BEFORE THE CITY OF CLE ELUM HEARING EXAMINER

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, WILDWOOD RANCH, LLC, Applicant/Respondent, CITY OF CLE ELUM, SEPA Responsible Official, Respondent FRIENDS OF DEER MEADOW, LLC, Appellant,	File Nos.: SUB-2023-003, DA-2024-001, SEPA-2024-004 **APPLICANT DISCLOSURE OF WITNESSES AND EXHIBITS**

Wildwood Ranch, LLC, ("Applicant" or "Wildwood Ranch") through counsel of record, hereby submit the following disclosure of witnesses and exhibits in accordance with the *Prehearing Scheduling Order.*

I. WITNESSES

1. Wildwood Ranch intends to offer testimony from the following witnesses:

Jeff Stubs Wildwood Ranch – Managing Member 106 W Dakota Ave Roslyn, WA 98941	Mr. Stubbs will provide testimony regarding project proposal, design, and development plan; address issues raised with respect to the project plan, supporting studies and investigations, and all other matters related to the application and environmental appeal.

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By Virgil Amick at
1:42 pm, November 5, 2026

LAW OFFICES OF
MEYER, FLUEGGE & TENNEY, P.S.
230 South Second Street · P.O. Box 22680
Yakima, WA 98907-2680
Telephone (509) 575-8500

Marc Kirkpatrick Encompass Engineering & Surveying 110 E. Russ Street Cle Elum, WA	Mr. Kirkpatrick will provide testimony with respect to all aspects of the plat application, surveying and engineering review, studies and site evaluations, and related matters.
Richard Harrison, President Rick Harrision Site Design Studio & Neighborhood Innovations, LLC 8832 7th Avenue North Golden Valley, MN 55427	Mr. Harrison will provide testimony with respect to project design, layout, and site design.

II. EXHIBITS

2. **Documents**: Wildwood Ranch will present and rely upon the following exhibits:

- Wildwood incorporates the following exhibit from the City's administrative record for this land use application:

B-01	Preliminary Subdivision Application *(Revised)*
B-02	Amerititle-Commitment for Title Insurance
B-03	Chicago Title Insurance
B-04	Geotechnical Feasibilty Study
B-05	Soils Report
B-06	Wildwood Cost Recovery Agreement
B-07	Wildwood Ranch SEPA Checklist
B-08	Critical Areas Report revised Wildwood
B-09	Traffic Study
B-10	Project Narrative
B-11	Preliminary Plat

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B-12	Architect Plat
B-13	Preliminary Civil Plans
B-14	Preliminary Stormwater Memo
B-15	Development Agreement
B-16	Exhibit 3 – Legal Description
B-17	Exhibit 4 – Phasing Plan
B-18	Exhibit 5 – Table of Proposed Standards
B-19	Applicant response to WDFW
B-20	Applicant SEPA response
C-04	SEPA – MDNS a. Mailing Affidavit Property Owners 300' b. Mailing Affidavit Parties of Record c. Email Notice and Distribution List
D-01	Snoqualmie Indian Tribe
D-02	Confederated Tribes of the Colville Reservation
D-03	Kittitas County Department of Public Works
D-04	Department of Archeology and Historic Preservation
D-05	Washington Department of Fish and Wildlife
D-06	State of Washington Department of Ecology
D-28	Bonneville Power Administration
D-29	State of Washington Department of Ecology

- Wildwood will offer 3D Video presentation by Rick Hansen with respect to the site plan, design and layout.

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- Applicants reserve the right to submit additional exhibits in response to exhibits or testimony provided by Deer Meadow LLC, staff, or public with respect to the land use application.

3. **Legal Counsel:** Wildwood Ranch will be represented by legal counsel at the open record public hearing.

James C. Carmody
Meyer Fluegge & Tenney, P.S.
230 South Second Street
Yakima, WA 98901
carmody@mftlaw.com

Dated this 5th day of November, 2026.

MEYER, FLUEGGE & TENNEY, P.S.
Attorneys for Respondent Wildwood Ranch, LLC

James C. Carmody, WSBA 5205

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CERTIFICATE OF SERVICE

I hereby declare under penalty of perjury under the laws of the State of Washington that on the date stated below I served a copy of this document in the manner indicated:

Colleda Monick, Virgil Amick City of Cle Elum Building Department 119 West First Street Cle Elum, WA 98922	☐ First Class U.S. Mail ☑ E-Mail Colleda.Monick@cleelum.gov vamick@cleelum.gov planning@cleelum.gov ☐ Hand Delivery ☐ UPS Next Day Air
Clara Park Van Ness Delfman, LLP 1191 2nd Ave Ste 1800 Seattle, WA 98101	☐ First Class U.S. Mail ☑ E-Mail CPARK@VNF.com ☐ Hand Delivery ☐ UPS Next Day Air
Terrance I. Danysh PRK Livengood 1850 Skyline Tower 10900 NE Fourth Street Bellevue, WA 98004	☐ First Class U.S. Mail ☑ E-Mail tdanysh@prklaw.com ☐ Hand Delivery ☐ UPS Next Day Air

DATED this 5th day of November, 2026.

David Gamboa, Legal Assistant

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