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*Attorneys for Applicant*

**BEFORE THE IDAHO DEPARTMENT OF LANDS**

In the Matter of the Application to Permit  
Rebuilding Existing Permitted Boat  
Garage, Walter Nevin,  
  
Applicant.

AGENCY Case No. PH-2025-NAV-22-003

OACH Case No. 25-320-05

**PRELIMINARY HEARING WITNESS  
AND EXHIBIT LIST**

COMES NOW Applicant, Wendy Van Orman, on behalf of her father Walter Nevin, pursuant to the Scheduling Order entered in this matter and submits a Witness and Exhibit List in preparation for a one-day evidentiary hearing before the Idaho Department of Lands as follows:

**I. Witness List**

**a. Walter Nevin** (Record Owner of the permitted boat garage) –

- i. Address: 4375 S Vanilla Ct., Coeur d'Alene, ID 83814
- ii. Phone: 509.220.1557
- iii. Summary of Testimony:
  1. If Mr. Nevin is capable of attending the hearing, it is expected that Mr. Nevin will describe his understanding of the boat garage and the rehabilitation required in order to meet requirements of the IDL. Mr. Nevin is unlikely to offer much substantive testimony due to his lessened capacity (he is very elderly) and his small degree of involvement in the

rehabilitation efforts.

**b. Darren Van Orman –**

- i. Address: 23308 E. Sharp Ave., Liberty Lake, WA. 99019
- ii. Phone: 509.710.2725
- iii. Summary of Testimony:
  - 1. Mr. Van Orman is the son-in-law of Mr. Nevin, and husband of Mrs. Van Orman (below). Mr. Van Orman will testify as to personal experience and knowledge of the boat garage, and its need for rehabilitation, as well as communications with T&B Docks in preparation for the repairs in Spring of 2025. He will also speak to his knowledge of Mr. Nevin's ownership of the same encroachment.

**c. Wendy Van Orman –**

- i. Address: 23308 E. Sharp Ave., Liberty Lake, WA. 99019
- ii. Phone: 509.220.1557
- iii. Summary of Testimony:
  - 1. Mrs. Van Orman is the daughter of Walter Nevin, she will testify as to her knowledge of the permitting process as she has and holds Power of Attorney for Mr. Nevin. The testimony will include the facts and circumstances covered herein, broadly speaking. She will specifically discuss her conversations with the dock repair company and what was communicated to her, in order to repair her permitted dock, for bringing it into a safe and manageable condition. She will specifically discuss her conversations with agents of IDL in regards to her intended repairs to the permitted boat garage and dock. She will testify as to her application on Mr. Nevin's behalf and the scope of work intended for rehabilitating the boat garage.

**d. Tyler Hinton (T&B Dock, LLC) –**

- i. Address: 1501 E. Stiner Ave., Coeur d'Alene, ID 83815
- ii. Phone: 208.691.7746
- iii. Summary of Testimony:
  - 1. Mr. Hinton, as owner of T&B Dock, LLC, was contracted to repair the boat garage. Mr. Hinton will testify as to his personal knowledge of the condition of the boat garage, the defective aspects thereof, his background in boat garage and dock repair, and diagnosis of the aspect of the boat garage that had to be repaired for safe and sustainable use in the near and

mid-term future.

e. **Kevin Hail** (Abstract Painter) –

- i. Address: 1211 N Etta Ct., Liberty Lake, WA, 99019
- ii. Phone: 360.556.3598
- iii. Summary of Testimony:
  - 1. Kevin Hail has personal knowledge of facts pertaining to the repairs required on the boat garage, and is also aware of certain facts pertaining to the application and permitting process.

f. **Gabe White** (Owner of Roots Up Plant Health Care LLC) –

- i. Address: 7608 W Meadow Lark Ln., Rathdrum, ID 83858
- ii. Phone: 208-967-0428

g. And any other witnesses called and provided by the IDL or the Objectors.

**II. Exhibit List**

- a. **WN-1:** Limited Power of Attorney for Walter Nevin – Held by Mr. Nevin’s daughter Wendy Van Orman;
- b. **WN-2:** Walter Nevin Warranty Deed;
- c. **WN-3:** Request for Assignment of Encroachment Permit from Don Jayne;
- d. **WN-4:** Notice of Withdrawal of Application;
- e. **WN-5:** Encroachment permit for Walter Nevin;
- f. **WN-6:** Email from IDL, John Richards, November 20, 2024;
- g. **WN-7:** Scope of Work from T&B Dock, LLC;
- h. **WN-8:** Emails from Tyler Hinton from T&B Dock, August 29, 2025  
– Includes photographs of previous dock rebuilds;
- i. **WN-9:** Email from Tyler Hinton, owner of T&B Dock, August 21,

2025; and

- j. **WN-10:** Letter from Wendy Van Orman describing meeting with KIBHA in August 2025.

DATED this 2nd day of September, 2025.

RAMSDEN, MARFICE, EALY & DE SMET, LLP

By: /s/ *Jack Mosby*  
Jack Mosby, Of the Firm  
*Attorneys for Applicant*

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 2nd day of September, 2025 I served a true and correct copy of the foregoing by delivering the same to each of the following, by the method indicated below, addressed as follows:

Walter Nevin	<input type="checkbox"/>	U.S. Mail, postage prepaid
<i>Applicant</i>	<input type="checkbox"/>	Hand-Delivered
Wendy Van Orman	<input type="checkbox"/>	Overnight Mail
23306 E. Sharp Ave.	<input type="checkbox"/>	Facsimile
Liberty Lake, WA 99019	<input checked="" type="checkbox"/>	Email: <a href="mailto:qualityflrs@aol.com">qualityflrs@aol.com</a> ;
(509) 220-1557		<a href="mailto:vanormanby5@gmail.com">vanormanby5@gmail.com</a>
<i>Agent for Applicant</i>		
Kidd Island Bay Homeowners	<input type="checkbox"/>	U.S. Mail, postage prepaid
Association	<input type="checkbox"/>	Hand-Delivered
PO Box 263	<input type="checkbox"/>	Overnight Mail
Coeur d'Alene, ID 83816	<input type="checkbox"/>	Facsimile
<i>Objector</i>	<input checked="" type="checkbox"/>	Email: <a href="mailto:board.kibha@gmail.com">board.kibha@gmail.com</a>
Idaho Department of Lands	<input type="checkbox"/>	U.S. Mail, postage prepaid
John Richards,	<input type="checkbox"/>	Hand-Delivered
Kayleen Richter	<input type="checkbox"/>	Overnight Mail
300 N. 6th Street, Ste. 103	<input type="checkbox"/>	Facsimile
Boise, ID 83720	<input checked="" type="checkbox"/>	Email: <a href="mailto:jrichards@idl.idaho.gov">jrichards@idl.idaho.gov</a> ;
(208) 334-0200		<a href="mailto:krichter@idl.idaho.gov">krichter@idl.idaho.gov</a>
<i>General Counsel for IDL</i>		
Amidy Fuson	<input type="checkbox"/>	U.S. Mail, postage prepaid
<i>Lands Resource Specialist -</i>	<input type="checkbox"/>	Hand-Delivered
<i>Navigable Waters</i>	<input type="checkbox"/>	Overnight Mail
Marde Mensinger	<input checked="" type="checkbox"/>	Email: <a href="mailto:afuson@idl.idaho.gov">afuson@idl.idaho.gov</a> ;
<i>Program Manager - Navigable</i>		<a href="mailto:mmensinger@idal.idaho.gov">mmensinger@idal.idaho.gov</a>
<i>Waters</i>		
Kourtney Romine	<input type="checkbox"/>	U.S. Mail, postage prepaid
Rachel King	<input type="checkbox"/>	Hand-Delivered
Kayla Dawson	<input type="checkbox"/>	Overnight Mail
<i>Service Contacts for IDL</i>	<input checked="" type="checkbox"/>	Email: <a href="mailto:kromine@idl.idaho.gov">kromine@idl.idaho.gov</a> ;
		<a href="mailto:rking@idl.idaho.gov">rking@idl.idaho.gov</a> ;
		<a href="mailto:kdawson@idl.idaho.gov">kdawson@idl.idaho.gov</a>

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[scott.zanzig@oah.idaho.gov](mailto:scott.zanzig@oah.idaho.gov)

/s/ Jamee Pilmore

Jamee Pilmore, Paralegal