

**BEFORE THE IDAHO DEPARTMENT OF LANDS**

In the Matter of Application to Permit the	)	AGCY. CASE NO. PH-2024-NAV-22-004
Expansion of a Commercial Marina,	)	
Reconfigure Existing Fuel Lines, and Build	)	OAH Case No. 24-320-09
a New Ship Store on Spokane River,	)	
	)	<b>SCHEDULING ORDER</b>
414 PF Hospitality, LLC.	)	
	)	
Applicant.	)	
	)	

Hearing Officer Merritt Dublin conducted a scheduling videoconference on November 21, 2024. Appearances were made by Scott Hislop, counsel for Stancraft Companies and acting agent for Applicant 414 PF Hospitality, LLC in this matter; Idaho Department of Lands (IDL) General Counsel John Richards; and IDL representatives, Mike Ahmer, Marde Messinger, and Rachel King. Appearances were also made by objectors Scott and Scheryl Scofield. During the scheduling conference, the parties agreed upon the date of December 18 for the public hearing. However, the facility chosen to accommodate the number of individuals suggested by the Scofields will attend the public hearing was not available on that date. The parties agreed to the alternative date of **December 19**. Based on the parties' agreements,

IT IS HEREBY ORDERED that the following deadlines and procedures will govern this matter going forward:

1. On or before **December 9, 2024**, the parties will file with the Hearing Officer and serve upon the opposing party:
  - a) A prehearing statement, the prehearing statement should summarize facts and law the parties intend to rely on at the hearing.
  - b) A disclosure of witnesses, by name, address, and telephone number, who will testify at the final hearing in this matter, including expert witnesses, along with a summary of the anticipated testimony of each witness; and

- c) An exhibit list of all documents, drawings, photographs, or other demonstrative evidence to be considered at the hearing; and
- d) A copy of its proposed exhibits with IDL's exhibits numbered as follows: "IDL-01," "IDL-02," "IDL-03," etc. and Applicant's exhibits numbered as follows: "414 PF-01," "414 PF-02," "414 PF-03," etc.

2. **A remote Prehearing Conference will be held via Zoom on December 13, 2024, 10:00 a.m. Pacific Time/9:00 a.m. Mountain Time.** The purpose of this conference is to discuss all prehearing matters, including objections, stipulations, narrowing of issues, burden of proof, and any other preliminary matters that need to be addressed prior to the hearing. A Zoom hearing link will be sent contemporaneously with this order and will be included by IDL in the public notice of hearing.

3. **A one-day, in-person evidentiary hearing is scheduled for Thursday, December 19, 2024, in the auditorium of Coeur d'Alene High School.** Coeur d'Alene High School is located at 5530 N. 4<sup>th</sup> Street, Coeur d'Alene, Idaho 83815. The evidentiary hearing will commence at 4:00 p.m. Pacific Time and conclude at 8:00 p.m. Pacific Time. A Zoom link will be available for remote viewing. Time limits for individual public comments may be set depending on the number of individuals who wish to testify.

4. A site visit, if necessary, will take place on **Friday, December 20, 2024, at 10:00 a.m. Pacific Time.**

5. The public may submit comment through the **close of business on Friday, December 27, 2024.**

6. To "file" and "serve" their documents, the parties may email them to all other parties at the addresses listed in the attached Certificate of Service before any deadline, with a copy to [merritt.dublin@oah.idaho.gov](mailto:merritt.dublin@oah.idaho.gov) and [filings@oah.idaho.gov](mailto:filings@oah.idaho.gov).

7. The Hearing Officer will arrange for a court reporter. The cost of the court reporter appearance fee will be borne by the Idaho Department of Lands. If any party or participant requests

a copy of the transcript, that party or participant will bear the cost of such transcript. If all parties request a copy of the transcript, the cost of a transcript will be borne equally by the parties. If the Hearing Officer requests a copy of the transcript, the cost of the transcript will be borne equally by the parties. In addition, the hearing will be recorded via Zoom or some other recording device.

8. Should any party or their counsel require special accommodations pursuant to the Americans with Disabilities Act, the Hearing Officer shall be notified of such request at or before the time of the prehearing conference.

NOTICE AND REMINDER: The Hearing Officer shall not be contacted by either party *ex parte*. To schedule a status conference to address any case matters, the parties are directed to first confer about agreed-to dates and times, and then to contact Merritt Dublin at [merritt.dublin@oah.idaho.gov](mailto:merritt.dublin@oah.idaho.gov) with a copy to [filings@oah.idaho.gov](mailto:filings@oah.idaho.gov) to schedule a status conference.

DATED: November 25, 2024.

OFFICE OF ADMINISTRATIVE HEARINGS

/s/ Merritt Dublin

Merritt Dublin  
Administrative Law Judge

## CERTIFICATE OF MAILING

I hereby certify that on this 25th day of November, 2024, I caused to be served a true and correct copy of the foregoing by the method indicated below, and addressed to the following:

414 PF Hospitality, LLC  
Mitch Alhadeff  
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Scottsdale, AZ 85251  
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*Applicant*

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*Applicant's Agent*

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*General Counsel for IDL*

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*IDL Workflow Coordinator*

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OAH  
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SCHEDULING ORDER

AGCY. CASE NO.: PH-2024-NAV-22-004/OAH Case No. 24-320-09 - 4

Scott and Sheryl Scofield  
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Post Falls, ID 83854  
*Objectors*

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*Objector*

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/s/ Merritt Dublin  
Office of Administrative Hearings