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Attorneys for River's Edge Apartments, LLC,
Lanzce Douglass, Boardwalk and Docks LLC
and Residences on the Spokane LLC

BEFORE THE IDAHO DEPARTMENT OF LANDS

In the Matter of the Application for
Encroachment L95S6163A, a
Community Dock,

River's Edge Apartments, LLC,
Lanzce Douglass,

Applicant.

AGENCY Case No. PH-2025-NAV-22-005

OAH Case No. 25-320-07

APPLICANT'S LIST OF WITNESSES

Applicant, River's Edge Apartment, LLC and Lanzce Douglass, by and through their attorney of record, Elizabeth A. Tellessen of Winston & Cashatt, Lawyers, hereby discloses and reserves the right to call to testify at the time of hearing the following witnesses that are anticipated to testify regarding the information listed, as well as rebut allegations that are within their knowledge or expertise:

1. Lanzce Douglass
c/o Winston & Cashatt
509-838-6131

Summary of Testimony: River's Edge Apartments and associated common areas; littoral rights and ownership; use of community docks; public access and amenities.

APPLICANT'S LIST OF WITNESSES
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Winston & Cashatt
A PROFESSIONAL SERVICE CORPORATION
250 Northwest Blvd., Suite 206
Coeur d'Alene, Idaho 83814
Phone: (208) 667-2103

2. Captain Joseph A. Derie II
Southwest Passage Marine Surveys, LLC
1222 SE 57th Ave
Portland, OR 97215
503-236-6818

Summary of Testimony: Expert in navigation and safety.

3. Wayne Lockman
Whipple Consulting Engineers
21 S. Pines
Spokane Valley, WA 99206
509-893-2617

Summary of Testimony: Site inspection for river survey.

4. Ryan Andrade
Whipple Consulting Engineers
21 S. Pines
Spokane Valley, WA 99206
509-893-2617

Summary of Testimony: Site plan and development, river survey and evaluation.

5. Troy Tymesen, City Administrator
City of Coeur d'Alene
710 E. Mullan Avenue
Coeur d'Alene, ID 83814
208-769-2367

Summary of Testimony: Adjacent littoral owner in support of application and River's Edge Apartments.

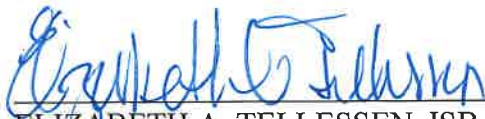
6. Cindy Richardson
R&R Northwest
1857 W. Hayden Avenue, # 102
Hayden, ID 83835
(208) 818-6478

Summary of Testimony: River's Edge Community Dock design and experience with other designs and permits.

7. Any other witness that has been or will be identified or called by any other party, or any other witness participating in the above-captioned matter.

Applicant reserves the right to cross-examine any party to this matter, or any non-party witness called to testify during the contested case hearing. Applicant further reserves the right to call additional rebuttal witnesses, impeachment witnesses, and any witness identified by any other party. Finally, Applicant reserves the right to amend or supplement this list in advance of the hearing.

DATED this 5th day of September, 2025.



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CERTIFICATE OF SERVICE

I hereby certify that on this 5th day of September, 2025, I caused to be served a true and correct copy of the foregoing by the following method to:

Cindy Richardson R&R Northwest 1857 W. Hayden Avenue, # 102 Hayden, ID 83835 (208) 818-6478 <i>Agent for Applicant</i>	<input type="checkbox"/> U.S. Mail <input checked="" type="checkbox"/> Email: Cindy.richardson@rtnorthwest.com
Coeur d'Alene Land Company John F. Magnuson 1250 Northwood Center Court, Ste. A Coeur d'Alene, ID 83816 (208) 667-0500 <i>Counsel for Objector CDA Land Co.</i>	<input type="checkbox"/> U.S. Mail <input checked="" type="checkbox"/> Email: john@magnusononline.com
Sheriff Robert B. Norris Kootenai County Sheriff's Office P.O. Box 9000 Coeur d'Alene, ID 83816 (208) 446-1300 <i>Objector</i>	<input type="checkbox"/> U.S. Mail <input checked="" type="checkbox"/> Email: kcsso@kcgov.us
Peter J. Smith IV Fennemore Craig, PC 418 E. Lakeside Ave., Suite 224 Coeur d'Alene, ID 83814 (208) 956-0145 <i>Counsel for Potential Intervenor Concerned Citizens</i>	U.S. Mail Email: Peter.smith@fennemorelaw.com

Mill River POA	U.S. Mail Email: m.phillips@ccomcast.net stephen_r_prince@me.com info@nwcommunities.net
Idaho Department of Lands John Richards, General Counsel Kayleen Richter, Counsel 300 N. 6th Street, Ste. 103 Boise, ID 83702 (208) 334-0200 <i>Counsel for IDL</i>	<input type="checkbox"/> U.S. Mail <input checked="" type="checkbox"/> Email: jrichards@idl.idaho.gov krichter@idl.idaho.gov
Amidy Fuson <i>Lands Resource Specialist-Navigable Waters</i> Marde Mensinger <i>Program Manager for Navigable Waters</i>	<input type="checkbox"/> U.S. Mail <input checked="" type="checkbox"/> Email: afuson@idl.idaho.gov mmensing@idl.idaho.gov
Kourtney Romine Rachel King Kayla Dawson <i>Service Contacts for IDL</i>	<input type="checkbox"/> U.S. Mail <input checked="" type="checkbox"/> Email: kromine@idl.idaho.gov rking@idl.idaho.gov kdawson@idl.idaho.gov
OAH General Government Division P.O. Box 83720 Boise, ID 83720-0104 (208) 605-4300	<input type="checkbox"/> U.S. Mail <input checked="" type="checkbox"/> Email: filings@oah.idaho.gov leslie.hayes@oah.idaho.gov


Cheryl L. Kregel, Paralegal