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By Virgil Amick at
7:26 am, November 9, 2026

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 MOTION FOR CONTINUANCE

Comes now Wildwood Ranch, LLC ("Wildwood Ranch" or "Applicant") and moves the Hearing Examiner for order continuing the scheduled hearing set for November 12, 2026 to a convenient later time. This request is based upon Friends of Deer Meadow, LLC recent filing of three (3) new expert reports: (1) Civil Drainage Analysis prepared by Cecil & Associates; (2) Evaluation of Variances prepared by DN Traffic Consultants, Inc.; and (3) Traffic Impact Analysis prepared by DN Traffic Consultants, Inc.

I. FACTUAL BACKGROUND

Hearing Examiner issued a prehearing scheduling notice which required disclosure of witnesses on November 5 and provision of any reports on November 6, 2026. Friends of Deer Park, LLC filed the three (3) expert reports at 3:53 p.m. on November 6, 2026. The filed reports appear to be applicable to both the SEPA appeal as well as the hearing on the merits.

The city immediately circulated the reports. The filing on a late Friday afternoon, however, gave Applicant and the City little time to review the new reports, evaluate the arguments and technical data, and otherwise prepare for an informed hearing on November 12,

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2026. Applicant's experts schedules present limited opportunity during the three available working days to conduct appropriate review and prepare for the scheduled hearing.

The first filed report was a "Civil Drainage Analysis" prepared by Cecil & Associates. The scope of the report was summarized as follows:

> Cecil & Associates (C&A) was hired by Friends of Deer Meadow, LLC to review the August 14, 2025, SEPA decision (MDNS), filed under SEP#2024-004, associated with the Wildwood Development; *and, to provide limited hypothetical stormwater mitigation analysis for the Cite Plan as shown in the SEPA Checklist documents.*

The report was issued on November 2, 2026. The report includes new retention pond calculations, existing site peak runoff rates, developed site with pond (no infiltration) including new calculations, developed site with pond (0.57 IN-HR infiltration) with calculations, and additional argument and data. Three business days is not sufficient time to allow for review and development of meaningful response by the applicant and engineering counsel for both the Applicant and the City.

The second report is an "Evaluation of Variances" prepared by DN Traffic Consultants, Inc. This report provides new comments on the TENW Traffic Impact Analysis (April 4, 2024) with a new TN Traffic TIA (November 6, 2026) report. It purports to analyze variances and LOS-based analysis. The report concludes that "…on the present record, the probable transportation-safety effects of the project cannot be ruled out."

The third report is a "Traffic Impact Analysis" prepared by DN Traffic Consultants, Inc. and issued on November 5, 2026. The report collected "…new AM and PM peak-period turning-movement counts, measured and observed the SR 903/Airport Road/Spansky Way access cluster, and reanalyzed the project." The report included new studies, analysis, interpretations and conclusions. Three days is not sufficient time for meaningful review.

II. REQUEST FOR CONTINUANCE

Applicant is hesitant to ask for a continuance because of the extensive time it has taken to get this matter to hearing. It is important, however, that the hearing take place with the parties respective experts in a position where they have had an opportunity to fully and completely address each other's concerns and arguments. Applicant requests that the hearing on the merits could be rescheduled to allow reasonable time for review while moving this matter forward to

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final hearing. If the matter is continued, we would request that the continuance not be longer than thirty (30) days.

CONCLUSION

Applicant requests that the hearing on the merits be continued for a period of thirty (30) days. Such continuance should consider Hearing Examiner's schedule as well as City Staff and facilities availability.

Dated this 8th 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
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DATED this 8th day of November, 2026.

David Gamboa, Legal Assistant

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