemorelaw.com>; lanceols@msn.com; Mike Ahmer <mahmer@idl.idaho.gov>; Marde Mensinger <MMensinger@idl.idaho.gov>; Kayla Dawson <kdawson@idl.idaho.gov>; sheree@lakecitypt.com

Cc: Elaine Maneck <Elaine.Maneck@oah.idaho.gov>; Filings <filings@oah.idaho.gov>

Subject: Re: Case Schneider- Extension of Time [AGENCY Case No. PH-2026-NAV-22-004/OAH Case No. 26-320-11 - Gregory Schneider - Application for Seawall]

Thank you, Ms. Richter.

Mr. Scheider - as discussed at hearing, there is a statutory deadline for this hearing to be held. Based upon the request for an extension of time, IDL wishes to confirm whether you are waiving that deadline - that is, whether you are agreeing to allow the hearing to be held on a date after the current deadline mandated by statute (October 27th). Please confirm whether or not you are waiving this deadline. If you waive the deadline, the parties can look at dates for hearing which would occur after October 27th.

Thank you.



Bryan A. Nickels | Chief Administrative Law Judge

Office of Administrative Hearings | State of Idaho

O: 208-605-4300 | W: oah.idaho.gov

From: Kayleen Richter <KRichter@idl.idaho.gov>

Sent: Thursday, October 8, 2026 1:03 PM

To: Bryan Nickels <bryan.nickels@oah.idaho.gov>; greg@transplanet.net <greg@transplanet.net>; dpmcinnis@yahoo.com <dpmcinnis@yahoo.com>; Morgan, Lindsey <lmorgan@fennemorelaw.com>; lanceols@msn.com <lanceols@msn.com>; Mike Ahmer <mahmer@idl.idaho.gov>; Marde Mensinger <mmensinger@idl.idaho.gov>; Kayla Dawson <kdawson@idl.idaho.gov>; sheree@lakecitypt.com <sheree@lakecitypt.com>

Cc: Elaine Maneck <Elaine.Maneck@oah.idaho.gov>; Filings <filings@oah.idaho.gov>

Subject: RE: Case Schneider- Extension of Time [AGENCY Case No. PH-2026-NAV-22-004/OAH Case No. 26-320-11 - Gregory Schneider - Application for Seawall]

ALJ Nickels,

Pursuant to I.C. 58-1306(c), the statutory deadline for hearing on this application is October 27, 2026. IDL would like to confirm for the record whether the Applicants are waiving the deadline? If they are not, then IDL requests the matter be rescheduled no later than October 27, 2026, with prehearing materials due no later than the week of October 19.

In the meantime, IDL and Ms. Morgan have communicated with the Applicants and Mr. Olson regarding potential dates/times for a status conference next week. Hopefully, we will have a few agreed upon options to you soon.

Best,



Kayleen Richter

Attorney

Idaho Department of Lands

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From: Bryan Nickels <bryan.nickels@oah.idaho.gov>

Sent: Tuesday, October 6, 2026 2:30 PM

To: greg@transplanet.net; dpmcinnis@yahoo.com; Morgan, Lindsey <lmorgan@fennemorelaw.com>; lanceols@msn.com; Kayleen Richter <KRichter@idl.idaho.gov>; Mike Ahmer <mahmer@idl.idaho.gov>; Marde Mensinger <MMensinger@idl.idaho.gov>; Kayla Dawson <kdawson@idl.idaho.gov>; sheree@lakecitypt.com

Cc: Elaine Maneck <Elaine.Maneck@oah.idaho.gov>; Filings <filings@oah.idaho.gov>

Subject: Fw: Case Schneider- Extension of Time [AGENCY Case No. PH-2026-NAV-22-004/OAH Case No. 26-320-11 - Gregory Schneider - Application for Seawall]

Ms. Schneider -

Thank you for your update.

It sounds like there's an interest in rescheduling the October 21 hearing, based on your email below. Please confer with the other parties (in particular, Ms. Richter and Ms. Morgan) to identify some dates/times next week (the week of October 12) for a Zoom status conference - for me, my best availability is on Tuesday the 13th, Weds. the 14h, or Thursday the 15th. Once a few options are agreed up, please reach out to Deputy Clerk Maneck (copied on this email) and she can get that scheduled and on my calendar.

And as a reminder to all parties, my office cannot engage in any *ex parte* communications with any parties on substantive matters (that is, communications only with one party without the other parties' participation). If you email myself or Deputy Clerk Maneck, please copy all parties on your email.

Thank you.



Bryan A. Nickels | Chief Administrative Law Judge

Office of Administrative Hearings | State of Idaho

O: 208-605-4300 | W: oah.idaho.gov

-----Original Message-----

From: Sheree Dibiase <sheree@lakecitypt.com>

Sent: Tuesday, October 6, 2026 10:18 AM

To: Elaine Maneck <Elaine.Maneck@oah.idaho.gov>

Subject: Case Schneider

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Hi Elaine,

Schneider case AGENCY Case No. PH-2026-NAV-22-004 Schneider Application - AMENDED
SCHEDULING ORDER

We spoke with an attorney on Monday and we need to get an extension on the dates for the filing of the paperwork and the hearing as advised by our attorney on our behalf.

It also appears that the McInnis property is in a McInnis Family Trust and our Attorney stated that the Family Trust must file the documents with IDL and not him personally. Therefore the documents filed are not the correct documents according to our attorney.

Also our Attorney is stating that due to the fact that McInnis Attny and myself had a prior professional relationship, it is not appropriate for us to have her as an opposing attorney due to possible conflicts.

The Attorney also stated that we need our own personal survey done to determine exact lines on both sides of our property as the southeast side where McInnis is complaining about is actually all our property and not his land.

In this Admin hearing our Attny needs the specific:

- 1) Purpose - restructured failing wall permit only and no waterway vs waterway (see McInnis statement)
- 2) Agenda - what exactly can be discussed
- 3) Outcome
- 4) What type of Hearing - general public vs people involved only that are contesting it.

Thx you for your help on this matter we are trying to do all that is possible to resolve this matter with IDL.

Sincerely,

Greg Schneider
Sheree DiBiase