

**BEFORE THE HEARING EXAMINER
CITY OF SEATTLE**

In the Matter of the Appeal of

Hearing Examiner File:
W-25-008

LAKE WASHINGTON WORKING FAMILIES

Department Reference No.:
3042320-LU

from a Determination of Non-Significance
issued by the Director, Seattle Department
of Construction and Inspections.

**PREHEARING
ORDER**

A prehearing conference was held for this matter on December 2, 2025. Attending the conference were: Lake Washington Working Families (“Appellant”) represented by Karl G. Anuta; the City of Seattle Department of Construction and Inspections (“Department”) represented by Carly Guillory; and Nick Wheeler, JSA Civil, LLC (“Applicant”) represented by Timothy Schermetzler.

During the prehearing conference, the parties identified a schedule for final witness and exhibit lists and exchange of exhibits, and a hearing schedule. The following matters were discussed and agreed:

1. Appellant deadline for filing and serving final witness list, final exhibit list, serving other parties an electronic copy of each of the exhibits listed on the exhibit list, and filing with the Office of Hearing Examiner an electronic copy and a hard copy of said exhibits: January 13, 2026.
2. Applicant and Department deadline for filing and serving final witness list, final exhibit list, serving other parties an electronic copy of each of the exhibits listed on the exhibit list, and filing with the Office of Hearing Examiner an electronic copy and a hard copy of said exhibits: January 20, 2026.
3. Exhibit and witness lists are filed with the Office of Hearing Examiner using the e-file system or may be mailed to the Office. Copies of exhibits are filed with the Office of Hearing Examiner in electronic form. Electronic copies of exhibits must be filed with the Office of Hearing Examiner by email at: Hearing.Examiner@seattle.gov. Electronic copies of exhibits must be labeled numerically in the order identified in the exhibit list. Each exhibit should be submitted as an individual Word or .pdf document, and each document must

be saved with a brief and accurate descriptive title (no more than 1-3 words) to identify the document for other users.

4. Witness lists must include the names of witnesses, a summary of their expected testimony, and an estimate of time that will be dedicated to direct examination of the witness. Except for purposes of impeachment, only those witnesses and exhibits listed by the parties may be offered at the hearing.
5. The parties agreed to meet service requirements by email.
6. Unless otherwise stated, deadlines are no later than 5:00 PM.
7. The parties agreed to waive the deadlines imposed under SMC 25.05.680.A.3, to accommodate the agreed hearing schedule.
8. The hearing in this matter is scheduled to be held on **Tuesday, February 3, 2026**, beginning at **9:00 AM**, in the Office of Hearing Examiner, Hearing Room 4000, 700 Fifth Avenue, (Seattle Municipal Tower, 40th Floor) Seattle, Washington, with February 4, 5, and 11 reserved for continuance of the hearing.

Information about appeal hearings, including the *Hearing Examiner Rules of Practice and Procedure*, and a *Public Guide to Appeals and Hearings Before the Hearing Examiner*, is available on the Hearing Examiner's website, www.seattle.gov/examiner.

Entered December 3, 2025.

____/s/Ryan Vancil
Ryan Vancil, Hearing Examiner

CERTIFICATE OF SERVICE

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **PREHEARING ORDER** to each person listed below, or on the attached mailing list, in the matter of **Lake Washington Working Families** Hearing Examiner File: **W-25-008**, in the manner indicated.

Party	Method of Service
Appellant's Authorized Representative Karl Anuta Kga@lokga.net	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
Department, SDCI Carly Guillory Carly.Guillory@seattle.gov	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
Applicant and Property Owner Legal Counsel, CSD Attorneys at Law P.S. Timothy Schermetzler tschermetzler@csdlaw.com Megan Holmes mholmes@csdlaw.com	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger

Dated: December 15, 2025

/s/ Angela Oberhansly

Angela Oberhansly
Legal Assistant