Before Hearing Examiner
Gary N. McLean

BEFORE THE HEARING EXAMINER
FOR THE CITY OF CLE ELUM

In the Matter of the Consolidated Hearing for the WILDWOOD RANCH DEVELOPMENT and Appeal of the Mitigated Determination of Nonsignificance (MDNS) issued for such proposal,	**File Nos.: SUB-2023-003, DA-2024-001, SEPA-2024-004**
WILDWOOD RANCH, LLC, Applicant/Respondent,	**PREHEARING SCHEDULING ORDER**
CITY OF CLE ELUM, SEPA Responsible Official, Respondent	
FRIENDS OF DEER MEADOW, LLC, Appellant,	

The consolidated public hearing concerning the Wildwood Ranch development applications and associated SEPA appeal is scheduled to begin November 12, 2026. To clarify hearing procedures and establish deadlines for the exchange of witnesses and evidence, the Hearing Examiner enters the following Order.

ORDER, DEADLINES, AND HEARING PROCEDURES

1. ***Consolidated Hearing; Order of Presentation.*** Consistent with CEMC 14.30.230(B)(5), RCW 43.21C.075(3)(b), and WAC 197-11-680(3)(a)(v), the SEPA appeal and underlying development applications for this matter shall be considered in a single consolidated hearing process. The hearing will begin with presentations from Staff, the applicant team, and public testimony concerning the underlying development applications. Following that portion of the consolidated hearing process, the Examiner will conduct the evidentiary portion of the hearing devoted to the SEPA

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appeal. This sequence does not constitute and should not in any way be construed as a decision on the underlying applications before resolution of the SEPA appeal. A final written decision addressing both the SEPA appeal and the underlying land use applications will not be issued until after the consolidated hearing process concludes.

2. ***Witness and Exhibit Disclosures.*** No later than **Thursday, November 5, 2026, at 5:00 p.m.**, each party shall provide the other parties and the Hearing Examiner with a list identifying all witnesses it intends to call during the SEPA appeal, including a brief description of their anticipated testimony, together with a list and copies of all documentary exhibits it intends to offer or rely upon, except expert reports and materials subject to paragraph 3 below.

3. ***Expert Reports.*** Any expert reports, studies, or other expert-generated materials upon which a party intends to rely during the SEPA appeal shall be fully disclosed and provided to all other parties and the Examiner no later than **Friday, November 6, 2026, at 5:00 p.m.** Late disclosure or submission of additional expert materials shall not be permitted absent good cause shown and leave granted by the Examiner upon motion.

4. ***SEPA Appeal Testimony and Cross-Examination.*** Testimony during the SEPA appeal portion of the consolidated hearing shall be limited to witnesses identified and called by the parties. All such witnesses shall be subject to cross-examination by the other parties. Members of the public wishing only to comment on the underlying development applications need not be identified in advance and may testify during the public testimony portion of the hearing.

5. ***Rebuttal Evidence and Possible Continuances.*** The Examiner may authorize rebuttal testimony, supplemental expert reports, or other additional evidence upon a showing of good cause, including evidence or testimony presented during the hearing that reasonably warrants a response, or for other meritorious reasons. The Examiner may establish additional deadlines, time limits for testimony, extend or continue the hearing to other dates and times, or enter such further procedural orders as necessary to ensure a fair and complete evidentiary record.

6. ***Service, Filing, and Communications.*** All filings and documents required to be exchanged shall be emailed by each party to counsel of record or the designated representative for each other party. All documents and other materials shall be provided in .pdf format. Materials required to be filed with the Hearing Examiner, and all communications directed to the Examiner concerning this matter, shall be emailed to the City-designated staff member serving as the Examiner's Clerk, using planning@cleelum.gov, who shall forward such materials and communications to the Examiner. All parties shall be copied on communications directed to the Examiner. The date of service and filing shall be the date of receipt. The service and filing deadline shall be 5:00 p.m., unless otherwise stated in this Order, though materials should be served no later than 4:00 p.m. on any due date, to allow parties to confirm receipt or complete transmittals by close of business.

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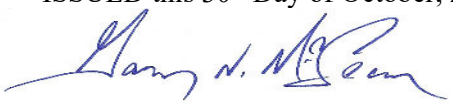
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7. A subsequent order or rulings by the Examiner may be issued during the hearing process to establish reasonable time limits for testimony, examination of witnesses, length of presentations, or other matters to ensure a fair and efficient process for all parties.

ISSUED this 30th Day of October, 2026



Gary N. McLean
Hearing Examiner

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