

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 10:08 AM
To: Wendy Lane
Subject: FW: Mission Ridge

From: Steve L. Adams [<mailto:SteveA@Nwwinc.com>]
Sent: Friday, October 19, 2018 8:36 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge

Good Morning .

The explanation of Mission Ridge is going to be Great for the Wenatchee area.

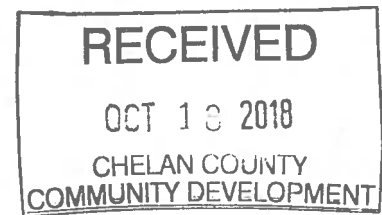
Steve Adams

stevea@nwwinc.com



P.O. Box 1649
1567 N. Wenatchee Ave.
Wenatchee, WA 98801
509-662-2141

Charlie Atkinson
300 S Elliott, Unit # 19
Wenatchee, WA 98801



October 17, 2018

Lilith Vespier
Community Development
316 Washington Street, Suite 301
Wenatchee, WA 9801

Dear Lilith Vepier:

I am writing to enthusiastically support the proposed Mission Ridge Expansion Project. Mission Ridge is an absolute gem of our valley. It has played a memorable role in our family. It was the place where my boys learned to ski and where I continue to enjoy the natural beauty of our region on a regular basis.

Mission Ridge not only provides a very special place for winter recreation, but is also an important part of the economy of our valley. During a time of year when the weather can limit some jobs, Mission Ridge opens up a number of opportunities. The expansion will only serve to enhance the economic benefits of Mission Ridge.

A responsible plan like this that will help to keep Mission Ridge financially viable is critical. Adding additional beginner terrain will mean more opportunities for kids and adults to discover the sports of skiing and snowboarding. The development of Nordic trails will draw additional people to the mountain as well as offering a cross country venue at elevation. On mountain lodging and additional food service will take Mission Ridge to a new level.

It is important to note the sensitive approach with which this expansion is being under taken. The ownership and management understand the unique nature of Mission Ridge and this project will enhance and not detract from the local feel of the Ridge.

I encourage Chelan County to fully support this important expansion. It is truly a once in a lifetime opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read "Charlie Atkinson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Charlie Atkinson

Lilith Vespier

From: Joel Augustine <info@509cycles.com>
Sent: Sunday, October 7, 2018 9:25 AM
To: Lilith Vespier
Subject: Support for the Mission Ridge Expansion Project!

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project. This expansion will further development in the summer economy along with the winter economy. It will see growth in new bike, hike, horse and ski trails, which will further seek growth for generations to come! As a local business owner, this expansion would also help my business along with other businesses in the area grow or at least stay a foot and not go under like we have seen with many other businesses in the area with the increase of renting and housing rates. I feel that Chelan County should help with the community growth and keep fair renting rates so we can keep more local and small business by not raising rent or taxes now and along with this expansion.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter and summer economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.



Joel Augustine - Owner / Designer

.....
509cycles.com

Lilith Vespier
Department of Community Development
316 Washington St., Suite 301
Wenatchee, WA 98801

From: Steven Ausere
8390 Dune Lake Rd SE
Moses Lake, WA

RE: Support for the Mission Ridge Expansion Project

I am in full support of the expansion project that Mission Ridge is proposing in Wenatchee. For the ski area to thrive there must be continued advancement. Currently the facility is deficient in several areas:

1. The parking lot is undersized for the current property
2. There is no lodging on site
3. The "bunny hill" which kids learn to ski is woefully inadequate

If the expansion plan gets implemented it will address almost all the future needs for the site, We all know if we can get kids off of their phones and start enjoying "the outside" they will be healthier and happier.



Steven Ausere

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OCT 12 2018

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 10:09 AM
To: Wendy Lane
Subject: FW: Mission Ridge Development
Attachments: Mission Ridge Development.docx

From: Ronald [<mailto:ronaldlbalzer@hotmail.com>]
Sent: Thursday, October 18, 2018 3:54 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Development

Attached is a file with our comments about the Mission Ridge Development.

Thanks,
Ron Balzer

Department of Community Development
Attention: Kirsten Larsen

Mission Ridge Expansion

While we can support additional winter skiing opportunities at Mission ridge in expanded lifts, trails and non-housing facilities, we have grave concerns with Mission Ridge's proposed year-around, eight-hundred-plus housing development that they want to build on Section 19. The proposed trails and land should only be occupied in the winter months – the same as the current restriction on Mission Ridge's operation.

Mission Ridge currently operates on National Forest and WDFW lands that were purchased with Pittman-Robertson funds, acquired from taxes on sporting goods, for the preservation of wildlife in that area. Mission Ridge's operation is currently restricted to basically the winter months when the wildlife that reside in that area during the warm months have moved to lower elevations. The proposed 155-acre expansion area on National Forest lands along with the 220 plus acre development on Section 19, with the cutting of trees, the grading of the land, the paving of roads, and the development of trails in Sections 19 and 30 will destroy wildlife habitat and block access to the upper Stemilt-Squilchuck basin for deer and elk as that area is their main migration corridor.

Since Mission Ridge is proposing using the National Forest and WDFW properties, including their own in Sections 19 and 30, year around, there will be a detrimental impact from human interaction with wildlife - essentially making the Stemilt-Squilchuck basin useless as wildlife habitat. Sections 19 and 30 are the primary calving grounds for the Colockum-Malaga elk herd. Many environmental studies have shown that a corridor or trail used by humans through wildlife habitat is a two-hundred-meter-wide "dead zone" in which wildlife do not thrive.

An updated environmental impact statement must be made. Using the one associated with Mission Ridge from the early 1980's does not represent today's environment. Too many issues on protection of wildlife, warming-climate environmental changes, land development and construction regulations have changed in the last thirty plus years for the 1980's environmental impact statement to be valid for Mission Ridge's current proposal.

The traffic impact study that was made for Mission Ridge only considers the streets in the city of Wenatchee. The traffic study needs to include the impact to Squilchuck road from all of the additional traffic on it from the eight hundred plus residences. Not only for normal travel, but also for emergency situations such as responding to fires and medical situations. Both fires from houses within the development and forest fires could have a significant impact on the ability of first responders to get there and for residents to escape. There is only one way in and one way out – the Squilchuck road.

With the small lot size that they are planning to use – less than 0.2 acres per lot and the close spacing of the houses, the probability of a fire spreading from house to house will be great. The time that it will take the fire department to respond from Wenatchee or East Wenatchee will be too long to save a building. Since that area encounters high winds, any house fire could easily expand to the surrounding forest and quickly encompass the Forest Ridge Development and beyond. The Squilchuck area is listed as high risk for wildfires. Since we have had numerous wildfires in the vicinity in recent years, the probability of one starting nearby is great. The development could easily become another "California" disaster with loss of lives and property as we have recently seen on numerous occasions from wildfires

in California. With the environment changing to warmer and drier summers, the wildfire situation will only worsen.

While Mission Ridge has water rights on Section 19, there is a limit as to how much they can extract and use without impacting their downstream neighbors. Irrigation districts in the Stemilt and Squilchuck valley need and have water rights from those lands to irrigate their orchards and crops during the summer months. While Section 19 needs thinning of the trees on it, the large removal that would be associated with the development will reduce the ability of the ground there to hold moisture for an extended period of time. The water runoff from the paved roads in the development will flow into the streams and lakes used for irrigation and will be contaminated with pollutants.

The large development will have a large detrimental economic impact on the hotels, motels, restaurants and stores in Wenatchee and East Wenatchee. With people living and staying in the housing at Mission Ridge – most of which will be transients from out of the area (Mission Ridge's estimate is about 75%), the need for those facilities and the income from them in Wenatchee and East Wenatchee will diminish. While the development will contribute to the tax base of Chelan County, it will be detrimental to the income of the cities and businesses of Wenatchee and East Wenatchee.

With our concerns about the loss of habitat for the wildlife in the Stemilt-Squilchuck basin area, the lack of an updated environmental impact statement, the increased high risk of forest fires from the housing development and from a warming climate, the limited road access to the proposed housing development in cases of emergencies, the resulting inability of the land to hold moisture from Mission Ridge's proposed expansion, the loss of income to Wenatchee Area cities and businesses, the use of public property "National Forest and WDFW Land" for the sole economic benefit of private enterprise, we believe that the proposed Mission Ridge housing development should not be allowed!

Sincerely,

Ronald and Claudia Balzer
3320 N. W. Fir Ave
East Wenatchee, Wa

Jason Barnes, 404 W Rolling Hills Ln. Wenatchee WA

Attention: Lilith Vespier, Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

OCT - 5 2018

This project also offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

A handwritten signature in black ink, appearing to read 'JB' with a stylized flourish extending to the right.

Jason Barnes, O.D.

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OCT - 5 2018

WENATCHEE WA
P.M.
04 OCT
1968
016

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[illegible]

CHELAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

From:

Ann Baye
PO Box 4882
Wenatchee, Wa 98807

Attention:

Kirsten Larsen, Department of Community Development, 316 Washington St., Suite 301
Wenatchee, WA 98801

To Whom This May Concern:

Here are some questions that I believe Chelan County Community Development should be carefully considering in regard to the Proposed Mission Ridge Expansion Project:

1)How is the Chelan County, Mission Ridge, and all parties involved in the Mission Ridge Expansion proposal addressing concerns about the geologic hazards presented by cutting the proposed access road along a steep hillside of questionable stability?

2)On the map of the proposed development, alternative access routes for general and emergency egress are not evident. How will these be provided?

3)The Stemilt Ridge area is noted for limited groundwater. How will adequate water be supplied to the proposed development for domestic, irrigation, and emergency use?

The Mission Ridge Expansion proposal is not a new concept. Previous owners of the land south east of the resort have also considered development and expansion into that area. According to Glen Klock, Doctor of Soil Physics, the biggest impediment to the development is a suitable and safe access, and a reliable source of water. The proposed road from the current Mission Ridge parking area to the proposed development area crosses along a very steep and possibly unstable hillside. Is cutting into this hillside a wise thing to do? Is the county about to approve something that could become a geologic disaster like the one seen in Oso, Washington, on March 22, 2014?

In 2016 and 2017 the same ridge as the proposed development experienced soil movement down valley in the Whispering Ridge/Crammer Road area causing evacuation of homes and ongoing monitoring. On May 9, 2016, up valley on the Mimi ski run a landslide caused the closing of the area to re-creationists. The odd angle of some trees on the hillside between Chairs 3 and 4 seems to indicate relatively recent shifting of soils in that area.

A review of the Geologic Hazards Report, File MPR2018-128 Mission Ridge Appendix F Geologic Hazards Report.pdf, begins with an introduction that states:

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OCT 23 2018

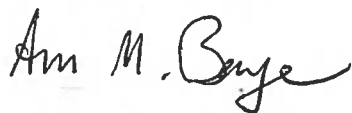
"Project Description & Proposed Development

The +/-140-acre site of the proposed Village at Mission Ridge expansion project is located southwest of the City of Wenatchee in Chelan County, Washington. The entire subject site is mapped within areas defined by Chelan County as Geologically Hazardous Areas due to the risk of landslides and erosion hazards (see Figures 4 & 5)."

Throughout the report other cautions and concerns are being raised. How are these things being addressed?

As a skier I would enjoy new and expanded ski runs. As a resident of Wenatchee I could appreciate the economic boost this development might create. However, as a citizen of the county I am concerned that we may be setting up for a geologic disaster. How is the county addressing these concerns and its potential liability?

Respectfully submitted,



Ann M. Baye

509 293 1464

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OCT 23 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:07 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion

From: Austin Boese [<mailto:austin.boese57@gmail.com>]
Sent: Friday, October 19, 2018 8:32 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

I grew up skiing at Mission Ridge. I've lived 10 minutes down the road from "the ridge" for almost all 20 years of my life. I was born here in Wenatchee and am proud to call myself a local. Upon hearing of the Mission Ridge expansion plan, I was deeply saddened and disturbed.

I wish I could give you some cold hard facts of why this expansion shouldn't be permitted. I can't tell you there's nesting spotted owls, because there are none. I can't state that this will ruin a wetland, because the ground is mostly dry and rocky. And I can't tell you there won't be any benefit to the local economy.

What I can tell you, is that Mission Ridge is becoming a rarity in this day and age. Between skiing there when I was 5, and now, there is already a huge difference in the number of people recreating at the ridge, in the summer as well as the winter. And with the proposed development of hundreds of houses and condos, the old Mission Ridge is on its way to being long and gone.

The grass is always greener on the side. But before this is approved let's ask ourselves what we are sacrificing when Mission Ridge is turned into a full resort destination. The short lift lines, the fair prices of lift tickets for locals and out of towners, the solitude. We lose exactly what makes Mission Ridge and this valley so special.

Some will say I'm just selfish and sentimental. But this isn't about keeping non-locals away, this is about preserving the reasons people love, and want to come to Mission Ridge in the first place.

As a lifelong resident of Wenatchee, and almost as long a guest at Mission Ridge, I do not support this expansion.

Austin Boese

3100 Tamarack Place
Wenatchee, WA 98801

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.


Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

Chris Behollian
 10/17/2018
PO Box 484 Wenatchee WA
98807

RECEIVED

OCT 24 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Lilith Vespier

From: John Brangwin <John@wblawfirm.com>
Sent: Wednesday, October 10, 2018 9:19 AM
To: Lilith Vespier
Subject: Mission Ridge expansion

I strongly support the expansion of Mission Ridge. The plan balances the interests of all parties, along with wildlife and the environment. It is an important expansion for the valley and increases the public's use of the outdoors.

Thank you.

John M. Brangwin
Attorney at Law
Woods & Brangwin, PLLC

Attention: Lilith Vespier
Department of Community Development
316 Washington St., Suite 301
Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

10-15-2018

Dear Mrs. Vespier:

On behalf of myself and my family; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our exceptional way of life. The resort was founded by our community over fifty years ago and is still alive today due to dedicated patrons and good, local ownership. Mission Ridge provides a significant economic impact to our winter season in the Valley when most needed. This project will create new local jobs and benefit our economy.

I have been skiing Mission Ridge since 1967 and a season pass holder since 1974. I grew up in Wenatchee and lived in the Covington area for over 30 years. Our children also were season pass holders most of their adolescent years. We have life long friends who also taught their children to ski at "The Ridge". My wife and I moved back about seven years ago, because we could. Our home has a great view of Mission Ridge and we have many new friends now that we live here. Both our children, who now have families of their own, now live in Wenatchee too and two of our three grandsons are learning to ski at Mission, with the help of Papa for sure.

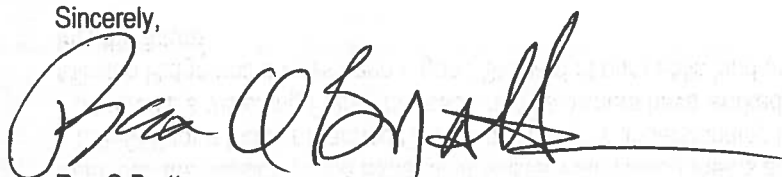
I am told, the Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. It is also my understanding the project meets both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked diligently to put forth a plan which will benefit all stakeholders. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Since Mission Ridge was purchased by the Scrivanich family, we have been exceptionally fortunate to have an owner who is in it for the long-haul and continues to improve and expand the mountain to meet the needs of the community. The recent acquisitions by Vail Resorts and Alterra Mountain Company of Stevens Pass and Crystal Mountain, in addition to the Boyne Resorts ownership of the Snoqualmie Pass areas defines the ever-present threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource. While other ski areas are being scooped up by large corporations, we are so fortunate to have a local owner willing to do what is right to retain our "Home Town Hill".

The Mission Ridge Expansion will have a positive impact on our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. Projections show the expansion will double the economic impact of the resort to our Region in the first ten years. In addition to bringing more winter tourism for our hospitality related business sector.

I know I speak for myself and many others from the community who benefit from the positive impact Mission Ridge provides to our children, families, jobs, lodging and hospitality industries; The Mission Ridge Expansion could be one of the most impactful business expansion offerings for the next 50 years.

Sincerely,



Rex O Bratton
832 N. Jennifer Lane
East Wenatchee, WA 98802

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OCT 16 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Lilith Vespier

From: Wesley Brown <wesley.brown808@gmail.com>
Sent: Wednesday, October 3, 2018 7:45 PM
To: Lilith Vespier
Subject: Support for the Mission Ridge Expansion Project
Attachments: 20181003_192748.jpg

Hello,

I am Wesley Brown. I live at 1362 Brown St Apt A Wenatchee, WA 98801.
My original signature is attached.

Attention: Lilith Vespier, Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

On behalf of myself; I support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to the community and is alive today due to good, local ownership. Mission Ridge improves the quality of life in Wenatchee and is one of the region's core drivers of the winter economy.

For the last 2.5 years I have heard rumblings of a possible Mission Ridge expansion. The fact that it is now becoming a real possibility shows how dedicated the resort and its owners are to growing with and supporting the local community while still maintaining the small-mountain friendly feel that made me fall in love with Mission Ridge in the first place. I have confidence this vibe will stay around after the expansion.

The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain will add two more mountains to the list of places I do not want to go. This is because those places have nothing of the friendly loving community atmosphere that makes Mission Ridge so special. Please support this expansion and help keep one of the few remaining local resorts going strong so we can share that mentality with everyone that comes here.

Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. Please support this expansion and add jobs in a season where jobs are typically somewhat scarce.

I believe this project will enhance the quality of life in Wenatchee for decades into the future for many people.

Thank you,

Wesley Brown
509-540-0448

Lilith Vespier

From: marc Buchanan <mbuchanan@nwi.net>
Sent: Wednesday, October 10, 2018 3:16 PM
To: Lilith Vespier
Subject: Ridge expansion

As a valley resident that started skiing at Mission ridge in 1967 when I was 16, I think I have seen the Complete development to where we are today.
I taught my kids to ski there and now I have been teaching my grand kids also.
I started out ski jumping in Leav. As a kid, went on to cross country skiing and racing, then to telemark Skiing for 30 plus years and last year switched to alpine skiing – hopefully for many more yrs.
You can't find a better valley and mtn. to expose your whole family to the sport of skiing.
The expansion would be a wonderful addition.
The economic gains to the mtn. and community have been much written about and I agree is a no brainer.
The environmental folks are always there to say the expansion is going to scare all the animals away.
I would like to share a story about Whistler- Blackcomb.
One summer I took a guided gondola ride up the area and the Ranger told us about all
The opposition in the years prior to development – deer, bear, elk, etc would all go away, they shouted.
Then the development went in and hundreds of ski runs were cleared on the mtn. and on those runs
Follage grew, huckleberrys grew, the animals didn't leave – they flourished in numbers greater than
Before development. He pointed out 3 bears during our ride up and down.
It won't bother the animals a bit.

Thanks,
Marc Buchanan
Wenatchee, WA



Virus-free. www.avast.com

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

The Wenatchee Valley has been my home for nearly my entire life and I'm always grateful to find myself able to return year after year. I grew up on Mission Ridge every winter with the support of my father and extended family providing an enjoyable experience each visit. The ability to have a local ski resort just minutes from my home has been invaluable.

I've also lived in Colorado which is home to Vail Group resorts. Visiting any single one of the Vail Group resorts has been a less than stellar experience compared to a quick jaunt up to Mission Ridge. I saw the general lack of enthusiasm across the mountains and lack of respect management showed towards employees. I saw communities that were afforded the bare minimum of involvement from Vail Group in problems and solutions to issues that arrived with a recent purchase they would make.


The expansion program proposed by Mission Ridge would allow them to keep on offering the same level of service as they have always offered without the threat of being bought out by a large group of investors simply seeking profits.

I began working as a ski instructor at Mission Ridge three seasons ago and found a surprising amount of satisfaction introducing people of all ages to the sport. The family I found in the ski school is unique and the main reason I return year after year to help teach. If Mission Ridge were to be sold to the likes of Vail Group I would immediately quit. I have heard so many stories of ski schools losing all their charm and character in pursuit of uniformity in coaching and teaching.

Mission Ridge offers management of the resort that already lives within the valley and interacts with the community in an acceptable manner. If Mission Ridge is unable to expand to increase skier services and enjoyment, a sale will be necessary sooner than later. I have been grateful the current ownership has been able to provide patronage up to this point. I wasn't surprised that Stevens Pass had to complete a sale to continue to operate and Mission Ridge will be in much the same position in the next 10 years if nothing changes.

Along with my teaching, I'm given the opportunity to speak with guests in a more informal manner. Often their major complaint is the lack of accommodation on the mountain. I personally can't sympathize with them over this complaint given the proximity to the valley. The fact that this repeatedly occurs still shows that there is a demand for this type of services.

As a personal snow sports enthusiast and professional ski instructor, I fully endorse the proposed expansion by Mission Ridge.

Sincerely, 
Schaefer Buchanan
3037 Monterey Dr.
Malaga, WA 98828

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OCT 18 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Lilith Vespier

From: Bob Bugert <rmbugert@gmail.com>
Sent: Tuesday, October 9, 2018 1:18 PM
To: Lilith Vespier
Cc: Josh Jorgenson
Subject: Comments to Mission Ridge Expansion Plan
Attachments: Mission Ridge comments, Bugert.pdf

Hello Lilith--

Attached are my comments in support of the proposed Mission Ridge Master Planned Resort.

Thank you Lilith. I hope you are well.

Bob

--

509-670-5948

rmbugert@gmail.com

2919 Number 1 Canyon Road
Wenatchee, WA 98801-2462

October 9, 2018

Chelan County
Department of Community Development
316 Washington St., Suite 301
Wenatchee, WA 98801

Attention: Lilith Vespier

Lilith,

Please accept these comments as part of the record for the proposed expansion of the Mission Ridge Ski Area.

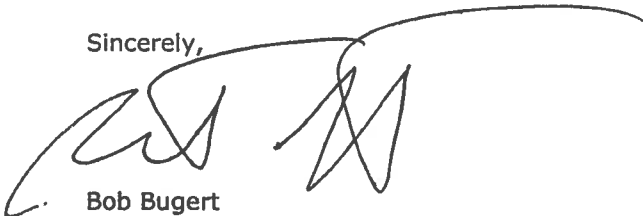
I am in favor of the expansion as proposed in their application. The Mission Ridge development team has worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have completed their due diligence in addressing impacts to adjacent areas. The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan.

This expansion is critically needed for Mission Ridge to remain economically viable in a competitive ski industry. This viability will directly translate into economic benefits to the Greater Wenatchee Area, by creating new local jobs, benefiting our retailers, restaurants, hotels, and other businesses.

Mission Ridge is a critical asset in our community and, as a the backbone of the valley's winter economy contributes greatly to a healthy outdoor recreation community. The "Our Valley Our Future" plan states the goal to "capitalize on the region's outdoor recreation resources as a way to attract businesses, professionals, and tourists." The Mission Ridge Expansion has been appropriately identified as an "action item" by the OVOF community plan--stating "develop a small village of homes, beginner terrain, and cross-country ski trails on private property that Mission Ridge Ski and Snowboard purchased adjacent to the existing ski area."

Thank you for accepting these comments. I can be reached at rmbugert@gmail.com or 509-670-5948.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bob Bugert', with a long horizontal flourish extending to the right.

Bob Bugert

10/7/2018

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project


Dear Mrs. Vespier:

I support the Mission Ridge Expansion Project.

I was born and raised in Idaho, completed my schooling in Utah and moved to Washington as an adult. I have lived in many ski communities and Wenatchee's Mission Ridge is one of my favorite and a primary reasons I moved to the area. Mission Ridge has been very transparent and accepting of community feedback and input regarding their proposed expansion plan. I believe this plan will further characterize Mission Ridge as an invaluable entity in our community-- a local business, a driver in winter economy and tourism, a job supplier, and an amazing place for people to explore our backyard while maintaining good stewardship over the land.

I have met people at Mission Ridge who travel from afar to ski. I have met people who couldn't find parking or accommodations near Stevens Pass so they come to Mission Ridge. I have met people who come to Mission Ridge on weekends to participate in snowshoeing, concerts or just to eat at Chair 5 Pub. I know people who hope for an area where they can participate in winter activities on beginner terrain. I think it's a critical time to try and meet the demands of all those seeking winter activities, especially with Vail's purchase of our nearby Stevens Pass. The expansion plan is an investment in honoring and staying relevant to the community's values and the changing economy.

Sincerely,



Mandi Burton-Carter

RECEIVED

OCT 11 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

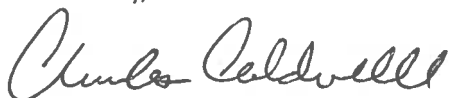
Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,



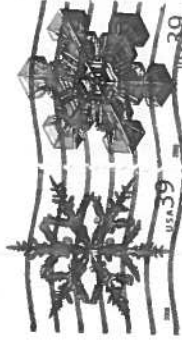
RECEIVED

OCT 16 2018

CARDWELL

1998 PEARL HAVEN CT

LEWISTOWN, WA. 98802



LILITH VESPIER
DEPT OF COMMUNITY DEVELOPMENT
316 WASHINGTON ST, STE 301
LEWISTOWN WA 98801

RECEIVED

OCT 16 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

9880134105 0022



Wendy Lane

To: Kirsten Larsen (Kirsten.Larsen@CO.CHELAN.WA.US)
Subject: FW: Support for the Mission Ridge Expansion Project

From: Cody Calhoon [<mailto:codyr94@gmail.com>]
Sent: Friday, October 19, 2018 9:30 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>; lilith.vesprier@co.chelan.wa.us
Subject: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business (Timber Painting Company); we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future. The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

Cody Calhoon

October 12, 2018

Lilith Vespier
Department of Community Development
316 Washington St.; Suite 301
Wenatchee, WA 98801

Dear Ms. Vespier

I fully support the proposed expansion of the Mission ridge Ski area. Mission ridge is a very large part of the economy in Wenatchee. Many businesses rely on the ski industry in this town. I believe Mission ridge is a hidden gem and it needs the full support of the Wenatchee politicians, who are in charge of the approval process for any expansion that the owners of the ski area are requesting.

Mission Ridge is one of the last ski areas in Washington State that is not owned by a large corporation. Lets keep it that way and throw all our support behind the proposed expansion.

Sincerely,



J. Thomas Callahan
115 E. Mountain Brook Lane
Wenatchee, WA 98801
tcallahanpl@gmail.com
509-888-5063

RECEIVED

OCT 16 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT


John Callahan

9301 EAGLE CREEK ROAD
LEAVENWORTH, WASHINGTON 98826
509-548-2065
AJC@BMI.NET

Development

10-16-18

01

RE: Support for Mission Ridge Expansion Project

It is imperative the MR receives approval for the expansion project that has been submitted.

Ski area operations on the scale of MR face very challenging future because of competition from the corporate ski resorts and the need to be current and modern. Alterra Mountain Co. plans to spend \$555 million over the next 5 years. Vail Resorts is in the same league so where does MR fit into this picture, it doesn't. So the best way for MR to survive is to expand so it can be more financially stable.

We are sure you are aware of the age of the 3 Riblet and Poma lifts. They will need replacing sooner than later. That goes for the SnoCat groomers and basic infrastructure too. Not to mention parking and the need more beginner terrain, other non-skiing winter activities and on mountain accommodations.

I will relate an experience that I had last winter skiing at MR. I rode up on Chair 2 with a couple from North Bend. Conditions were outstanding and they commented "are conditions always this good". I said yes much of the time. I took a few runs with them and showed them the Chair 3 area. They were so impressed that they called their motel and stayed an extra day. This needs to happen many times over.

As Wenatchee grows MR must be a growth partner too. Thank you for your time and interest.

RECEIVED

Sincerely,

OCT 17 2018

John and Ann Callahan

John Callahan *Ann B. Callahan*

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:12 AM
To: Wendy Lane
Subject: FW: Confluence Health: Support of the Mission Ridge Expansion Project
Attachments: Scanned from a Xerox Multifunction Printer.pdf

From: Canning, Andrew [<mailto:Andrew.Canning@confluencehealth.org>]
Sent: Friday, October 19, 2018 10:29 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Cc: lilith.vespier@co.chelan.wa.us
Subject: Confluence Health: Support of the Mission Ridge Expansion Project

Dear Mrs. Vespier,

On behalf of the Confluence Health leadership team and the employees we represent, we would like to offer our support for the Mission Ridge Expansion Project. The attached letter outlines our stance regarding the expansion project while highlighting the benefits we feel this project will offer the community.

Should you have additional questions, please do not hesitate to contact me directly.

Respectfully,
Andrew Canning

Andrew Canning

Director

Confluence Health | Marketing & Communications

p: 509.436.6863 x: 6863 | c: 509.435.2693

f: 509.436.6898 | e: Andrew.Canning@confluencehealth.org



This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and (i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication.

Department of Community Development
316 Washington St., Suite 301
Wenatchee, WA 98801
Attn: Lilith Vespier

I am writing to show my support for the Mission Ridge expansion and encourage Chelan County to accept the proposal they have submitted. Mission Ridge is a critical employer in the area and a valued resource to the community for over 50 years. Recently, the mountain has become more crowded, which is particularly challenging for beginner skiers, and desperately needs the ability to expand to the new area to continue to provide an excellent experience to new and existing snow sports enthusiasts. I know that they have done and will continue to do their best to protect the environment and habitat while opening up improved access for the public to enjoy for years to come.

Thank You,

A handwritten signature in black ink, appearing to read 'Kai Carter', with a long horizontal flourish extending to the right.

Kai Carter
505 Pioneer Drive
Wenatchee WA

RECEIVED

OCT 1 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:11 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion

From: Chris Caviezel [<mailto:nordic.chris@gmail.com>]
Sent: Friday, October 19, 2018 11:11 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

I am excited to write this letter of support for the proposed Mission Ridge Expansion Project.

I am particularly please to hear about the creation of opportunities for nordic skiing....

--

Chris L. Caviezel
FF/EMT, WX7EMT



October 14, 2018
Chelan County Department of Community Development
Attention: Lillith Vespier
316 Washington Street: Suite 301
Wenatchee, Washington 98801

RE: Support for the Mission Ridge Expansion Project

To Whom It May Concern:

The Lake Chelan Chamber of Commerce supports and urges Chelan County to approve the plan for expansion of the Mission Ridge Ski and Board Resort.

The Lake Chelan Chamber of Commerce works to bring economic growth through leadership, advocacy, and promotion to enhance the quality of life in the Lake Chelan Valley. Our Chamber has been in operation for more than 86 years and serves more than 500 members.

The Chamber also operates the Lake Chelan Visitor Center and responds to more than 75,000 inquiries each year.

Described as one of the most beautiful lake settings in the world, generations of families have been making the journey to Lake Chelan to enjoy year-round recreational opportunities in a world class setting. The Mission Ridge Ski and Board Resort has provided superb outdoor recreation for residents and visitors for more than 50 years. The expansion plan will bring new opportunities for families interested in a range of recreation pursuits, including skiing, snowshoeing, Nordic skiing, and hiking. It will bring new economic activity across all of Chelan County.

Mission Ridge has the once in a lifetime chance to transform into a destination resort reflective of our region's values. We applaud Mission Ridge's commitment to collaborate with the community as the plan was developed, and for incorporating the region's input into the plan.

We urge Chelan County to approve the permit application for the Mission Ridge Expansion Project. The project will bring new visitors and economic activity to our region and provide new outdoor recreation opportunities for current and future generations.

Sincerely,

A handwritten signature in blue ink that reads "Micheal A. Steele".

Micheal A. Steele, Executive Director
Lake Chelan Chamber of Commerce

RECEIVED

OCT 17 2018

Cc: Lake Chelan Chamber of Commerce Board of Directors

CHELAN COUNTY COMMUNITY DEVELOPMENT

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.


Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,


10/17/2018

RECEIVED

OCT 24 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Chris & Amy
PO Box 4847
Wenatchee, WA 98807



Att: Lillian Vespier
Dept. of Community Development
316 Washington St Suite 301
Wenatchee WA 98801

RECEIVED

OCT 24 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

9880134105 0022



Lilith Vespier

From: jimrclarke@frontier.com
Sent: Monday, October 1, 2018 11:51 PM
To: Lilith Vespier
Cc: expansion@missionridge.com
Subject: RE: Support for the Mission Ridge Expansion Project

Jim Clarke

15530 25th ct

mill creek WA 98012

And :

Lot 7 & 8 Bronco lane "ponderosa"

Leavenworth WA

I am an avid outdoorsman, I and my

Attention: Lilith Vespier, Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

I have been coming to Leavenworth since my parents started taking me over 40 years ago. I have now carried on that tradition with my children, and hopefully grandchildren. We have all grown to love the outdoors and the enriching lifestyle it provides. Over the years we have spent countless hours hiking, climbing, biking and skiing the beautiful central Washington area. If we do not embrace projects such as the Mission Ridge expansion I am afraid we (and our cherished wilderness) will lose relevance to a future generation, and when the other assign is gone this land will go to the highest bidder and be lost to the public forever. Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy .

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

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The Mission Ridge Expansion has been appropriately identified as an “action item” by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

James R Clarke

Sent from Yahoo Mail for iPhone

Cleek, Logan

6657 Forest Ridge Drive
Wenatchee, WA 98801
October 16, 2018

► **Dept. of Community Development**
316 Washington St. Suite 301
Wenatchee, WA 98801

Attn: Lilith Vespier

To Whom it may concern:

This letter is in regards to the planned resort at Mission Ridge (MPR 2018-128). To be brief the concern I have is anticipated traffic impacts. It seems the applicant doesn't really anticipate any from what I have read. I don't know how that could be possible with the numbers cited. Without going into them because they are already a matter of record I believe the applicant should set aside funds for traffic improvements as they become apparent. Just one example would be the intersection of Forest Ridge Drive and the Squilchuck Road. Besides the residents Wenatchee school busses use this. Going north there is no left turn lane to Forest Ridge and going south the traffic on Squilchuck come to the intersection rather fast on a curve with limited sight to the traffic turning right onto Squilchuck heading south.

I also believe the traffic at Mission and Crawford and the intersection of Mission and the George Sellar bridge will be impacted as well.

Thank you for your consideration.

Sincerely,



Logan Cleek

RECEIVED

OCT 18 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Wendy Lane

From: Kirsten Larsen
Sent: Thursday, October 25, 2018 2:40 PM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion Comment
Attachments: Mission Ridge Expansion.pdf

From: Cappell, Brandt [<mailto:Brandt.Cappell@leg.wa.gov>]
Sent: Thursday, October 25, 2018 2:35 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Comment

Kirsten,

Attached is Representative Condotta's comments on the proposed Mission Ridge expansion. We apologize for the tardiness of this but hope you will still accept them. A hard copy is in the mail as well.

Sincerely,

Brandt Cappell

Senior Legislative Assistant to Cary Condotta
12th District Representative
Legislative Bldg. Rm 425B
P.O. Box 40600
Olympia, WA 98504-0600
(360) 786-7954

[Click Here to Visit Representative Condotta's Web site](#)

[View and Sign up for Representative Condotta's e-mail updates](#)



STATE REPRESENTATIVE
12th LEGISLATIVE DISTRICT
CARY CONDOTTA

State of
Washington
House of
Representatives



COMMERCE AND GAMING
RANKING MEMBER
FINANCE
APPROPRIATIONS

October 25, 2018

Chelan County Department of Community Development
Attention: Kristen Larsen
316 Washington Street: Suite 301
Wenatchee, Washington 98801

RE: Support for the Expansion of the Mission Ridge Ski and Board Resort

I would like to express my enthusiastic support and encourage Chelan County to approve the expansion plan for the Mission Ridge Ski and Board Resort. I have been out of town and realize that these comments are being submitted after the deadline; however, I hope you will add them to the comment file.

The Mission Ridge Ski and Board Resort has provided superb outdoor recreation for residents and visitors for more than 50 years. The expansion plan will bring new opportunities for families interested in a range of recreation pursuits, including skiing, snowshoeing, Nordic skiing, and hiking. It will bring new economic activity across all of Chelan County.

Mission Ridge has the once in a lifetime chance to transform into a destination resort reflective of our region's values. We applaud Mission Ridge's commitment to collaborate with the community as the plan was developed, and for incorporating the region's input into the plan.

I am also impressed with the level and breadth of public support for the project. The list of supporters for the project includes more than 17 organizations and 340 individuals. That level of support is indicative of the effort put forward to collaborate with the community and adapt the plan to address concerns raised during the planning process.

Please approve the permit application for the Mission Ridge Expansion Project. The project will bring new visitors and economic activity to our region and provide new outdoor recreation opportunities for current and future generations.

Best regards,

State Representative Cary Condotta
12th District

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:08 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion - Comment Letter
Attachments: MRExpansion-Comment2County.JPG

From: Andy Dappen [<mailto:ardappen@gmail.com>]
Sent: Friday, October 19, 2018 3:04 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion - Comment Letter

Kirsten

I understand the comment period to the county about the Mission Ridge Expansion Plan is soon closing. I have submitted a letter recommending a necessary modification to help ensure public safety in the event of future wildfires. I've pasted the letter below in this email but also have attached a scan of the signed letter -- Andy Dappen.

+++

Kirsten Larsen, Planning Manager
Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801

October 18, 2018

RE: Wildfire Modification Needed for Mission Ridge Expansion

Regarding the Mission Ridge Expansion, the local business community has rallied in support of this project. It is believed that the benefits associated with the project will help the ski area thrive and that economic benefits will extend from the ski area to the community at large.

Economics are powerful arguments that sometimes provide incentive for decision makers to sidestep problems associated with a project. The area of concern for me with the current proposal pertains to wildfire hazards. Over time, about 870 homes and condominium units are slated to be built on property now owned by Mission Ridge, yet the development relies on a single access road to service the property. As proposed, the project does not conform to the intent of county policies that developments larger than 40 homes have at least two roads for access and egress.

As a journalist, I've reported about fire issues and the dramatic rise of megafires throughout the West. The problem is real and escalating. Consider the following losses in the past six years alone: 700 homes lost around Colorado Springs from back-to-back wildfires during the summers of 2012 and 2013; 300 homes lost near Pateros, Washington from wildfires in 2014; 28 homes lost in the Broadview Development of Wenatchee from the 2015 fire; 2,400 homes lost around Fort McMurray, Alberta from the 2016 wildfires; 1000 homes lost near Redding, California from the 2018 wildfires.

Jamie Tackman is a friend who has worked as a lead-plane pilot for the Forest Service for over 20 years and who directs the ground resources of many of the fires he fights. He says when catastrophic fires eventually visit

the new Mission Ridge development (and some day catastrophic fires will visit, even if every precaution is taken), fire bosses are unlikely to defend the development. He warns that "One-way in, one-way out scenarios are deal breakers, I won't send firefighters into such traps. There have been dozens of firefighter fatalities caused by ignoring this rule."

Because of what we know as a community about the dangers of wildfire and because of what is specified in the County's design criteria codes (15.30.230), please don't sidestep this issue.

For two reasons I ask the county to make sure this issue is properly resolved before approving the expansion. First: By approving the current plan, the county would knowingly be endangering the property and the lives of homeowners and visitors residing/using this area during fire season. Second: By knowingly endangering people, I fear Chelan County and Mission Ridge itself might both be considered negligent (and, therefore, held financially liable) for future wildfire losses, injuries, and/or deaths.

The project, most believe, promises to be a community boon. However, if not properly addressed, future wildfires could transform this project into a community tragedy with many associated problems and costs. For the protection of people, property, the county, and Mission Ridge itself, please adhere to the intent of the county codes: Require secondary access to the area.

Andy Dappen
2332 Westview Road
Wenatchee, WA 98801

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:07 AM
To: Wendy Lane
Subject: FW: Supp[ort Mission Ridge Expansion

From: Gregg Dawson [<mailto:g.dawson@kmsfinancial.com>]
Sent: Friday, October 19, 2018 8:28 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: FW: Supp[ort Mission Ridge Expansion

Hello Kirsten,

Below is an email I sent to Lilith that did not seem to go through so was redirected to go to you.

Please let me know if you receive and any questions you may have.

Thank you,

Greg

Gregg W. Dawson, MBA
Integrated Wealth Management
8321 NE Meadowmeer Dr, Bainbridge Island, WA 98110
206-855-4136
g.dawson@KMSFinancial.com
www.IntegratedWealthMgt.com
Securities offered through KMS Financial Services, Inc.

From: Gregg Dawson
Sent: Friday, October 19, 2018 12:18 AM
To: 'lilith.vespier@co.chelan.wa.us' <lilith.vespier@co.chelan.wa.us>
Subject: Supp[ort Mission Ridge Expansion

Dear Lilith,

I am writing to express my support for the expansion of Mission Ridge.

I see this as a great opportunity for the Wenatchee and Washington State economy without adversely affecting the environment or wildlife in the area. The leadership team at Mission is responsibly attentive to the needs of the community and it's clientele, seeking to make choices that create value over the long term for all stakeholders.

For those who live on the West side of the state, like myself, it will be wonderful to have a place to stay for a period of days without having to drive. Plus, a nice getaway in the summer too.

I look forward to being part of this new community.

Thank you,

Gregg Dawson

Gregg W. Dawson, MBA

Integrated Wealth Management

8321 NE Meadowmeer Dr, Bainbridge Island, WA 98110

206-855-4136

g.dawson@KMSFinancial.com

www.IntegratedWealthMgt.com

Securities offered through KMS Financial Services, Inc.

Lilith Vespier

From: Linda Deiner <ld4massage@gmail.com>
Sent: Monday, October 8, 2018 6:29 PM
To: Lilith Vespier
Subject: Mission Ridge Expansion
Attachments: mission ridge Expansion Project.pdf

Lileth Vespier
Dept. of Community Development
316 Washington St., Suite 301
Wenatchee, Wa 98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

First of all, it will create jobs.

Second, I have worked in the ski industry for years. It is a seasonal profession which makes it very difficult. You have to make a profit in less than half the year. Mission Ridge has many years where they have lost money due to the weather. This opportunity can give them the opportunity to increase the time they operate (not just skiing) and make additional profit from other means.

Third, it can create an environment for outdoor living that Washington residents are striving for.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while

maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an “action item” by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

Gary and Linda Deiner

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:11 AM
To: Wendy Lane
Subject: FW: Mission Ridge expansion

-----Original Message-----

From: Randy Dietrich [mailto:ducetrey03@gmail.com]
Sent: Friday, October 19, 2018 10:38 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge expansion

Hello,

My name is Randy Dietrich. I was born and raised in Chelan, Wa.

I'd like to make a few comments on the Ridges expansion plan.

I'm 56 years old. I went to work at Alpental on Snoqualmie Pass the winter of 1981 and I'm still involved in the ski industry. Currently I'm helping to establish a new Winchat program at Mission Ridge.

After almost 4 decades in the ski industry I can without a doubt say this expansion plan is a winner no matter how it's viewed.

Expansion benefits:

- The local job market, increasing jobs in the Wenatchee valley.
 - More skier visits per Winter.
 - Expanded parking = More skier visits.
 - Overnight Lodging and a new Ski lodge = More skier visits.
 - Additional acres for a beginner learning area reduces the impact on the upper mountain. = More skier visits.
- The Summit at Snoqualmie is 50+ miles from Seattle and every parking lot is full every weekend and most weekdays.
Mission Ridge is 12 miles from Wenatchee. 12 MILES!!
With the expansion Mission would be world class!!
Having access like this in our own backyard is rare!

Just a few reasons to support this:

- Jobs
- Income for Wenatchee food, gas, shopping and lodging!
- Income for Chelan County
- Income for the State of Wash.

I haven't followed this to see if there's any negative response. If there is it to bad because the positives far out weigh the negative.

Thank you, have a great day,
Randy Dietrich.

Lilith Vespier

From: Woodrow Dixon <woodrow.dixon@gmail.com>
Sent: Tuesday, October 9, 2018 1:47 PM
To: Lilith Vespier
Subject: Mission Ridge Expansion
Attachments: scan0009.pdf

(Same letter is attached as a Signed document)

To Whom it may concern:

I am writing in support of the Mission Ridge expansion.

Mission Ridge is a unique asset to our community and one of the last independent ski areas left in the PNW. We need to support Mission Ridge in any way possible to increase revenue and hopefully create long term sustainability.

Additionally I am in support of the proposed housing development and further development of Summer Recreation at Mission Ridge. Turning Mission Ridge in to a year around destination will benefit many area residents.

I am a skier, a mountain biker and have been a resident of Chelan County for 10 years. Over the past 10 years I have watched our outdoor recreation areas become more crowded year after year. The experience at Stevens Pass and Mission Ridge are being negatively affected by the large population increase in Wenatchee and more broadly the Seattle area. We need to expand our skiing capacity by a long margin to meet future demands. We have some of the best ski terrain in the world and yet some of the most under developed lift and resort infrastructure.

I believe the Mission Ridge expansion is a step in the right direction to address issues of crowding and under capacity at all Washington ski areas. And hopefully it will open the door for future expansion of ski areas in Chelan County both at Stevens Pass, Mission Ridge and ideally some new resorts as well.

Respectfully,

Woodrow Dixon

Home Address:
9606 North Fork Rd,
Cashmere, Wa
98815

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Additionally I am in support of the proposed housing development and further development of Summer Recreation at Mission Ridge. Turning Mission Ridge in to a year around destination will benefit many area residents.

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Respectfully,

Woodrow Dixon

A handwritten signature in dark ink, appearing to read 'Woodrow Dixon', with a stylized, cursive script.

Home Address:
9606 North Fork Rd,
Cashmere, Wa
98815

**Nick and Meghan Donaghey, 1990 5th St. Wenatchee, WA / 47
MaKenna Ln. East Wenatchee, WA**

*Attention: Lilith Vespier, Department of Community Development, 316
Washington St., Suite 301 Wenatchee, WA 98801*

RE: Support for the Mission Ridge Expansion Project

On behalf of myself, my family, and my business; we support the
Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our
value system. The resort was founded by our community over fifty
years ago and is still alive today due to good, local ownership. Mission
Ridge contributes to our quality of life and is one of our region's core
drivers of the winter economy.

The Mission Ridge Expansion Master Plan Resort meets all the
general requirements as outlined in Chelan County Code 11.89.040
for a Master Planned Resort. The project falls within the outlined land
uses in both the USFS forest plan and the Stemilt Partnership's
Visioning Plan. The resort and its owners have worked for three years
to plan, collaborate, and collect feedback from partners and
stakeholders in the community. They have gone above and beyond in
their efforts to meet the legitimate business needs of our community
while maintaining our core values. Mission Ridge has always been a
good Steward of our public land and I am confident that they will
continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the
importance of moving quickly to implement this project. Local resorts
like Mission Ridge have never faced more fierce competition from
outside interests. The recent Vail Resorts and Alterra Mountain
Company acquisitions of Stevens Pass and Crystal Mountain, in
addition to the previously present Boyne Resorts, present a new threat
to the few remaining local resorts. The struggle an independent resort
like Mission Ridge faces to remain viable is tremendous. The Mission

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OCT - 5 2018

Personal comments pg2 →

Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

Our family has experienced the current capacity related issues on a regular basis. As an example, our children have been part of the multi-week lesson program at Mission for the past 2 years. We are regularly forced to park in the overflow parking near Squilchuck state park and then wait for the bus to take us to the ski area as the main lot is usually full. It is worth noting that we almost never encounter traffic on the drive up the hill, even when the main lot is full. This would indicate that there is not a traffic volume problem on the road leading to the ski area, but rather simply a parking capacity issue at the ski area itself.

This project also offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

It has been a rich tradition in our family to take part in annual ski trip family reunions. So much so that we have continued this tradition through 3rd and 4th generations. Our most recent reunion last year totaled 26 individuals. That reunion was held at a New Mexico ski resort. We had attempted to plan it here in Wenatchee, as it is home to a few of us who were in attendance.

Unfortunately, we were forced to look at other outside locations as the logistics of utilizing a ski area that lacked lodging and other facility options/amenities was too complicated with so many of our families having young children. This was a missed opportunity for our local economy as it would have brought in 6 out of state families in addition to those of us who live locally. We are hopeful with planning like this potentially becoming reality, that we will soon have a local option that can become a tradition destination for this event for generations to come.


The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This

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expansion will double the economic impact of the resort in the first ten years.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.



Nicholas Donaghey, O.D.
Meghan Donaghey

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OCT - 5 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

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[illegible]

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:13 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion Project

From: Cheri Dudek-Kuhn [<mailto:cheri@cheridudek.com>]
Sent: Friday, October 19, 2018 9:22 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Project

Hello Chelan County!

I am writing to offer my full support of this expansion project. It is not only essential to the continued viability of Mission Ridge, but the positive impact to economic growth in the Valley is substantial. A destination ski hill will bring additional outside dollars into our community and improve the quality of the experience to local fans of Mission Ridge.

The expansion will provide additional jobs (and more year-round jobs). We could benefit from the existing high volume of tourists coming into Leavenworth with the added amenities the expansion provides. This is imperative next step to a sustainable Mission Ridge and allow this gem to not just survive, but to thrive.

Warm Regards,

Cheri Dudek-Kuhn



EOS Implementer
CEO Orchard Corset
509.421.7662

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:10 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion Project

From: Sierra Ehrman [<mailto:sierra.ake@me.com>]
Sent: Friday, October 19, 2018 11:15 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Project

Dear Ms. Larsen:

I am writing today to express my support for the proposed expansion project for Mission Ridge. I have recently moved to the Wenatchee Valley and have been exploring the area actively with my three year old son. Mission Ridge has become one of our most enjoyed outdoor recreation areas in Washington. When I was informed about the proposed expansion, I wanted to voice my excitement and support.

After hearing that the owner, the General Manager, and many others have spent three years working on this proposed expansion, I was blown away. These are people from our own community working together to give back to all of our local family and friends in a way that creates and promotes joy and excitement. Also, knowing that the Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort assures me that the people working on this project are extremely knowledgeable and educated on this project.

When I think about the amount of job opportunities, tourism, and an all-around fun and safe outdoor environment that an expansion like this will create, I get extremely excited. This valley has quickly become home to us, and we are looking forward to watching such an amazing project come to life!

Sincerely,
Sierra & Maddax Ehrman

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

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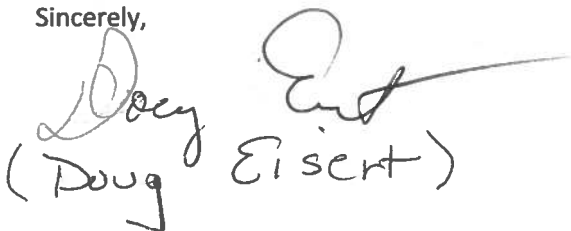
Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,


(Doug Eisert)

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OCT 19 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

1517 Madison St.
Wenatchee, WA 98801



Attn: Lilita Vespier
Dept. of Community Development
316 Washington St., Ste 301
Wenatchee, WA 98801

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OCT 19 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

9880134105 0022



Richard L. Erickson
2157 Sunrise Circle
Wenatchee, WA 98801
(509) 888-5768
loki2@nwi.net

October 21, 2018

Mission Ridge Expansion Plan

This letter is written to express support for Mission Ridge Ski Area's expansion plan that is currently under review.

I, along with my family, have been skiing at Mission Ridge since about 1975. Until 10 years ago we lived in Othello and would ski there one or more times a month. Since moving to Wenatchee, I now ski there 1 or more times each week. I also ski at other areas and I believe Mission Ridge is one of the best quality ski areas for its size that I am familiar with. We are extremely fortunate to have the current ownership and management which is locally focused and has brought many improvements to Mission Ridge such as expanded snow making, the high-speed quad chairlift and improved lodges. They have recently won national awards for their ski school's programs to attract and train new skiers. The Ridge was just ranked as the number 4 ski resort in all of the U. S. and Canada in terms of affordability. We are fortunate to have such a local gem that is not corporate owned and focused solely on the bottom line.

The expansion plan will increase areas for beginner skiers and boarders which is a valid need. The expansion will also add parking. Lack of parking is a real problem on many weekends and I, and I'm sure others, have turned around and gone home sometimes due to lack of parking. The expansion will also increase the number of employees at the ski area. While most of this employment will probably be seasonal it will be winter seasonal that should mesh well with many in the local work force who work agriculture, construction and lawn care in the summer months, giving those people the chance to round out a fuller employment year.

The expansion plan also includes real estate development and year-round homes. While the need for these particular homes might be debatable, even though the Wenatchee Valley needs more housing, the revenue generated by this real estate and construction activity will provide capital to fund the overall expansion. I also believe it is equitable to allow the current ownership to yield some profit from Mission Ridge. To date it appears that the owner is investing any profits back into the ski area and not taking them for personal gain. This has had the effect of keeping Mission Ridge's revenues working in the local economy.

It appears to me that the expansion plan is well thought out and seeks to minimize any adverse effects. The ski area has been there for over 50 years now and its environmental impacts have already been absorbed. I believe any new impacts will not appreciably add to what is already the case.

I encourage Chelan County to approve this expansion plan. I have sent a similar email to the U. S. Forest Service.

Thank you,


Richard L. Erickson

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OCT 23 2018



evergreen
MOUNTAIN BIKE ALLIANCE
CENTRAL WASHINGTON CHAPTER

First name: Travis
Last name: Hornby
Organization: Evergreen Mountain Bike Alliance Central Chapter
Title: President
Official Representative/Member Indicator:
Address1: 25 N Wenatchee ave #109
Address2:
City: Wenatchee
State: WA
Province/Region: WA
Zip/Postal Code: 98801
Country: United States
Email: travish@evergreenmtb.org
Phone: 509-429-5729
Comments:

Evergreen Mountain Bike Alliance Board of Directors Central Chapter is supporting the Mission Ridge expansion project #53981. We are a local nonprofit outdoor recreation group. We have local Chelan and Douglas County membership of over 300. Our mission is to advocate for Mountain Biking in Washington State. Our organization is more than just trail builders. We are building a healthier more vibrant community through trail development for our future generations. We know that having access to outdoor recreational opportunities has exponentially positive effects on communities.

Over 50 years ago our community supported the first development of Mission Ridge. Mission Ridge is now part of the fiber of our community. They have by strengthened us economically and helped develop many of today's community leaders. A diverse and well rounded economy is necessary to support our schools and community. With the expansion plans, Mission Ridge is poised to support our community for the next 50 years and beyond. Evergreen Mountain Bike Alliance Central Chapter Board of Directors is in full support of Mission Ridge expansion plans project #53981

Sincerely,

Board of Directors
Evergreen Mountain Bike Alliance
Central Chapter

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:09 AM
To: Wendy Lane
Subject: FW: Mission ridge development

From: polly feehan [<mailto:pfb Blueskies@hotmail.com>]
Sent: Friday, October 19, 2018 1:27 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Fwd: Mission ridge development

Sent from my iPad

Begin forwarded message:

From: pfb Blueskies@hotmail.com
Date: October 19, 2018 at 12:15:57 PM PDT
To: lilith.vespiet@co.chelan.wa.us
Subject: Mission ridge development

Lilith,

I'm writing in response to the Mission Ridge proposed development. I have several concerns:

1. I am worried about the overall degradation of the environment. They have just excavated a test road that has total disregard for the wildlife(15' high cuts into the high side of the road), trees, rocks dirt cast 100' feet down towards squilchuck creek. This action does not seem sensitive to the environment or even standard building protocol.

2. The geology in the immediate area seems totally prone to slumping and not conducive to an 850 condominiums community. I am sure that your geo techs will be on this but the road up to the ridge has slumping issues, the hillside contoured around from the proposed development in the ski area has slid the past two years and the whispering pines area has major issues. Their cutting corners in their test road makes me wonder about the costs they will cut further on.

3. My biggest worry is the fire danger. The Squilchuck Community Wildfire Protection Plan, which this development would be a part of, talks about the fire ecology of this area " prone to severe weather and extreme fire behavior". The WDNR has rated the fire risk assessment for the squilchuck valley as high. The road to the development will be one way in and no way out, for 850 condos. This seems totally unacceptable and negligent at best. We have seen our communities burn. It is a fact. In the methow we had 2 deaths as a result of one way in and no way out. Are you willing to support this for the dollar gain of a few people. I am not. Please consider carefully this development.

Thankyou for your time, Polly Feehan 2261 8 th st SE Eastwenatchee. 5096793749

Sent from my iPad

Wendy Lane

To: Kirsten Larsen (Kirsten.Larsen@CO.CHELAN.WA.US)
Subject: FW: I Support Mission Ridge

From: jeremy [<mailto:jeremyfenno@msn.com>]
Sent: Friday, October 19, 2018 3:15 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: I Support Mission Ridge

Attention: Kirsten Larsen Planning Manager
Department of Community Development, 316
Washington St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Larsen:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

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Sincerely,

Jeremy Fenno

5835 Squilchuck Rd
Wenatchee, WA 98801

jeremyfenno@msn.com

(509)670-9270

Lilith Vespier

From: Rich Foley <richfoley64@gmail.com>
Sent: Tuesday, October 9, 2018 4:19 PM
To: Lilith Vespier
Subject: Ski resort

Hello I just wanted to voice my opinion on the wonderful mission ridge expansion project. My family and many other friends are in support and are also looking at moving out of Seattle and retiring in Wenatchee. I would have an interest in buying a condo in the new mission ridge development. Thanks. Richard Foley 425-736-0049. 108 north maple Street ellensburg WA...and Ballard in Seattle.

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:07 AM
To: Wendy Lane
Subject: FW: Richard Foley

From: Rich Foley [<mailto:richfoley64@gmail.com>]
Sent: Saturday, October 20, 2018 7:28 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Richard Foley

Yes my family and I are in support of the mission ridge expansion. Also several friends of ours. In fact several of us are considering moving to Wenatchee for retirement. Thanks

Lilith Vespier

From: John Gifford <john@pnsaa.org>
Sent: Friday, September 28, 2018 8:36 AM
To: Lilith Vespier
Subject: Mission Ridge Expansion Project Comment Letter
Attachments: Mission Ridge Expansion Comment Letter 9-2018.pdf

Dear Ms. Vespier –

Please accept the attached letter of support for the Mission Ridge Expansion Project. Don't hesitate to contact me if you have any questions. Thank you.

Regards,



JOHN A GIFFORD
PRESIDENT, PNSAA
P: 877-533-5520, F: 877-559-2847 C: 206-601-2576
E: john@pnsaa.org W: www.pnsaa.org
PO Box 758, La Conner, WA 98257



Post Office Box 758
La Conner, WA 98257
877.533.5520 (voice)
877.559.2847 (fax)
www.pnsaa.org

September 27, 2018

Ms. Lilith Vespier
Department of Community Development
316 Washington St., Suite 301
Wenatchee, WA 98801

RE: Mission Ridge Expansion Project

Dear Ms. Vespier:

The Pacific Northwest Ski Areas Association (PNSAA) is a non-profit trade association, which represents the interests of 36 ski and snowboard facilities in Oregon, Washington, Alaska, Idaho, Montana, and California. PNSAA member ski resorts collectively host 5.6 million visits annually. On behalf of the PNSAA Board of Directors, I write to support the Mission Ridge Expansion Project. The Association believes the expansion plan is a practical approach to facilitate and meet the growing demands for winter sports for the next 20 years. Concurrently, with approval of the phased approach allows for growth in a manageable way to assure sustainability and viability.

Chelan County, Wenatchee and the surrounding region are fortunate to have a family-oriented resort that has 50-year tradition of providing winter activities. The existing, carefully planned progression of lifts and trails attract guest with all levels and abilities. Its alpine offerings enable forest visitors to enjoy healthy, recreational activities and life-long enjoyment of skiing and snowboarding. Because of it's regional draw the resort also supports tourism during the winter.

The Mission Ridge Expansion will provide new recreational opportunities for local and visiting outdoor enthusiasts that the resort is currently unable to offer due to site limitations. Benefits of the plan include:

- Improved access and terrain for beginning skiers
- Nordic skiing and snowshoe trails that many visitors have requested
- Overnight accommodations including a lodge and up to 873 new condominiums, townhomes, duplexes, and single family detached homes for a destination experience unique to the region.
- Non-skiing activities to engage the whole family, such as hiking and biking trails
- Commercial uses such as shops, restaurants, and entertainment for the entire family.
- Of the 502 acres in the plan, 72% will be left as open space. The plan includes reports that show adverse impacts to the environment are adequately mitigated.
- The project is designed to meet and exceed the requirements and purpose of a Master Planned Resort as outlined in Chelan County Code 11.89.040 for a Master Planned Resort.

- Economic and market conditions will drive the actual build out timeframe. Flexibility for project phases is built into the draft development agreement for this project.

The Mission Ridge Expansion has been designed to enhance and diversify recreational and economic opportunities in Chelan County. The resort has worked diligently within the community to develop a Master Planned Resort that complements the natural and cultural attractiveness of the area without significant adverse effects to the environment or historic and cultural resources. Supplemental reports have been produced outlining how these goals are being met and are in the plan. As part of this project's submittal and SEPA review studies have been conducted to proactively identify possible impacts of the Mission Ridge expansion. The studies performed include a Traffic Impact Analysis; Cultural Resources Study; Fire Mitigation Plan; Aquatics, Wildlife, and Botany Resources Report; Geologic Hazards Report; Hydrology Memorandum; and an Economic Significance Report. These professional studies provide an in-depth assessment of the human and environmental impacts of the resort and supplement the SEPA determination. The expansion of the exiting USFS Special Use Permit requires a NEPA process specifically related to the additional ski infrastructure and new road providing primary access to the expansion area.

Since its inception in 1966, Mission Ridge Ski & Board Resort has been providing exceptional outdoor recreation opportunities to Chelan County residents and regional visitors alike. This project is designed to complement the existing ski/snowboard area while also developing additional recreational opportunities, accommodations and amenities that will make the Mission Ridge experience even more memorable.

The opportunity to share the Association's support of the Mission Ridge Expansion Project is appreciated. Please don't hesitate to contact me if you have any questions or desire further information.

PACIFIC NORTHWEST SKI AREAS ASSOCIATION

A handwritten signature in black ink, appearing to read "John A. Gifford". The signature is fluid and cursive, with a large initial "J" and "G".

John A. Gifford
President

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:07 AM
To: Wendy Lane
Subject: FW: Opposition to Mission Ridge Expansion Project

From: Jena Gilman [<mailto:jena.gilman1@gmail.com>]
Sent: Friday, October 19, 2018 7:54 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Opposition to Mission Ridge Expansion Project

Attention: Kirsten Larsen, Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801

Dear Kirsten:

I like Mission Ridge and the ski opportunities it provides. I started skiing there the first year it opened! However, the expansion plan is way overboard and will have negative impacts on habitat and non-skiing forms of recreation in the form of traffic, light and noise. As I understand it, these are public lands. The broader public needs a say in this and I believe the County should extend the comment period and provide a wider distribution of the public notice.

Thank you,

Jena Gilman
1480 SW 10th Street
North Bend, WA 98045

Lilith Vespier

From: Jerry Griffin <hausalpenrosa@nwi.net>
Sent: Friday, September 28, 2018 5:27 PM
To: Lilith Vespier
Subject: mission ridge expansion

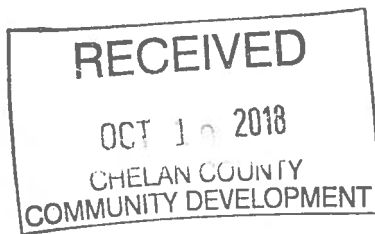
Dear Ms. Vespier;

I'm writing to lend my strident support to Mission Ridge's expansion plan! I'm sure you know the benefits of enlarging our ski area, so I won't belabor that issue. Rather, this is what it offers my family currently, and why I support the expansion plan.

My mother's family is from Val d' Isere, high in the French Alps of the Haute Savoie region. The town is one of the premier Alpine ski resorts in the Alps. Consequently, I grew up on skis just as soon as I could walk. Val d' Isere was a quaint Alpine village of stone and wood, exceptionally friendly people (helps that your family is a part of that community!!), and incredible skiing. As you can see by my email, I don't live there, but in Leavenworth. Mission Ridge, as I drove in for the first time, hit me like a log in the face; so much reminds me of our family ski area. However, Val has considerably more ski-able terrain. The expansion plan will fill that need, and cement Mission Ridge as a preeminent, family friendly and welcoming ski area. For thousands of us who consider the Ridge home, we welcome the expansion plan, and hope the county strongly supports it. Your support will make the Ridge even more supportive of local athletes, provide outstanding healthy outdoor recreation for our local families, and encourage more folks to visit. Can't go wrong with this!!

Most Sincerely;

Jerry Griffin, Leavenworth



1012 Grenz St.
Wenatchee, WA 98801-1639

October 19, 2018

Chelan County Department of Community Development
Attention: Lilith Vespier
316 Washington Street Suite 301
Wenatchee, WA 98801

Dear Mrs. Vespier,

My wife, Lynne Hagen and I strongly support the Mission Ridge Expansion Project.

From its inception in 1966, Mission Ridge Ski and Board Resort has been, and continues to be, an important asset to our community in many ways, including tourism and employment opportunities, resulting in enhancement of the local economy in a very significant way. I believe the proposed expansion project will greatly add to the benefits that Mission Ridge provides locally, and I share the optimism expressed by General Manager Josh Jorgensen, owner Larry Scrivanich, and others involved in pursuing this project. I am excited to see this project move forward as rapidly as possible.

This project will provide additional terrain for skiing and snowboarding, including new facilities on part of the 770 acres that Mr. Scrivanich recently purchased. The project also includes upgrades and expansion of Mission Ridge existing facilities.

One of the issues that Mission Ridge faces is that of adequate parking for visitors, especially on weekends and holiday periods. My wife and I moved to Wenatchee in the Spring of 2001, and I joined Mission Ridge as a lift operator that Fall. After two years, I joined the parking department and experienced first-hand the difficulty in providing enough parking spaces on busy days. After four years, I became the department manager and continued in that position for another five years. During the total eleven years as an employee, I was aware that we became somewhat busier year-to-year, compounding the parking situation. As a skier, I am at Mission Ridge quite frequently during the season, and now see the situation as a visitor. The expansion project will provide for more parking spaces as the project develops. It's obvious that if a resort of any kind cannot accommodate the vehicles of its visitors, that resort will not be able to serve the visitors, and many, not only locals, but especially those from out of the area, may not return.

I understand that by expanding terrain and building new facilities, there will be opportunities for other types of recreation during the winter, including cross-country skiing and snow-shoeing. Additionally, on-site lodging will give Mission Ridge more opportunity to better serve out-of-town visitors, to supplement local motels. On-site lodging, including the sale of permanent lodging possibilities to some will enhance the competitiveness of Mission Ridge compared to other ski areas in the region.

The expansion project also includes the ability of Mission Ridge to increase opportunities for introducing more people to skiing and snowboarding. Mission Ridge has been recognized for excellence in the area of reaching out to the public in unique and positive ways to encourage people to give winter sports a try. This includes an excellent staff of instructors.

I am aware, also, that the planned expansion for the 770 acres provides for maintaining habitat for wildlife. The planning includes much research on such subjects as animal migration patterns, and the like.

I urge Chelan County to proceed with all due haste to assist Mission Ridge in the development of the proposed expansion project.

Sincerely,

A handwritten signature in black ink that reads "Al Hagen". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Al Hagen

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:11 AM
To: Wendy Lane
Subject: FW: MISSION RIDGE expansion support

From: Debi Hamilton [<mailto:debih53@gmail.com>]
Sent: Friday, October 19, 2018 11:11 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: MISSION RIDGE expansion support

I support the expansion of the Mission Ridge ski resort. I have skied at the Ridge since the 1970s and have watched it expand slowly and responsibly through the years. I was also employed there for two seasons and saw firsthand the care for the beauty and health of the setting by management.

The experience of Mission Ridge is unique in the state of Washington and the culture of the staff is one of responsible stewardship.

Lara & Garrett Harasek and family

2308 Canyon Hills Dr.

East Wenatchee, WA 98802

Attention: Lilith Vespier, Department of Community Development, 316 Washington St.,
Suite 301 Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

On behalf of myself, and my family we support the Mission Ridge Expansion Project. Mission Ridge is a critical to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. Our whole family skis at Mission. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

RECEIVED

OCT 09 2018

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Thank you,

A handwritten signature in dark ink, appearing to read "Lara Harasek". The signature is fluid and cursive, with the first name "Lara" being more prominent than the last name "Harasek".

Lara Harasek
2308 Canyon Hills Dr
East Wenatchee, WA 98802

RECEIVED

OCT 09 2018

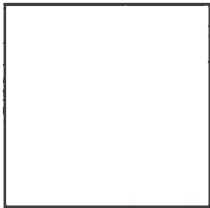
CHELAN COUNTY COMMUNITY DEVELOPMENT

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:12 AM
To: Wendy Lane
Subject: FW: I shared "Document 16.docx" with you in OneDrive

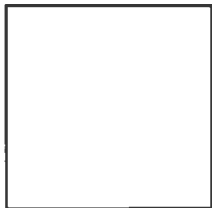
From: James Harbour [<mailto:harbourfamily@hotmail.com>]
Sent: Friday, October 19, 2018 9:23 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: I shared "Document 16.docx" with you in OneDrive

Support letter for Mission Ridge Expansion



Document 16

[View in OneDrive](#)



Free online storage for your files. Check it out.
Get the OneDrive mobile app.

Microsoft respects your privacy. To learn more, please read our [Privacy Statement](#).

Microsoft Corporation, One Microsoft Way, Redmond, WA, 98052

Attention: Lilith Vespier, Department of Community Development, 316 Washington St., Suite 301
Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

Rebecca and I are in complete support of the Mission Ridge Expansion Project. We've skied at Mission since the late 70's, currently serve as Mountain Hosts during the ski season, and have hiked its backcountry year after year. And over the years we've seen the number of skiers and hikers increase much to the benefit of the local economy. I don't know how many times when we were hosting at the Ridge last year, we heard comments like, "yeah, Stevens was so crowded we just kept going to get to Mission Ridge," or, "I don't ski on the Westside anymore. It's too crowded and uppity." Bottom line, people love Mission Ridge because of its mellow attitude and open slopes and the ability to continue to expand those slopes.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future. The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

James and Rebecca Harbour

Lilith Vespier

From: Becky Heffernan <ebheffernan@earthlink.net>
Sent: Tuesday, October 9, 2018 7:59 PM
To: Lilith Vespier
Subject: Mission Ridge Expansion

Dear Ms. Vespier,

I am writing to let you know of my family's support of the Mission Ridge Expansion project. I believe it is a valuable service to our valleys families, youths, and adults, providing both physical exercise and family activities over the winter months. The current cramped parking situation is detrimental to the mountain during busy holiday and weekend days, and it will increase business to have an expanded parking and skiing area, especially new beginner level terrain. I'm looking forward to seeing the expansion develop and come together.

Sincerely,

The Heffernan Family
Ed, Becky, Keith and Breisis
7330 Olalla Canyon Rd
Cashmere, WA 98815

Sent from my Verizon Motorola Smartphone

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

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The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

RECEIVED

Sincerely,



OCT 19 2018

Myra J. Hoane
1517 Madison St.
Wenatchee, WA 98801



Attention: Lilita Vespier
Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801

OCT 19 2018

98801\$4105 C022

98801\$4105 C022 CHENANGO COUNTY COMMUNITY DEVELOPMENT

GERALD W. HOLM

6404 Forest Ridge Drive
Wenatchee, WA 98801-8810
Tel: #509-669-0101
E-mail: jholm@nwi.net

Department of Community Development
316 Washington Street
Wenatchee, WA 98801

October 10, 2018

Attention Lilith Vespier

I am a resident of Forest Ridge subdivision who is overall supportive of the Mission Ridge expansion on Section 19. However, I do have concerns regarding the Traffic Impact Analysis that is included in the developments Master Plan, currently being reviewed by Chelan County. I consider the study superficial. My specific concerns are:

1. The study totally focuses on intersections to the north end of Squilchuck Canyon.
2. There is no mention of farm equipment (tractors, heavy trucks) frequently using Squilchuck Road.
3. No consideration is given to icy road conditions for 5-6 months of the year.

I will address each of these concerns in detail:

1. From the north end of Squilchuck Canyon heading south, there are at least five intersections not mentioned in the study. These intersections will be impacted by increased traffic on Squilchuck Road and Mission Ridge Road. These intersections should have been considered and mentioned in a comprehensive study. The intersection of Forest Ridge Drive and Mission Ridge Road in particular will be impacted as Forest Ridge subdivision is at this time the largest population center in the Squilchuck Valley. Currently during winter operations of Mission Ridge, weekend traffic (primarily during the morning and afternoon peak traffic flows) necessitates additional travel time while waiting to enter or exit Mission Ridge Road. With the eventual 4 to 5 times of traffic volume as the development is built out, this will become a greater issue of concern.
2. Farms located along Squilchuck Road utilize the road for their normal farming practices. Tractors pulling farm implements are not an unusual occurrence year around. In addition, during harvest heavy trucks hauling farm produce often use Squilchuck Road. This should at least be an item of study in the Analysis.
3. Icy road conditions are the norm on Squilchuck Road and Mission Ridge Road for about 5-6 months of the year. These conditions are of greater concern south of the Squilchuck Road and Wenatchee Heights Road intersection where the ice conditions are typically more severe. Again, of particular concern is the intersection of Forest Ridge Drive and Mission Ridge Road. Forest Ridge Drive intersects with Mission Ridge Road at a downward grade. At least several times a year ice and snow conditions are such that even with a driver being as cautious as possible, stopping without sliding on Forest Ridge Drive and unintentionally into the intersection, becomes challenging. This is a safety concern that has been ongoing, and will become more so with the additional traffic. In addition, the traffic from Mission Ridge traveling on a down grade is subject to a limited sight distance approaching Forest Ridge Drive intersection. Mission Ridge Road is posted at 25 MPH during the stretch of road from Squilchuck Park past Forest Ridge Drive, but skiers often exceed that speed limit when traveling in either direction.

Summary:

I feel strongly that a more in-depth Traffic Impact Analysis is necessary. As noted above, several realities affecting travel times and road speeds were not addressed in the study presented. In particular, the Mission Ridge Road and Forest Ridge Drive intersection requires additional study. The County has a 110' right of way in this area, and additional merge and or bypass lanes could well make this intersection both safer and allow for better traffic flow.

Respectfully,


Gerald W. Holm

RECEIVED

OCT 15 2018

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

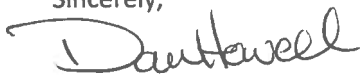
Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,


DAN HOWELL
174 MORNINGSIDE LN
WENATCHEE, WA 98801

RECEIVED

OCT 24 2018

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:12 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion Comments

From: Mark Kacmarcik [<mailto:mark.kacmarcik@gmail.com>]
Sent: Friday, October 19, 2018 9:38 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Comments

Kirsten:

Please see my comments below on the proposed Mission Ridge Expansion Plan:

- I am generally in favor of the project for the benefit of the business and the community.
- I am concerned about the 800+ structures being proposed, this seems excessive. Please thoroughly review and vet any plausible concerns regarding the infrastructure burden this development places on the County. Some examples which come to mind are the existing Squilchuck Road, water supply, wastewater treatment, firefighting/wildland-urban-interface, emergency egress, traffic, and wildlife. I recognize that much of this development is on private land, but do not want to see undue burden placed on Chelan County taxpayers, nor do i want to see a reduction in services for current residents.
- I am concerned about nonmotorized recreational access to Naneum Ridge, the Stemilt Basin, Clara Lake, Mission Peak and points beyond--i do not want to see a reduction in current access. Despite being a Mission Ridge Passholder, i still feel access to nonmotorized recreation should be free and available for all community members.
- I want this proposed development expand recreational opportunities for all members of the community, not just those who are able to afford lift tickets and luxury onslope housing. Year round access to hiking, biking, snowshoe/nordic ski trails on USFS land should not be encumbered in any way by this expansion.

thank you for your consideration,

Mark D. Kacmarcik
Mark Kacmarcik
140 S. Emerson Avenue
Wenatchee, WA 98801
mark.kacmarcik@gmail.com
541-207-236

Lilith Vespier

From: Lilith Vespier
Sent: Monday, October 1, 2018 10:28 AM
To: 'Kevin Kane'
Subject: RE: Proposed Mission Ridge Expansion
Attachments: MPR2018-128 Mission Ridge NOA.PDF; MPR2018-128 Mission Ridge 2nd Legal.docx

The County legal ad incorrectly stated the use of the Optional DNS process. We will be re-publishing a legal, to print on Wednesday, which reflects the Notice of Application sent to surrounding property owners, see attached. Because I sent you a copy of the legal, I wanted to be sure you also had this corrections. This clarifies the SEPA process for this file. Please let me know if you have any questions.

Lilith Vespier, AICP

Phone: (509) 667-6586

From: Kevin Kane [<mailto:aruncus2@msn.com>]
Sent: Wednesday, September 26, 2018 10:23 PM
To: Lilith Vespier
Subject: RE: Proposed Mission Ridge Expansion

Lilith, than you for providing the newspaper ad receipt. I was able to find a watershed plan through an online search. I do need to know if there is a comprehensive plan. I will read the document you provided and see what it provides. Thanks again, Kevin Kane

Sent from Mail for Windows 10

From: Lilith Vespier <Lilith.Vespier@CO.CHELAN.WA.US>
Sent: Wednesday, September 26, 2018 5:59:49 PM
To: Kevin Kane
Cc: Mike Kaputa; Jason Detamore
Subject: RE: Proposed Mission Ridge Expansion

Kevin,
I am not aware of the drainage plans you mentioned. I've CC'd Jason Detamore for any related work they have completed. As for the watershed plan, the best contact is Mike Kaputa, also CC'd but first please review the document on line at: <https://www.co.chelan.wa.us/natural-resources/pages/water-resources-management?parent=WaterResources>

The Notice of Application and SEPA were published on the 19th in the Wenatchee World.

Best regards,

Lilith Vespier, AICP

Phone: (509) 667-6586

From: Kevin Kane [<mailto:aruncus2@msn.com>]
Sent: Monday, September 24, 2018 12:34 PM
To: Lilith Vespier
Subject: Proposed Mission Ridge Expansion

Hi, I would like to know if there is a completed comprehensive plan for the Squilchuck Drainage, Mission ridge area, Stemilt Basin, Wenatchee Heights and Stemilt Creek Drainage. Has a watershed analysis and plan been completed for the Squilchuck drainage and Stemilt Creek ? Please, inform me as to when the notice of the proposal and sepa was published in a newspaper and the name of the paper ? You are listed as the contact on the SEPA register, but there is no listed location to send comments, this needs to be remedied. Thank you, Kevin Kane

Sent from Mail for Windows 10

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 10:09 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion Comments
Attachments: Mission Ridge Ski and Board Resort Expansion comments Kevin Kane.docx; SEPA CHECKLIST MPR2018-128 Mission Ridge SEPA Checklist with Kevin Kane comments.docx

From: Kevin Kane [<mailto:aruncus2@msn.com>]
Sent: Thursday, October 18, 2018 1:47 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>; Kevin Kane <aruncus2@msn.com>
Subject: Mission Ridge Expansion Comments

Hi, here are my comments. Since, Lilith is not the contact at this time and her email is disabled you really should extend the comment period at least a few days past the 19th. There will be people completing comments tomorrow night and mailing to a non working email address. Also, how do you know comments were not lost when her email was disabled ? Please, acknowledge you received this email with attachments. Thank you for the opportunity to comment. Kevin Kane
Sent from Mail for Windows 10

Lilith Vespier

From: Kittrick G Kane <kkane13@my.whitworth.edu>
Sent: Saturday, October 13, 2018 9:42 PM
To: Lilith Vespier
Cc: Kevin Kane
Subject: Mission ridge concerns

Attention: Lilith Vespier, Department of Community Development, 316
Washington St., Suite 301 Wenatchee, WA 98801

My name is Kittrick Kane PA-C, I grew up and have spent 25 of my 30 years of life growing up in East wenatchee at 200 S. Kent place, East Wenatchee, WA 98802.

Concerns for the Mission Ridge Expansion Project

Lilith,

On behalf of myself, community and family, I have many concerns with the Mission Ridge Expansion Project.

I have snowboarded and grew up snowboarding at mission ridge since I was a young child and have been continuing this tradition for the past 20+ years. The mission ridge that I know is very important to my lifestyle, but to many of us in the valley we prefer to not see Mission Ridge change.

When discussing increased economic benefit we need to look at how many of these jobs are seasonal and minimum wage. Will that really improve the quality of living? The valley already has many seasonal jobs in agriculture that are not being filled as well as increasing poverty levels. We are also in some what of a housing crisis. Many of my friends, family and neighbors cannot afford to rent or purchase housing in the valley at this time. As mission ridge begins to tout more housing with 800 new homes, I am concerned. Look at the town of Leavenworth or other ski towns such as Vail and Snowmass. Many of the locals there have been displaced, forced to live further away from the towns having to commute further to their jobs or move all together. This in return has not improved access to housing but instead allows for non local individuals to have 2nd or 3rd home in the area, leaving their "extra houses" uninhabited for much of the year. It will exponentially increase the cost of housing/ living for locals, maybe even the same locals that are trying to live off the wages from their new seasonal job at Mission ridge. It will also hurt rentals in the area as more houses will become air bnb's and seasonal rentals. I think we need to ask ourselves how much of those seasonal vacationers will actually improve the Wenatchee valley its overall community.

I also think of the even bigger environmental and natural consequences that would occur if Mission ridge were to expand. I am an avid outdoorsman regularly hunting and hiking in the area around mission ridge. I have not only seen the increased foot traffic, atv/snowmobile use and camping but have also see what that can lead to. I see the increased amount of garbage on trails near mission ridge, lake clara and up the beehive. Imagine the destruction that will present as a direct correlation to mission ridge development and the current proposed increased housing in the area. It will directly have an impact on the the habitats and migration of elk, bear grouse, pika, trout deer and many other populations. The environmental impacts study is also out of date and needs to be re-assessed as it was completed in 1986 and the current county/ state addendums are not currently adequate nor have many of the issues been fully assessed.

some of my concerns include

- the increased summer temperatures and increased severity of fires in the area. We have have many fires in the area and due to the hotter temperatures and decreased water table levels, we could be contributing to a very serious and dangerous fire situation for locals and the proposed resort. Add that with the poor amount of base snowfall over the past 25 years and the need for more snowmaking to allow mission ridge to stay open for its regular season and we are severely depleting the water levels and water runoff in the area. Mission ridge is already taking too much of the water resources for snow making. This will continue as they will need more of the water in the area for development and to support a full 800 home development and resort.

- I am also concerned about the the recent increase of mudslides in the area. There was already a mudslide in the Wenatchee heights area this year and If you also recall there was a huge mud slide on chair one area of mission ridge less than 2-3 years ago. This will increase instability of the soil and could increase the risk of slides on residents and habitats below mission ridge. Where also is all the wastewater going? where will the new water and sewage for the 800 + homes come from and go. If there is a slide what are the risks of the proposed human waste flooding and possibly contaminating water resources in the valley?

- I am also concerned about the inversion of mission ridge area and its connection with the Wenatchee valley. We have poor air quality in the winter due to this already. Although there are no proposed fireplaces at this time, that could always change. We do know that with the increase amount of people living and staying up at mission ridge during the winter season will greatly attribute to the worsening air quality in the valley during the winter months.

We also need to think if it is a good idea to continue to build and improve a resort for outdoor winter activities when it is only at 4500 feet and other ski areas in the area are already suffering from the poor snowfall. Yes we have had a

some good years of snowfall but we have had just as many very poor years of snowfall over the past 25 years. I still remember in 2014 and in the early 2000's when with my seasons pass I was never able to ski off of chair 1 and chair 4 due to the lack of snow, these were the only runs with manmade snow production at the time. You may attribute many different reasons for the temperatures increasing and the overall declining snowfall over the past 25 + years but the fact of the matter is Mission ridge as a whole has been struggling to keep snow on the ground and has had to exponentially increase snow production. That works to an extent but it is possible very soon that an average temp of 32 Deg F in the winters may not be attainable. This is concerning for me especially when you weigh it against the environmental, natural disaster and economic risks we would be facing if we were to continue with construction of the proposed expansion of mission ridge.

If you have any concerns or questions don't hesitate to email me back and thank you for your time.

Sincerely,

Kittrick Kane PA-C

Kittrick Kane PA-C

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:13 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion
Attachments: Support Letter MR Expansion - Chelan County.docx

From: Hunter Kidder [<mailto:hunter815@live.com>]
Sent: Friday, October 19, 2018 8:39 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

Sent from my T-Mobile 4G LTE Device

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future. The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

Hunter Kidder

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:12 AM
To: Wendy Lane
Subject: FW: I Support the Mission Ridge Expansion Plan

From: Brad [<mailto:bradkopanke@gmail.com>]
Sent: Friday, October 19, 2018 10:22 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: I Support the Mission Ridge Expansion Plan

Dear Kirsten,

I'm writing to voice my support for the Mission Ridge expansion plan, for the economic and recreational benefits it would provide for the Wenatchee area community.

As an individual who relies on Mission Ridge as an employer, it is essential that it can grow and evolve in the face of stiff competition from large corporations who have recently entered the snowsports landscape in Washington State. The improvements would allow Mission Ridge to remain competitive without selling out to a large corporate body with interests outside of Washington.

Please, I urge you to support the economy of Wenatchee and support the expansion plan.

Sincerely,

Brad Kopanke

--

Brad Kopanke
425-945-6745



Wendy Lane

From: Kirsten Larsen
Sent: Thursday, October 25, 2018 7:30 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion
Attachments: Mission Ridge Expansion.pdf

From: Chris Martin [<mailto:chrism@pacificrimland.com>]
Sent: Wednesday, October 24, 2018 6:15 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Fwd: Mission Ridge Expansion

One more.

From: Beau Koshiol
Sent: Wednesday, October 24, 2018 3:03:06 PM
To: Chris Martin
Subject: Mission Ridge Expansion

Hi Chris-

Please see attached letter for the Mission Ridge Expansion- thanks for the opportunity to help get this in motion!!!

Beau Koshiol
Subcontract Specialist

Goodfellow Bros.
P.O. Box 598
Wenatchee, WA 98807
Direct [509.885.9301](tel:509.885.9301)
www.goodfellowbros.com

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Equal Opportunity Employer

Disclaimer

To whom it may concern-

I whole heartedly support Mission Ridge Expanding! At the rate Wenatchee is growing and it's such an active community - this is a no-brainer.

Our beautiful Mission Ridge is in desperate need of EXPANSION! How exciting to see how many more skiers would be able to ski with all the new runs! I grew up skiing Mt Hood and thoroughly enjoyed all the runs, night skiing, and lodge! I would love to see some more ski trails and 'Bunny Hills' for the beginners and experts! Please give the people of Wenatchee the ski resort we deserve, will use, and LOVE! The mountain is just waiting for us😊

Thank you so much - good luck!

Beau Koshiol

Lilith Vespier

From: Chuck Largent <largent@nwi.net>
Sent: Wednesday, October 10, 2018 4:44 PM
To: Lilith Vespier
Subject: Mission Ridge Expansion

I support the Ridge's expansion 100%.

Providing housing next to the mountain would be huge for the ski area and the community. Home owners would likely spend more time in the valley, spending more money while staying here.

The expansion will mean more ski terrain, especially for beginner & intermediate level skiers. X-C skiing is also in the plans.

Thanks, Chuck Largent, 911 Gehr St , Wenatchee.

Sent from my iPhone

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 8:45 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion Support

From: Jacob Larson [<mailto:jake@missionridge.com>]
Sent: Monday, October 22, 2018 10:13 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Support

To whom it may concern:

I fully support the Mission Ridge expansion for the betterment of our forest, recreation, and the preservation of skiing and riding our local mountain.

Respectfully,

Jake Larson

--

Jake Larson

Assistant Patrol Director

(509) 860-4282

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:10 AM
To: Wendy Lane
Subject: FW: mission ridge

From: Jonathan Lawrence [<mailto:cascade058@gmail.com>]
Sent: Friday, October 19, 2018 11:37 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: mission ridge

Just wanted to add our support for the proposed Mission Ridge Expansion.

Jonathan And Toni Lawrence
1881 Broadway PL
Wenatchee, WA 98801
206-601-0292
cascade058@gmail.com

Lilith Vespier

From: mike leeds <mjleeds@hotmail.com>
Sent: Monday, October 1, 2018 8:32 PM
To: Lilith Vespier
Subject: Mission Ridge Expansion

Dear Lilith,

On behalf of my family and as a tax paying resident of Chelan County, I would like to express my full support of the entire multi-phase Mission Ridge Expansion Project.

I have seen the presentation by GM Josh Jorgensen and reviewed the documents available to the Public.

Best Regards,
Mike Leeds
CWVS- Founder
509.679.6480
mjleeds@hotmail.com
Find Us on Facebook!
Community for Wenatchee Valley Skateparks (Advocacy Group Est. 2007)

October 24, 2018

Chelan County
Attn: Kristen Larsen

Re: Supporters of Mission Ridge Expansion Project

As residents of the neighborhood immediately below Mission Ridge (Forest Ridge), my husband and I are enthusiastic supporters of the proposed expansion project at Mission Ridge. The benefits to the local economy as a result of the inevitable increase in tourism will be significant, not to mention further solidifying the Wenatchee Valley as one of the premier outdoor recreation destinations in not only the state but in the nation. While we are cognizant of the fact that there are environmental concerns to take into account, we fail to see how this expansion will significantly be detrimental to the environment considering the precautions that are built into the proposed project. Our neighbors that we have spoken to about the proposed expansion are also supporters of this project.

Lesli & Dale Lehrman
6538 Forest Ridge Drive
Wenatchee, WA 98801

Wendy Lane

From: Kirsten Larsen
Sent: Wednesday, October 24, 2018 2:20 PM
To: Wendy Lane
Subject: FW: Mission ridge
Attachments: letter of support mission ridge.docx

From: Chris Martin [<mailto:chrism@pacificrimland.com>]
Sent: Wednesday, October 24, 2018 10:29 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Cc: Loretta Hartmann <lorettah@goodfellowbros.com>
Subject: RE: Mission ridge

Here is one. I hope to have some others by the end of the day.

From: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Sent: Wednesday, October 24, 2018 9:51 AM
To: Chris Martin <chrism@pacificrimland.com>
Subject: RE: Mission ridge

To me or the Hearing Examiner

From: Chris Martin [<mailto:chrism@pacificrimland.com>]
Sent: Wednesday, October 24, 2018 9:10 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Re: Mission ridge

Who do we make the letters out to.

From: Chris Martin
Sent: Tuesday, October 23, 2018 12:51:03 PM
To: Kirsten Larsen
Subject: Re: Mission ridge

We have moved into the new space. It's great. I will get you some letters of support.

From: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Sent: Tuesday, October 23, 2018 12:19:42 PM
To: Chris Martin
Subject: RE: Mission ridge

Hi Chris,

Yes, I miss all the historic preservation work, but this was a great opportunity. The comment period ended on the 19th, but public comments can be submitted until the public record is closed by the hearing examiner. At this time a hearing

To: Kristen Larsen and Hearings examiner

As long time lovers of winter sports and the Wenatchee valley we see tremendous benefit to the region due to this proposed project. Mission Ridge has been a staple of the community and this expansion is a much needed and timely investment. The boost to tourism for local businesses and a winter resort environment in Washington will provide families with memories for generations to come. This is a big undertaking and we applauded those involved. We support this project.

Chris Martin
Pacific Rim Land/Goodfellow Bros.

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 10:08 AM
To: Wendy Lane
Subject: FW: Mission Ridge Support Letter

From: Heather Mauseth [<mailto:hmauseth76@gmail.com>]
Sent: Friday, October 19, 2018 8:20 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Support Letter

To whom it may concern,

I have been a season pass holder since 2006. This mountain has brought so many great memories to my family. My children and I find this place home. We are very close with the employees that make this mountain work. It is truly a family that runs this mountain.

There are many aspects that make this mountain run and one is growth. While I love our quaint little mountain growth needs to happen. I am in full support of the owners in this aspect. The mountain needs more parking and more accommodations for recreation.

I fully stand behind any growth in outdoor activities. Mountain biking and skiing is a growing in the valley and we need the services to support it. The more services the more economic growth we will have in this valley. I work with several different recreation groups in the valley and organize events. We are growing fast and Mission's expansion is viable to accommodate future events.

The only way positive influence can happen in this valley is through growth and Mission Ridge 100 percent endorses this movement. For our future for our children and this valley this is a much needed project.

I fully endorse Mission Ridge's Expansion Project!

Thank you,

Heather Mauseth
509-699-3591

Impacts of Mission Ridge expansion

The environmental Impact statement (EIS) being used, with minimal updating, was written in 1986, at which time the science available to project climate change's speed, severity, and probable effects on local environments was lacking compared to present-day assessments, and thus the EIS was incomplete by current standards. Therefore, before any development can be realistically evaluated, an entirely new EIS is necessary. SEPA assessments are not an acceptable substitute for getting the science right.

The claim that this project would be a resort location whose homeowners would be in residence only half or fewer months of the year appears to be a cynical ploy to counter local concerns about building expanded facilities and over 800 houses and condominiums on environmentally sensitive land, a portion of which is US Forest Service land. As housing prices escalate in the Seattle area, particularly, we have seen a sharp increase in the number of gentrification refugees settling permanently in our valley, maintaining their employment online; as that trend continues to worsen in Seattle, it will exert increasing pressure on rural communities' resources and sustainability. In evaluating possible environmental and community impacts of any project, the only rational assumption is full-time residency. The process of evaluation is based on worst-case potential impacts, not optimistic predictions or minimalistic guesswork about how future residents may use their property. I have grave concerns about the proposed development, in the following general categories.

Water- The proposed development would require an enormous increase in water consumption, both for servicing 873 home uses and resort facilities (e.g., restrooms, restaurant, "commercial" etc.), and for snow manufacturing (already the major source of snow for skiing and likely to become the only source as climate change continues to reduce snowfall/snowpack levels). The possible sources of water include local streams, which are home or spawning grounds for fish species such as salmon, and reservoir supplies. The latter supply has been increasingly stressed with population growth and reduction of rain- and snowfall levels. Strange though it sounds, climate change in semiarid areas such as this can cause prolonged drought and a collapse of those water sources; a current example of how that looks is happening in Cape Town, South Africa. As climate change reduces both rainfall and snowfall, our water usage priorities will of necessity shift, and providing ski slopes with manufactured snow will be unsustainable. When this happens, the ski/board "resort" will cease to exist.

Sewage and waste- the proposal states that waste matter will be addressed with both city sewage resources and private septic. Again, this service would require build-out of city infrastructure, causing current ratepayers to share the costs and rate increases needed. It is not clear how many private septic systems would be in place in the development, and but passing mention of areas of proven geological instability (landslides and quake damage) that increases the possibility of toxic breaches and spills.

Power: To accommodate the proposed project, infrastructure would need to be greatly increased, and is very likely to drive power rates higher; Chelan County is currently working on a plan to accommodate bitcoin mining operations, which are already a huge demand on our hydropower and "peak use" supplemental coal power resources. It is reasonable to assume that with the high-utilizers at both the

proposed Mission Ridge facility and bitcoin operations, there will be more “peak use” periods, and the PUD will be forced to use more coal power than it currently does. This will increase air pollution, serious impacts on human and other species’ health, and contribute to exacerbating climate change.

(Note: in the process of addressing bitcoin the PUD has found, and continues to find, illicit bitcoin miners operating without permits or safety inspections in residential areas, in order to avoid paying bitcoin power rates. A more remote, upscale residential area, more difficult to monitor, whose residents would have the means, and perhaps the motivation given large mortgages, to operate a mine illegally could greatly increase the likelihood of power outages and fires from overheated electrical equipment. It would also increase the costs for PUD monitoring, which all ratepayers would have to defray.)

Air quality: Daily automobile traffic for residents and their visitors to the ski and residential areas (assuming average occupancy of each housing unit as 2 drivers and 2 cars, this could quite likely mean emissions from 1746 residents’ cars/trucks plus their visitors’ cars/trucks) as well as skiers and hikers (a reasonable estimate of current average of whom, in season, about 200/day), plus school buses, supply and maintenance vehicles, and gas-powered machinery/vehicles for snow grooming, lawn mowing (since the plan is for a year-round resort) etc. Residents and guests likely will also have grills, hearth and woodstove fires. Wenatchee is a relatively narrow river valley, and as population has increased, has a growing problem with frequent inversions that prevent carbon emissions and associated smoke and toxins from escaping for days at a time; the development of Fancher Heights and surrounding area has escalated the problem of unhealthy-to-hazardous air quality, and the proposed size of this project would easily match that exacerbation. As climate change has increased the size, frequency and severity of wildfires lasting for months in Washington and adjacent states and territories, inversions also will become prolonged and deadly.

Environment and wildlife: The public and private land targeted for this proposed development, where few or no humans have ever resided full-time, remains largely wild, a precious resource near enough to town to be part of our commons; it is home to numerous species of rare endemic plants that exist nowhere else in the world, and critically endangered animal species like the pika that are struggling with rapid human-caused climate change and ecosystem impacts. The resident elk herd’s migration through their range has been interrupted by fencing of an orchard, and would be still more disrupted by the proposed development. Associated with human development, domestic pets would hunt birds and wild animals, and have been proven to have major impacts wherever they live; with respect to the pika and bird populations, a single house cat could decimate the population. Placing permanent housing and expanded resort accommodations in proximity to wildlife habitat is inherently intrusive- people residing in such resorts do not confine their sports activity to business hours on groomed ski runs, biking trails, or hiking paths, and environmental degradation coupled with 24-7 human presence, noise, and activity is inevitably destructive to these species. In short, an upscale housing development for 1700 or so people on this wild land would disinherit tens of thousands of long-time residents who love it, destroy endangered plants and animals, and be a burden to the community, not a gain.

Community impacts: As noted above, the proposed expansion of Mission Ridge would impose many undesirable demands on the existing community of Wenatchee and East Wenatchee. Traffic is already extremely frustrating due to the topography of a narrow valley with steep hillsides that are not suited to multiple arterial routes. Adding up to 1000 more vehicles would create gridlock and health hazards due to gasoline exhaust fumes. New families would need schools, medical facility expansion, emergency services, law enforcement, and so forth. These are all services and infrastructure that the whole community pays for, not just the new residents. The Wenatchee area is not experiencing a high rate of unemployment, so the argument that the many impacts of the proposed expansion would be offset by putting people to work is spurious- more likely, additional workers would come from elsewhere to fill any jobs created. The project is intentionally designed to bring in affluent people, and we are already seeing the effects of urban migration on the community's culture, availability of affordable housing and rising prices on everyday commodities. Although most environmental impact studies consider only physical environment, there is also a social environment in this situation; as local families see large numbers of newcomers occupying their neighborhoods, displacing orchard and farmland, the community is experiencing social disruption between multigenerational natives of a quiet agricultural community versus the affluent, consumerist newcomers. There is a severe lack of once-affordable housing causing younger residents to move away or incur large debt that may be unsustainable, and local homeless programs are increasingly strained.

Overall, I believe that the proposed development at Mission Ridge would impose large burdens on the environment, municipal resources, and the community in order to provide short-term profit for the developers and current Mission Ridge ski area owners; as climate change accelerates, water and other resources become scarce and costly, and other ski areas are cutting back or curtailing their activity, I believe this is simply not a sustainable project due to climate change. I have noted that the issue has received little publicity or public scrutiny, and that there are many issues for which the only information available is from the developers' assertions that it would be safe and have little impact.

Therefore, I am urging Chelan County government officials to reject this proposed development

Respectfully submitted.

Gail McDonough

1010 Yale Ave.

Wenatchee, WA 98801

Tel. 509-664-2477 email: mcdonoughwn@nwi.net

Addendum to my 10/18/18 comment re: proposed expansion and Development at Mission Ridge

I have read the geological study submitted by Northern, Inc. In this report, the threat of earthquakes is deemed low because the major factor that would elevate risks is water in and beneath the surface causing slippage or liquefaction; this statement assumes that the local climate continues to be semiarid, with heavy snowfall in winter. The assumption does not factor in climate change; current predictions of the effect of global warming in our area include projection that snowfall amounts will decrease and rain increase as warmer temperatures will not be cold enough to freeze precipitation. As a result, geological risk is likely to change. From Washington State's April 2012 publication, "Preparing For A Changing Climate" Appendix 3, section 9: "In eastern Washington, flood risk is generally highest during the spring snowmelt. An increase in winter rainfall (as opposed to snowfall) as a result of climate change is expected to lead to more winter flooding in rain-dominant and transient (rain-snow mix) watersheds." Presumably, an operative factor in flood risk and severity is the slow release of water from snowpack as opposed to immediate heavy rainfall. In addition to potential geological effects, floods impact both wildlife and human lives. This shift to warmer winters is already underway and the period of transition from normal to climate change patterns described above is about 12 to 30 years from today- scientists have been finding that climate change is moving more quickly than expected, so the 2012 timelines may be overly optimistic. I reiterate my original comment that a full EIS study must be done before the expansion of Mission Ridge and associated residential development can be adequately assessed. Accepting the development without due diligence in this and all aspects of construction and their associated risks is negligent; waivers, written-to-order studies and assertions of non-impact are not a substitute for proper science and engineering in risk management.

Respectfully submitted,

Gail McDonough

1010 Yale Ave.

Wenatchee, WA 98801

5009-664-2477

Lilith Vespier

From: Chauntel McFadden <chauntel.mcfadden@gmail.com>
Sent: Monday, September 24, 2018 3:25 PM
To: Lilith Vespier
Subject: Mission Ridge Expansion

Chauntel McFadden
7032 Olalla Canyon Road
Cashmere, WA 98815

Dear Lilith Vespier,

On behalf of my immediate family and friends I am writing in support of the planned Expansion at Mission Ridge Ski & Board Resort. Mission Ridge is a critical asset to us personally and this Valley during the winter season. Our hope is someday the mountain will provide recreation opportunities year round.

We moved into the Valley in December of 1996. We strategically bought our home half way between Stevens Pass and Mission Ridge because we are avid skiers. After a few poor experience at Stevens Pass we began skiing exclusively at Mission Ridge and made Mission Ridge our home mountain. Both our sons learned to ski at Mission Ridge and my husband went through the Wenatchee Valley College ski program back in 1990.

As long time season pass holders, my family has supported Mission Ridge and witnessed its growth as well as the Greater Wenatchee Area. It has become obvious that something needs to be done to help ensure the future of Mission Ridge, it's infrastructure and their capacity related issues.

We learned of the planned Expansion three years ago and have followed it very closely. The management team and the owners have worked tirelessly to make sure this Expansion is stewarded in the same tradition and with the same core values that one experiences at Mission Ridge.

Mission Ridge is unique to the Washington State ski industry. It is independently owned and has a vibe that matches that independence. The employees and the vibe of the mountain give skiers and riders joy so indescribable it is hard to put into words.

Please take my name and email into consideration that there is undeniable support in favor of the Mission Ridge Expansion.

Sincerely,
Chauntel McFadden
509-885-3535

Department of Community Development

316 Washington St., Suite 301

Wenatchee, WA 98801

Attention: Lilith Vespier

October 18, 2018

Hello Lilith!

I have reviewed the proposed Mission Ridge Expansion proposal. There are always challenges and concerns for this size of project. I believe Mission Ridge has adequately addressed the issues.

The project is needed for the success of the resort looking into the future. It also provides much needed economic and recreational vitality for the greater Wenatchee area. If there are issues that may threaten the project from going forward I would call for a concerted effort to work together to get through the issues and even mitigate them if possible. The communities need our ski and snowboard resort!

My personal concerns seem to be addressed and met regarding traffic, wildfire and accelerated use affecting the immediate area. USFS requirements, Chelan County requirements regarding Mission's Master Plan and the Partnership Vision Plan all seem to be regarded thoroughly and satisfied initially.

I strongly support Mission Ridge's expansion plan.

Thank you,



Donald J. McKay

4768 WHISPERING RIDGE RD.
WENATCHEE, WA 98801

RECEIVED

OCT 22 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

October 18, 2018

Department of Community Development

316 Washington St., Suite 301

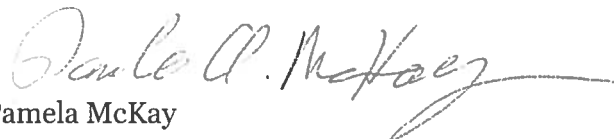
Wenatchee, WA 98801

Attention: Lilith Vespier

I have reviewed the proposed Mission Ridge Expansion proposal. There are always challenges and concerns for this size of project. I believe Mission Ridge has adequately addressed the issues.

I strongly support Mission Ridge's expansion plan.

Thank you,



Pamela McKay

4768 Whispering Ridge Road

Wenatchee, WA 98801

RECEIVED

OCT 22 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:11 AM
To: Wendy Lane
Subject: FW: Mission Ridge

From: Josh McPherson [<mailto:josh@gracecitychurch.com>]
Sent: Friday, October 19, 2018 10:46 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge

Kirsten,

Thanks for taking the time to read my email. I'm sure you're getting inundated today!

I simply wanted to add my voice to our community's affirmation of the Mission Ridge project. The economic, social, spiritual, relational, recreational, and cultural benefits are incalculable.. We simply cannot take for granted the fact that we have private citizens, entrepreneurs, businessmen and businesswoman willing to take such personal and financial risk for the growth and benefit of our community in a project like this.

In many ways, it feels like the days of the Rocky Reach dam project. A huge project. A massive effort. Highly ambition. Lots of risk. Tons of hurdles to overcome. And yet, they persevered. A few key private citizens, partnering with a few key leaders inside government agencies, all working together with a common vision for the greater good, and a willingness to push through and do hard things. And 60+ years later we are all benefiting from their efforts, every day.

This initiative feels like that kind of "big". Something so unique, so different, so ambitious, that few could even dream of tackling it, let alone have the resources to actually pull it off. I'm excited to think that we could be living in such days. That we could see something so significant, something that could become such a distinct cultural landmark, get built in our generation. On our watch. For our kids, and their grandkids.

This is a historic moment. And I'm proud to watch it unfold. It has my unwavering support. Thank you for taking the time to read this, and thanks for all the work and effort you're putting into this process.

With much gratefulness,

Josh McPherson

--

Pastor Josh McPherson
Lead Pastor || Grace City Church



Lilith Vespier

From: Jim Mitchell <mitchell7151@yahoo.com>
Sent: Wednesday, October 10, 2018 9:29 PM
To: Lilith Vespier
Subject: Expand the Ridge!

Dear County Community Development,

I am strongly in support of the proposed Mission Ridge expansion project. For 50 years, the Ridge has been a crown jewel in the panoply of riches we are fortunate to enjoy in the Valley. Whether one is an outdoor enthusiast or a weekend armchair denizen, the Ridge is an unparalleled source of civic pride and economic vitality. Like Pybus, it stands tall as an icon that inspires and helps identify us.

We are at a crossroads now - family run, locally inspired ski areas are quickly becoming a thing of the past - devoured by investment companies or larger recreational corporations. The Ridge, with its vast terrain and virtually perfect conditions, is low hanging fruit waiting to be plucked by predatory profiteers concerned only with the bottom line.

But we are fortunate. The Scrivanich family has poured heart, soul and assets to keep this gem local and uniquely flavored as we know and love. As a recreationalist, the thought of the Ridge purchased by a soul-less investment company and transformed into Stevens Pass is heart-breaking. As a resident, an antiseptic improvement plan by an outside corporation with little regard for the local experience is equally disturbing.

We have one chance to get this right for the next 50 years. And that time is now. We do not have the luxury of 20 years of challenges and project dilution like White Pass endured to eventually (and underwhelmingly) expand. We can't take the risk of delaying the process and maintaining the status quo - carrying the area indefinitely is financially unsustainable by the Scrivanich family. Despite their best intentions, the situation could easily result in a sale similar to Crystal Mountain's, where the sole remaining owner recently took an offer he couldn't refuse.

Of course there is opposition, there always is and will be. But the foresight, planning and transparency of this project is significantly noteworthy. The environmental impact couldn't be less. No elk will be disturbed. The forest will not be clear cut. There will not be access roads through the local neighborhood. There will be fresh powder for all the backcountry skiers. Snow machiners will have their space. Snowshoers will have expanded opportunities. Hikers and bikers will experience miles of new summer trails. Hunters will still hunt. ORV'ers will still enjoy the trails. There is room for the high-altitude orchardists to sustain and profit from their cherries. The Valley will receive tens of millions in economic infusion and an increased tax base generating dollars for decades.

This is a quintessential no-brainer. Honor the foresight and perseverance of the Hamptons, Bakkes and dozens of others in the early 60's who made the first 50 years unforgettable. This is a generational opportunity. The positive economic impact to the Valley of this project is potentially staggering. Do it right, do it now, and let's look forward to the kudos in 50 years from subsequent generations on a job well done.

Please support this project.

Jim Mitchell
6411 Forest Ridge Drive
Wenatchee
25 820-0469

Lilith Vespier

From: karlyn rath <rathkarlyn@hotmail.com>
Sent: Friday, October 12, 2018 5:12 PM
To: Lilith Vespier
Subject: Support of Mission Ridge expansion

Hi, my name is Karlyn Gehring Mitchell, granddaughter of Magnus Bakke. My grandfather was instrumental in making Mission Ridge what it is today. I am 100% in support of the Mission Ridge Expansion.

This expansion is very important to the vitality

Of our community, as well as making Mission Ridge sustainable.

We moved back to the valley to be a part of a close knit ski community and enjoy the benefits of skiing on a mountain that is dearly loved by a private owner.

Sincerely,
Karlyn Gehring Mitchell
6411 Forest Ridge Drive
Wenatchee, wa 98801
509-952-8680

Sent from my Verizon, Samsung Galaxy smartphone

September 25, 2018

Steve Morris
1480 Pitcher Canyon Road
Wenatchee, WA 98801

Attention: Lilith Vespier, Department of Community Development, 316
Washington St., Suite 301 Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

My wife and I support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy.

The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous.

RECEIVED

SEP 27 2018

The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource. The expansion will provide much needed parking. Currently guests have to park in several offsite areas on busy days. Mission Ridge also need more beginning terrain. The only beginning run now is Mimi and it has some steep slopes not ideal for the beginners. The new area will also provide other winter activities of sledding and cross country skiing.

The Mission Ridge Expansion will also enhance the economic vitality of our community. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.



Steve Morris

RECEIVED

SEP 27 2018

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:08 AM
To: Wendy Lane
Subject: FW: Mission Ridge propose expansion

From: Emilio Trampuz [<mailto:emilio2000@earthlink.net>]
Sent: Friday, October 19, 2018 5:00 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge propose expansion



Hi Kirsten,

Our Mountain High Snowsport Club has organized several ski trips to Mission Ridge over the past years, and we will continue to do so in the future. But, the larger the ski area, the more terrain it has to offer, the easier it is for us to sell the trip and fill the bus.

So, we are very excited about the proposed expansion at Mission Ridge, adding 2 lifts and some lodging. If some of that lodging were in the form of a hotel, that would be even better, as we would love to stay at a place that offers the possibility to ski-in/ski-out, which is hard to find in the Northwest.

Emilio

Emilio Trampuz
Mountain High Snowsport Club, www.mthigh.org
A Portland, Oregon ski club
Mobile: 503-510-1477
Email: Emilio2000@earthlink.net

Attention: Lilith Vespier, Department of
Community Development, 316 Washington St.,
Suite 301 Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of Mission Ridge Ski Team; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future. The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

West Mathison –
President

Chris Pickel, D.D.S.
– Member at
Large

Karen Rutherford
– Member at
Large

Heather Neff –
Member at Large

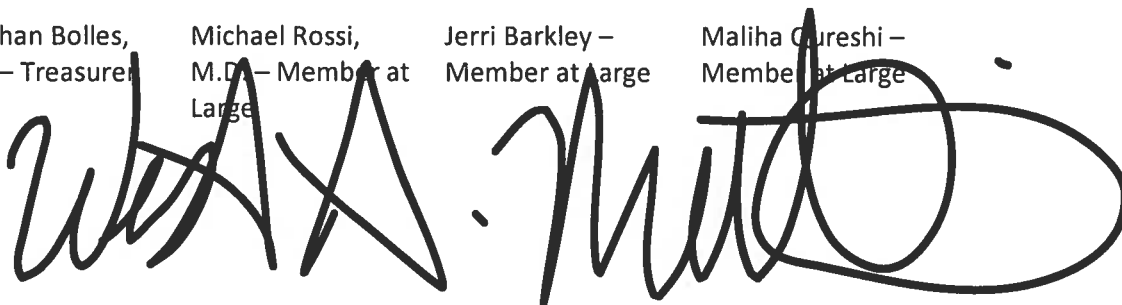
Warren Morgan –
Member at Large

Jonathan Bolles,
M.D. – Treasurer

Michael Rossi,
M.D. – Member at
Large

Jerri Barkley –
Member at Large

Maliha Qureshi –
Member at Large

The block contains four large, handwritten signatures in black ink, corresponding to the names listed in the rows above. The signatures are fluid and stylized, with some overlapping. The first signature on the left appears to be 'West Mathison', followed by 'Chris Pickel', 'Jerri Barkley', and 'Maliha Qureshi'.

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:08 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion Docs

From: Adam Neff [<mailto:aneff@rh2.com>]
Sent: Friday, October 19, 2018 3:04 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: FW: Mission Ridge Expansion Docs

My email to Lilith bounced back. I'm forwarding to you hoping to get my letter of opposition counted by today's deadline.

From: Adam Neff
Sent: Friday, October 19, 2018 3:00 PM
To: 'Lilith Vespier' <Lilith.Vespier@CO.CHELAN.WA.US>
Subject: RE: Mission Ridge Expansion Docs

Hey Lil,
I'd like to submit the following letter against the expansion.

I'm submitting comments against the proposed Mission Ridge expansion for the following reasons:

1. The Geo Haz report states correctly that the site is located on ancient landslide deposits and that there is clear evidence of landslide features across the area planned for development. But then it states (pg13) that they are "relatively stable under modern day geologic and climate conditions". This is not true, not two years ago, 2016, a large slide occurred on the same type of terrain on the same geologic units. With the Forest Ridge community directly down-slope I would think the County would be extremely cautious in authorizing a development on such unstable geologic conditions. No wants to cause the next Oso.
2. The Wildlife and Habitat report concludes that the proposed development will negatively impact species of priority importance, then does not include any mitigation. Claiming the clearing land to create ski runs is not offsetting mitigation. They need to be providing actual mitigation.
3. There is no assessment of the larger impact to wildlife on the surrounding public lands due to having almost 900 full time residences living in the upper basin. Their report correctly notes that the upper basin is mostly used in the summer. With several hundred housing units up there in the summer, recreating, driving, etc, there will be significant increased impacts on adjacent wildlife usage.
4. They have presenting an outdated EIS that is over 32 years old (!) which does not meet current standards. They absolutely must provide a new one that meets all of the current regulations and thoroughly assess the current proposal.

While I generally support the ski area this expansion has significantly boarder effects on the upper valley than just Mission Ridge.

Thank you for your time and hard work on this.

-Adam Neff
Cashmere, Wa

This is not an RH2 related stance, just my personal stance.

From: Lilith Vespier <Lilith.Vespier@CO.CHELAN.WA.US>
Sent: Wednesday, October 10, 2018 8:36 AM
To: Adam Neff <aneff@rh2.com>
Subject: RE: Mission Ridge Expansion Docs

It has been busy. The asked all season pass holders to send letters of support. ☺

Lilith Vespier, AICP
Phone: (509) 667-6586

From: Adam Neff [<mailto:aneff@rh2.com>]
Sent: Wednesday, October 10, 2018 8:35 AM
To: Lilith Vespier
Subject: RE: Mission Ridge Expansion Docs

Ah, that must be it. Getting many comments on it yet?

Adam Neff | **RH2 Engineering**
C: 509.699.8427
aneff@rh2.com

From: Lilith Vespier <Lilith.Vespier@CO.CHELAN.WA.US>
Sent: Wednesday, October 10, 2018 8:33 AM
To: Adam Neff <aneff@rh2.com>
Subject: RE: Mission Ridge Expansion Docs

Good Morning Adam,
We did a 30 day noticing but it was in the legal ads twice. If you caught the second legal it looks like a shorter commenting timeline.
The files are on our [ftp site](#).

Please let us know if you have any questions.

Lilith Vespier, AICP
Phone: (509) 667-6586

From: Adam Neff [<mailto:aneff@rh2.com>]
Sent: Wednesday, October 10, 2018 8:31 AM
To: Lilith Vespier
Subject: Mission Ridge Expansion Docs

Hey Lilith,

Does the County have a webpage with all the documents for the Mission Ridge expansion? I see MR has a webpage setup but I wanted to make sure I saw everything they've submitted to you guys.

Also why only a 14-day comment period? It like a big project with a little window for the public to comment.

Adam

Adam Neff | RH2 Engineering

300 Simon Street SE, Suite SE # 5

East Wenatchee, WA 98802

C: 509.699.8427

aneff@rh2.com

www.rh2.com

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:09 AM
To: Wendy Lane
Subject: FW: [Possible Spam] Mission Ridge Expansion- letter of support
Attachments: Mission Ridge Expansion Letter.pdf

From: Dean Neff [<mailto:dean@nefariouscellars.com>]
Sent: Friday, October 19, 2018 1:43 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: [Possible Spam] Mission Ridge Expansion- letter of support

Dear Kirsten,
I had trouble sending the attached letter to you yesterday. Hopefully it will get through this time!
If you need a hard copy mailed to you, please let me know.
Thanks much,
-Dean Neff

G. Dean Neff
Nefarious Cellars
495 S. Lakeshore Rd.
P.O. Box 2950
Chelan, WA 98816
tel. (509) 682-9505
cel. (509) 679-8805

October 18, 2018

Attention: Kirsten Larsen

Planning Manager

Department of Community Development

316 Washington St., Suite 301

Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Larsen,

On behalf of myself, my family, and our business, we fully support the Mission Ridge Expansion Project.

Mission Ridge is a huge asset to our community and our family. As you know, the resort was founded over fifty years ago, and I'm proud to count my grandfather, George W. Neff, as one of the original stockholders. I've been extremely fortunate to call Mission "my ski hill" for the past forty-one years, starting with my sister and I riding the ski bus up every Saturday morning, beginning in 1976. While we haven't had that option for our sons, they've enjoyed learning to ski at Mission, and are now going into their fourth year on the Mission Ridge Ski Team.

The current, and past owners have done a great job, with what they've had to work with. We've seen lots of small and positive changes over the years, such as the addition of night skiing and snowmaking capabilities. Unfortunately, the hill is falling behind some of the competition around the state in keeping up with increased skier demand/capacity. Stevens Pass, Crystal Mountain, White Pass, and 49-Degrees North, to mention a few, have all expanded terrain and facilities over the years, as the state's population has grown. When Mission Ridge was built, there were 3-million people in Washington state. There are now over 7.5 million! Yet, we are still in the same lodge, parking lot, and are skiing the same limited runs as in the early days.

As we see it, the mountain currently has four shortcomings:

1. Lack of adequate parking- If you get to the mountain after 9:00 many weekends, you'll get turned around, and sent down the mountain to be shuttled up (with all of your gear), and then back down at days-end.
2. An inadequate area for beginning skiers and young families to safely learn the sport. The one run, "Mimi", is the bottom of a funnel, which ALL skiers must come through to get from the upper half of the mountain to the lodge and parking area. This results in congestion, and dangerous conditions (management does try to slow down the fast skiers).
3. Sufficient lodging. There are many weekends when it's extremely difficult to find a hotel room in the valley. Having people stay up on the mountain for multiple days also means less trips up and down the road.

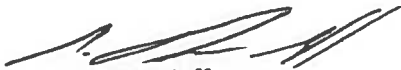
4. Lack of space in current day-lodge. The current old lodge no longer is of adequate size to provide people a place to sit, eat, and warm up. Most weekends, my wife or myself has to head into the lodge an hour before lunch, just so that the family will have somewhere to sit when the kids come in for lunch! There have been many times when we've had to sit outside in the cold bundled up, or head back out to our car to eat, to get out of the elements. Not so bad on a sunny spring day, but completely miserable in the middle of winter.

The proposed expansion would address, and resolve all of these problems.

In closing, I'd just like to say that I'm sure that you'll be receiving impassioned letters from some locals who are against the project. There are always people who do not wish to see ANY change in their community. I hope however, that you think about the greatest good for the greatest number. Tens of thousands of outdoor enthusiasts from all over the Northwest, not to mention the local business community and labor force, will benefit from seeing Mission Ridge's proposed expansion become a reality.

Please help in cementing Wenatchee's reputation and future as a year-round outdoor recreation Mecca, by approving the plan.

Sincerely,



G. Dean Neff
Nefarious Cellars
495 Lakeshore Rd.
PO Box 2950
Chelan, WA 98816
(509) 682-9505

Wendy Lane

To: Kirsten Larsen (Kirsten.Larsen@CO.CHELAN.WA.US)
Subject: FW: Support letter

From: Christopher Neuberger [mailto:fitbychris@gmail.com]
Sent: Friday, October 19, 2018 9:22 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Support letter

Department of Community Development
316 Washington St.
Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future. The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

Chris Neuberger
206.488.7636
fitbychris@gmail.com

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:10 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion Plan

From: kevin@cotm-marketing.com [<mailto:kevin@cotm-marketing.com>]
Sent: Friday, October 19, 2018 11:41 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Plan

Hello Chelan County folks,

We are from the west side (Seattle), but we spend a great deal of our time in Chelan County, specifically Wenatchee, and Mission Ridge Resort. We are avid skier and mountain bikers. In a word, we "love" the entire area. We truly believe that the expansion plan at Mission Ridge Resort will greatly enhance the entire county and the city of Wenatchee as a whole. The Mission Ridge Expansion will create a world-class resort in the region and it will be a massive draw for tourists and outdoor enthusiasts. It will create new business opportunities, increase revenue for existing businesses, and open up possibilities for new and emerging avocations. Please support the Mission Ridge Expansion Plan. It is very well thought out expansion and will deliver terrific benefits to all the people of Chelan County.

Be the Awenatchela, "people at the source," of this amazing opportunity for all the people of Chelan County.

Best regards and thank you for reading our email.

Kevin B. Nolan & Laurie LaNel Nolan



Kevin Nolan
Craters of the Moon Marketing, LLC
206 794-4701 www.cotm-marketing.com

RECEIVED

OCT 16 2018

CHELAN COUNTY
COMMUNITY DEVELOPMENT



Oct. 14, 2018

Lilith Vespier
Department of Community Development
316 Washington St., Suite 301
Wenatchee, WA 98801

Re: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier,

I am writing to provide you greater detail as to why and how the Mission Ridge Expansion Project became one of the projects in the Action Plan of the Our Valley Our Future community visioning and development initiative. Our Valley Our Future follows the collective impact model and whole-of-community planning and is designed to bring the vision of residents to fruition.

In 2015-16, Our Valley Our Future engaged in extensive community outreach work throughout Chelan and Douglas counties. We had more than 3,000 people answer several open-ended questions — What do you value most about living in the region? What do you see as the region's greatest strength and greatest weakness? What future challenges do you see the region facing? What one vision idea do you have? The answers were put into an electronic database, and software was used to determine the most common answers and themes. From that information, seven citizen committees spent 10 months developing, vetting and refining the projects that make up the Action Plan. The Our Valley Core Team then recruited lead partners for each of the projects. The Action Plan was released in November 2016. Since then, the various lead partners have been working on their projects, with great success.

The description in the Action Plan for the Mission Ridge Expansion Project reads, "Develop a small village of homes, beginner terrain and cross-country ski trails on private property that Mission Ridge Ski and Board Resort purchased adjacent to the existing ski area." To view and download the Action Plan, you can visit <http://www.ourvalleyourfuture.org/wp-content/uploads/2018/06/OVWN-ActionPlan2018-web.pdf>.

Having overseen the community outreach work in 2015-16, including analysis of the database content — and the work of the citizen committees — I can tell you that residents highly value outdoor recreation and want to see the region's existing outdoor recreation amenities

improved upon. Mission Ridge was cited often by residents in answering Our Valley's key questions. Many asserted the resort needs to be expanded if it is to fulfill its potential and continue to benefit the region as a whole.

Today, a number of issues — a restructuring economy, lagging wages and skill levels, shifting demographics, and a growing housing crunch — are challenging the region. Rather than sit back and let change overwhelm this place we love and call home, Our Valley Our Future has chosen instead to take positive steps to make the preferred vision of residents happen. The Mission Ridge project is one such step.

Please let me know if you have any questions or need assistance from me.

Regards,



Steve Maher

Our Valley Our Future coordinator
137 N. Wenatchee Ave., Suite 101
Wenatchee, WA 98801
info@ourvalleyourfuture.org
(509) 630-2090

Lilith Vespier

From: Esther McKivor <Esther@portofdouglas.org>
Sent: Wednesday, October 10, 2018 9:50 AM
To: Lilith Vespier
Cc: Lisa Parks Lisa@portofdouglas.org
Subject: Mission Ridge Expansion Project
Attachments: LOS Mission Ridge Expansion 10102018.pdf

Good Morning Lilith:

Please see the attached letter of support from the Port of Douglas County for the Mission Ridge Expansion Project.

Thank you,

Esther McKivor

Accounting & Administrative Assistant

Port of Douglas County

One S Campbell Parkway, Suite D

East Wenatchee, WA 98802

509.884.4700 (T) / 509.884.2337 (F)

www.portofdouglas.org





October 10, 2018

Lilith Vespier
Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Vespier:

I am writing on behalf of the Commissioners of the Port of Douglas County to express support for the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community that contributes to our quality of life and is one of our region's core drivers of the winter economy. It is the Commissioners' belief that this expansion project will bring new economic vitality to our area, including adding local jobs and increasing tax revenue coming into our community from outside sources. Mission Ridge is a large employer and contributor to our economy, particularly during the winter months when our agricultural industry has slowed significantly.

This project offers our region and the State amazing potential for recreation opportunities and enhanced quality of life for decades into the future. The Mission Ridge Expansion has been appropriately identified as an "action item" in the Our Valley Our Future plan, demonstrating support for this project is extensive.

Fundamentally, Mission Ridge is a strong testament of our community values around innovation and collaboration, having been founded by and maintained by the community and committed local ownership. The Port of Douglas County believes in that innovation and collaboration and would like to add our voice of support for this important expansion project.

Sincerely,

Lisa Parks
Executive Director

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:08 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion

From: Lindsay Peternell [<mailto:lindsaypeternell@icloud.com>]
Sent: Friday, October 19, 2018 2:39 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

Attention: Kirsten Larsen Planning Manager
Department of Community Development, 316
Washington St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Larsen:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an “action item” by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

Lindsay Peterzell

138 Wagon Rd

Palisades WA 98845

Lilith Vespier

From: Mark <markp@nwi.net>
Sent: Monday, October 1, 2018 2:44 PM
To: Lilith Vespier
Subject: Mission Ridge Expansion

Dear Ms. Vespier,

I'm writing in support of the Mission Ridge expansion. I have resided in Wenatchee since 1972 with the exception of years at college and grad school. I have practiced law in Wenatchee since 1992 and have had extensive experience in land use projects. I have also served as a Wenatchee City Council member for two terms, and served for many years on its board of adjustment. During that time I have participated as a council member and as a community member in numerous planning and "visioning" exercises where highly paid consultants were asked by our various local government entities to suggest ways to sustain and grow our community. Invariably they would advocate land use and economic growth that built upon existing strengths. Mission Ridge's expansion is exactly the kind of project that has been suggested and supported by all such advisors and any persons who have given serious thought to sustaining our community.

I am also an avid skier and have visited many ski resorts over 45 years. Nearly all of them have amenities of the kind contemplated by the Mission Ridge project and I believe they are a necessary component of sustaining such a community asset into the future.

Mark Peterson
(509) 264-1882
mppete04@gmail.com
1227 1st St
Wenatchee, WA 98801

Lilith Vespier

From: Rachael Petro <pssolutionsllc@charter.net>
Sent: Thursday, October 11, 2018 9:07 AM
To: Lilith Vespier
Subject: Mission Ridge Expansion Project
Attachments: Mission Ridge Expansion Ltr 101118.pdf; ATT00001.htm

Ms. Vespier,

Attached, please find a letter in regard to the Mission Ridge Expansion project.

Thank you,
Rachael

Rachael Petro
Petro Strategic Solutions LLC
pssolutionsllc@charter.net
907-360-9766

October 11, 2018

Ms. Lilith Vespier
Department of Community Development
316 Washington St., Suite 301
Wenatchee, WA 98801
Sent via email: lilith.vespier@co.chelan.wa.us

RE: Mission Ridge Expansion Project

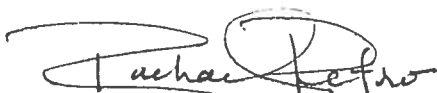
Dear Ms. Vespier,

Mission Ridge is a critical asset to our community and demonstrates, through its mere existence and persistence, the best of our Valley. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter recreation economy. As a business owner and a community member, I enthusiastically support Mission Ridge's expansion project.

It is remarkable how the resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. More importantly, the Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. This careful and deliberate planning demonstrates Mission Ridge is committed to being a good steward of public land.

The Mission Ridge expansion project offers our region and state amazing potential for recreation opportunities, economic growth, enhanced quality of life for decades into the future. These facts are underscored by the collaborative community planning effort, "Our Valley Our Future."

Sincerely,

A handwritten signature in black ink, appearing to read "Rachael Petro". The signature is stylized with a large, looping initial "R" and a cursive "Petro".

Rachael Petro
Principal
Petro Strategic Solutions LLC

Lilith Vespier

From: Jeanne Poirier <jeannepoirier@yahoo.com>
Sent: Friday, September 28, 2018 10:35 AM
To: Lilith Vespier
Subject: Mission Ridge Ski & Board Resort expansion

Greeting Lilith -

This is an important issue which needs thorough evaluation.

I'm deeply concerned Chelan County is recommending "Determination of Non Significance" - I've commented to USFS District Ranger Jeffery Rivera.

What is the appeal procedure in Chelan County on this and where can I find it?

Regards,

Jeanne Poirier

September 23, 2018

To District Ranger Jeffery Rivera
Wenatchee River Road
600 Sherbourne
Leavenworth, WA. 98826

Subject: USFS Public Comment on Mission Ridge expansion

Greetings Ranger Rivera,

My condolences to the USFS to be anchored with such a short-sighted plan. This doesn't help the earth, it creates an incredible problem to wildlife, impacts a wilderness area with a project that doesn't belong here. This isn't a location to build a super ski resort!

In the next 20 years will there even be snowpack on Mission Ridge? "Making snow" already for viable skiing, this idea is ludicrous to me. Adding 870 new buildings on 188 acres with the road access already marginal in wintertime and fire area in summer does not seem a worthy investment. The infrastructure work required, much less all the construction would be a terrible impact to what is currently a beautiful area and good habitat for wildlife.

I hope this project will be thoroughly scrutinized in the Washington State analysis. Do you know who is in charge of the approval application with in Chelan County? I want to make sure they receive a copy of this letter.

Please keep me informed on the plans to expand the Mission Ridge Ski & Board resort.

Regards,



Jeanne Poirier
P.O. Box 228
Cashmere, WA. 98815

RECEIVED

OCT 01 2018

**CHELAN COUNTY
COMMUNITY DEVELOPMENT**

Lilith Vespier

From: Lilith Vespier
Sent: Monday, October 1, 2018 7:49 AM
To: 'Jeanne Poirier'
Subject: RE: Mission Ridge Ski & Board Resort expansion

Jeanne,

Appeals of County decisions are in Code Chapter 14.12.

Lilith Vespier, AICP
Phone: (509) 667-6586

-----Original Message-----

From: Jeanne Poirier [<mailto:jeannepoirier@yahoo.com>]
Sent: Friday, September 28, 2018 10:35 AM
To: Lilith Vespier
Subject: Mission Ridge Ski & Board Resort expansion

Greeting Lilith -

This is an important issue which needs thorough evaluation.

I'm deeply concerned Chelan County is recommending "Determination of Non Significance" - I've commented to USFS District Ranger Jeffery Rivera.

What is the appeal procedure in Chelan County on this and where can I find it?

Regards,
Jeanne Poirier

Lilith Vespier

From: Lilith Vespier
Sent: Monday, October 1, 2018 10:29 AM
To: 'Jeanne Poirier'
Subject: RE: Mission Ridge Ski & Board Resort expansion
Attachments: MPR2018-128 Mission Ridge NOA.PDF; MPR2018-128 Mission Ridge 2nd Legal.docx

The County legal ad incorrectly stated the use of the Optional DNS process. We will be re-publishing a legal, to print on Wednesday, which reflects the Notice of Application sent to surrounding property owners, see attached. You asked about the DNS, I wanted to be sure you also had this correction. This clarifies the SEPA process for this file. Please let me know if you have any questions.

Lilith Vespier, AICP
Phone: (509) 667-6586

-----Original Message-----

From: Jeanne Poirier [<mailto:jeannepoirier@yahoo.com>]
Sent: Friday, September 28, 2018 10:35 AM
To: Lilith Vespier
Subject: Mission Ridge Ski & Board Resort expansion

Greeting Lilith -

This is an important issue which needs thorough evaluation.

I'm deeply concerned Chelan County is recommending "Determination of Non Significance" - I've commented to USFS District Ranger Jeffery Rivera.

What is the appeal procedure in Chelan County on this and where can I find it?

Regards,
Jeanne Poirier

October 10, 2018

Department of Community Development
316 Washington Street
Suite 301
Wenatchee, WA 98801

We need to allow the expansion of Mission Ridge.

It is vital to the community that Mission Ridge continue to bring people into the area in the winter. In the summer it is my favorite place to hike. Some people I have met have told me they have driven from the Tri-cities to ski at Mission Ridge.

People spend money while they are here and help support our community. Expansion is always good and adds more people to the employment rolls. We need to make better on what works and it is what we already have in place. I don't even ski but love to drive up for an occasional lunch or to snow shoe or to listen to music.

Best regards,



Steve Polizzi

2892 North Baker Ave
East Wenatchee, WA 98802

RECEIVED

OCT 12 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

October 10, 2018

Dept of Community Development
316 Washington Street
Suite 301 Wenatchee WA 98801

Dear L'ilith Vespier,

As a Mission Ridge skier I cannot tell you how often I am on the chairlift with out of town skiers. They ask me about good places to eat, try local wines, hotels or B & B's, what else to do in Wenatchee. These out of town visitors pump money into our local economy. Our town can grow or wither.

Let Mission Ridge grow so it can help keep our economy healthy and provide healthy winter recreation for our local families.

RECEIVED

Sincerely,

Susan Polizzi,

OCT 12 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Susan Polizzi
2893 North Baker Avenue
East Wenatchee, WA 98803



Forever USA

Department of Community Development
316 Washington Street
Suite 301
Wenatchee, WA 98801

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OCT 12 2018

Attn: Liliith Vespier
9880134105 0022
COMMUNITY DEVELOPMENT



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OCT 18 2018

COMMISSIONERS:
Donn Etherington, District 1
JC Baldwin, District 2
Rory Turner, District 3

CHELAN COUNTY COMMUNITY DEVELOPMENT

October 16, 2018

Lilith Vespier
Department of Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Vespier:

I write today to express the support of the Port of Chelan County for the Mission Ridge Expansion Project.

The Port is the county-wide economic development agency for Chelan County. Our mission is to enhance economic vitality throughout the county. Mission Ridge is a critical asset to preserving and expanding the regional economy.

Mission Ridge is a large component of our tourism industry, which is the 4th largest industry in the county. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years. In addition, Mission Ridge is a key component in our outdoor recreation based quality of life brand which attracts talented people and companies to the county in industries outside of tourism.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and we are confident that they will continue to maintain this tradition into the future.


Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company

acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future. This expansion project would increase the positive impacts of Mission Ridge by making it a year round tourist attraction, further strengthening our brand.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project in Chelan County is deep and wide.

Sincerely,



Rory Turner
Commission President

RECEIVED

OCT 18 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

PSIA AASI NORTHWEST DIVISION

Attention: Kirsten Larsen
Planning Manager
Department of Community Development
316 Washington St., Suite 301
Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Larsen:

I, and the Professional Snowsports Instructors of America – Northwest Division, support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community here in Wenatchee and also to the greater snowsports community. It embodies our value system – the ownership and general manager have done an outstanding job of bringing Mission to the community, figuratively and literally.

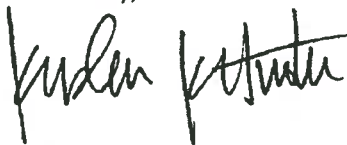
The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. Having watched the resort and its owners working on this project for years, and dreaming about it longer, has been inspirational. Working on a plan of this scope, it takes collaboration, communication, and dedication in reaching out to partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good steward of our public land and I have watched them continue in that endeavor.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. This season we will see changes in the Northwest, with local, family-owned resorts like Mission Ridge working to stay competitive and viable in the resort market. The struggle an independent resort like Mission Ridge faces to remain viable has challenges and implementing this expansion will greatly assist in their viability, while enriching this valley's community at the same time.

The expansion will also enhance the economic vitality of our community as a whole, Mission is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

Mission has been and continues to be here for us, this community, and this is a wonderful opportunity for us to be there for them through supporting this vibrant plan to bring more opportunities to our valley. Thank you for taking the time to read this.

Sincerely,



Kirsten Huotte
CEO

Dan Rademacher
201 N. Nancy Ave
East Wenatchee, WA 98802

Attention: Liliith Vespier, Department of Community Development, 316 Washington St., Suite 301
Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

On behalf of myself, and my family; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Our family was excited to hear about the plans for expansion, and would like to see it come to fruition.

A handwritten signature in black ink, appearing to read 'Dan Rademacher', with a stylized, flowing script.

Dan Rademacher

Jessica Rademacher
201 N. Nancy Ave
East Wenatchee, WA 98802

Attention: Lilith Vespier, Department of Community Development, 316 Washington St., Suite 301
Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

On behalf of myself, and my family; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

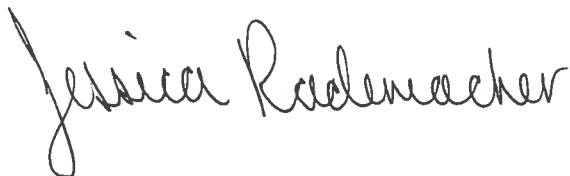
Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Our family was excited to hear about the plans for expansion, and would like to see it come to fruition.

A handwritten signature in black ink that reads "Jessica Rademacher". The signature is fluid and cursive, with the first name "Jessica" being larger and more prominent than the last name "Rademacher".

Jessica Rademacher

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 8:44 AM
To: Wendy Lane
Subject: FW: Support for Mission Ridge Expansion

-----Original Message-----

From: Edward Rawn [<mailto:nedrawn@gmail.com>]
Sent: Monday, October 22, 2018 11:24 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Cc: Ned Rawn <nedrawn@gmail.com>
Subject: Support for Mission Ridge Expansion

Kristen-

My purpose for writing you is to voice my support of Mission Ridge's proposed area expansion plan.

As a 25 year volunteer ski patrol member I've observed the increased skier visits from out of town visitors over the years. Those winter visits translate into increased revenues for Chelan County businesses.

I currently reside in the Lower Yakima Valley, (still commuting weekends to do my weekend ski patrol)and I've seen the value of tourism dollars brought to the Yakima County from the wineries. The same holds for Mission Ridge. The "Ridge" is plays an integral part in the county's tourism. Their expansion plans will only enhance overall tourism to the area. Please approve their plans and by doing so bring more winter visitors to the county.

Thank you very much.

Ned Rawn
509-969-8121(mobile)

Sent from my iPhone

RECEIVED

SEP 24 2018

September 23, 2018

Attention: Lillith Vespier

CHELAN COUNTY
COMMUNITY DEVELOPMENT

I strongly support the Mission Ridge (MR) expansion. I am impressed with the transparent and inclusive nature of their application, respective of environmental issues and consistent with their core values.

There is a critical economic development component to this application. Mission Ridge is an absolutely essential driver of economic activity in our winter months. The proposed Expansion will attract cross country skiers, a new customer base for MR.

MR truly is a local business, owned by a family that has a significant presence in Wenatchee. The Expansion will help ensure that MR stays in local ownership, rather than being sold to a multi-national mega ski resort, something we have seen recently in the region.

MR is currently limited by inadequate parking and poor terrain for beginner skiers. The Expansion thoughtfully addresses both of these issues, thereby putting MR on a more level footing with other ski resorts.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Robinson", written over a horizontal line.

Steve Robinson

1445 Westpoint Place
Wenatchee WA 98801

509-679-7143

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:11 AM
To: Wendy Lane
Subject: FW: Mission Ridge Master Planned Resort application - Comment letter
Attachments: Chelan County Comment Letter - MRR 2018-10-19.pdf

From: Mike Rolfs [mailto:mikerolfs@nwi.net]
Sent: Friday, October 19, 2018 10:59 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Cc: lilith.vespier@co.chelan.wa.us
Subject: Mission Ridge Master Planned Resort application - Comment letter

Hi Kirsten,

Attached is a scan of my signed comment letter regarding the Mission Ridge Master Planned Resort Overlay and Development Agreement application. I have also pasted the text into the body of this email. Thank you for the opportunity to comment on this project.

Will you please acknowledge receipt of this email?

Thank you,
Mike Rolfs
Wenatchee

October 18, 2018

Kirsten Larsen, Planning Manager
kirsten.larsen@co.chelan.wa.us
Department of Community Development
316 Washington ST. STE 301
Wenatchee, WA 98801

RE: Proposed Development near Mission Ridge
Fire Safety Concerns

Dear Kirsten Larsen,

October 18, 2018

Kirsten Larsen, Planning Manager
kirsten.larsen@co.chelan.wa.us
Department of Community Development
316 Washington ST. STE 301
Wenatchee, WA 98801

RE: Proposed Development near Mission Ridge
Fire Safety Concerns

Dear Kirsten Larsen,

Thank you for the opportunity to provide comments regarding the proposed 870-unit private development adjacent to Mission Ridge. I am a skier and a resident of the Squilchuck Valley.

Residents of Wenatchee have seen first-hand that regardless of fuels management, those who live near the forest are vulnerable to wildfire. The educational effort of "The Era of Megafires" has featured Wenatchee and clarified the danger of living in fire prone areas. Three years ago we had the sympathy of the nation as a subdivision of 145 homes was threatened by a brush fire and 28 homes were lost. Worse than loss of homes, in August of 2015 three firefighters lost their lives in the Twisp River fire while trying to escape from a "one-way-in, one-way-out" area.

Now we are considering an 870-unit community with only one way in. In a hot August fire, there could be no way out. This development is not on the edge of the forest like Broadview or Pateros, but **in the middle of it**. Have we forgotten lessons learned from the 2015 fire?

I am concerned that the public pressure to "Support the Mission Ridge Expansion" may interfere with the ability of County decision makers to review the proposal in an objective and unbiased manner. I fear that the plan reviewers will be pressured into allowing certain decisions that we as a community already know are bad ideas.

For example, to allow the development as designed, Chelan County planners must ignore the intent of Chelan County code 15.30.230 which requires assurance of public safety and prefers secondary access for any development with more than 400 projected average daily trips (equivalent to 40 single-family homes). The traffic analysis cited in the Master Planned Resort and Development Agreement application (the Plan) indicates 6,434 average daily trips. The trigger for secondary access is surpassed by a factor of 16.

To allow the development as designed, reviewers will also have to ignore the intent of the International Wildland-Urban Interface Code (IWUIC), which is to safeguard life and property from the intrusion of fire from wildland fire exposure.

- The fire protection plan appended to the application notes that the wildfire risk is rated "high" by the National Fire Protection Association.
- The fire protection plan indicates that adoption of the IWUIC is supported by the Forest Ridge Wildfire Coalition and the Squilchuck Valley Area CWPP Steering Committee.
- The IWUIC requires secondary access.

Despite these facts, the fire protection plan report argues that the Fire Code Official is authorized to grant modifications to the IWUIC in cases where the modification does not lessen health, life and fire safety requirements. However, a one-way in/out approach DOES lessen fire safety. Contrary to the desires of the community, and the intent of the code, the current plan increases risk in a manner that cannot be compensated for with defensible space, fuel breaks, and ignition-resistant construction.

The application indicates that the fire protection plan is consistent with the current approach at the existing ski area. The problem is that during the dangerous fire season, there are currently only a handful of employees working at the ski area and the risk of loss of life is low. 873 new units plus additional employee housing and a 50 room hotel change the risk, and present an unthinkable loss if the one single evacuation route is consumed.

The Plan asserts that the proponent has worked with the Fire District and the Fire Marshall. This appears to imply that the Fire community endorses this Plan. I suggest that this may not be the case. What I hear from the periphery of the fire community is that when a wildfire threatens this development, the response coordinators WILL NOT SEND RESPONDERS into a one-way in, no-way out situation.

Wildfire around the proposed development threatens future lives, and might also threaten the County financially should wildfire losses bring suits against the County for ignoring codes that we all understand the importance of. In the event of fire related fatalities, might the county be held negligent for allowing a development of this size without secondary access?

I applaud improvements to the ski area. However, our Cities and Counties owe our citizens the benefit of lessons learned about wildfire. Our County officials should embrace and adopt the International Wildland-Urban Interface Code. I urge the review committee to consider fire safety, and at the very least, require a second access. The community expects and deserves developments that are built for, and prepared for, the wildfires that will threaten in the decades ahead.

Thank you for considering my comments.



Mike Rolfs
5898 Squilchuck Road
Wenatchee, WA 98801

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:08 AM
To: Wendy Lane
Subject: FW: Support for the Mission Ridge Expansion Project

From: Rossi, Michael M.D. [<mailto:Michael.Rossi@confluencehealth.org>]
Sent: Friday, October 19, 2018 4:33 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Support for the Mission Ridge Expansion Project

Attention: Kirsten Larsen, Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Larsen:

On behalf of myself and my family, we support the Mission Ridge Expansion Project.

I have learned of the details about the Expansion Project from General Manager Josh Jorgenson with my role as Vice President of the Mission Ridge Ski Team Board of Directors and am aware of the scope of the Project and the dedication that Mission Ridge has given to this endeavor.

I believe that Mission Ridge is a vital business in our community and is taking into account its impact to the greater good of the Wenatchee Valley and Central Washington. I believe that Mission Ridge is working diligently with the USFS forest plan and the Stemilt Partnership's Visioning Plan in this plan.

Overall, the Mission Ridge Expansion will enhance the economic vitality of our region and has support from most all of the community with whom I have contact.

Please accept my endorsement of the Project.

Sincerely,

Michael

Michael J. Rossi, MD

*Physician
Confluence Health / Wenatchee Valley Medical Group
Orthopaedic Surgery / Orthopaedic Sports Medicine*

*Assistant Editor-in-Chief
Arthroscopy Journal & Arthroscopy Techniques*

p: 509.663.8711 x: 5538 | f: 509.664.7173 | e: michael.rossi@confluencehealth.org

10/15/18

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

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This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

RECEIVED

Sincerely,



OCT 16 2018



SAFAR LAW OFFICE, P.S.
10 First Street, Suite 114 | Wenatchee, WA 98801



PITNEY BOWES

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MAILED FROM ZIP CODE 98801

RECEIVED

OCT 16 2018

Chelan Vespene

Chelan Co. Dept Community

Development

CHELAN COUNTY COMMUNITY DEVELOPMENT

316 Washington St. Sk 301

9880134105 0022



Lilith Vespier

From: Andrew Scott <iamsideways@hotmail.com>
Sent: Saturday, September 22, 2018 8:17 PM
To: Lilith Vespier
Subject: I Support the Mission Ridge Expansion Project

Department of Community Development

I grew up in Chelan county attending Cashmere schools from kindergarten through high school. I was and still am at the age of forty-five someone who loves to ski at Mission Ridge. As a young 16 year old I liked being at Mission Ridge so much I joined the volunteer ski patrol which is an endeavor that I still actively partake in to this day. I have taken the time to read and understand the application and supporting documentation that has been submitted to the Chelan County Department of Community Development. With that said I fully support these plans and I urge the department to approve them without delay.

My sincerest regards,

Andrew Scott

901 Wright Ave

Richland, WA 99352

(509)591-7249

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:07 AM
To: Wendy Lane
Subject: FW: Mission Ridge
Attachments: attachment 1.docx

-----Original Message-----

From: David Shahbaghlian [<mailto:davids5207@gmail.com>]
Sent: Friday, October 19, 2018 9:35 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge

Sent from my iPhone

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

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This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future. The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

Lilith Vespier

From: Gene Sharratt <GeneSharratt@outlook.com>
Sent: Friday, October 12, 2018 10:07 PM
To: Lilith Vespier
Cc: Gene Sharratt
Subject: Fw: Comments on Mission Ridge Expansion

My wife, Carol, and I would like to add our support to the expansion of Mission Ridge. We believe the expansion plans are in keeping with the maintaining the quality of life we enjoy in Chelan County. From family recreation, to economic development, the Mission Ridge expansion plans have our full support. This expansion is justified and important to our future.

Thank you.

Gene and Carol Sharratt

Wendy Lane

To: Kirsten Larsen (Kirsten.Larsen@CO.CHELAN.WA.US)
Subject: FW: Mission Ridge Expansion

From: Lisa Simmons [mailto:lsimmons@missionridge.com]
Sent: Friday, October 19, 2018 10:34 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

Attention: Kirsten Larsen Planning Manager
Department of Community Development, 316
Washington St., Suite 301 Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Larsen:

On behalf of myself and my family; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

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The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

Lisa and Brent Simmons

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:06 AM
To: Wendy Lane
Subject: FW: [Possible Spam] Mission Ridge Expansion/Public Comment

From: chelanman2@frontier.com [<mailto:chelanman2@frontier.com>]
Sent: Sunday, October 21, 2018 9:19 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: [Possible Spam] Mission Ridge Expansion/Public Comment

Dear Kirsten;

I apologize for not submitting this by the October 19th deadline. I'm guilty of procrastinating and on the 19th I found myself far too busy to take the time to write a thoughtful comment.

I hope the following comment will still be considered.

I am 100% in favor of the proposed expansion!

I grew up in the valley and got my first ski lesson at Mission Ridge in the early 70's.

Since then I have become an avid skier and an annual season pass holder at our local mountain.

I cannot foresee any negative impacts with the proposed expansion, instead, I see a multitude of positive rewards. Mission Ridge is a very unique mountain and has become more popular to our out of town visitors. A few years ago Washington state was experiencing a winter drought which caused most of the other ski resorts in the state unable to open. We experienced an influx of new visitors because we were the only ski resort open, thanks to the snow making capabilities at the Ridge. These first time visitors were pleasantly surprised at how special this mountain is and are now making this their mountain of choice.

Some of the things that make Mission Ridge attractive are it's close proximity to lodging in Wenatchee. The other thing that I frequently notice is that our visitors are very impressed with how friendly the staff is at Mission Ridge, We're known as the "Friendly Mountain".

I think the expansion will be good for our local businesses, especially our restaurants and hotels. I own and operate a B&B in Wenatchee, (Headquarters East), nearly all of my guests are here for the amazing outdoor amenities this valley has to offer. This winter I am expecting to receive all of the skiers and snowboarders I hosted last ski season as well as some new ones. All of my previous guests have been enthusiastic about Mission Ridge and the Wenatchee valley!

The only negative things I've heard about the Ridge is the shortage of parking and the fact that there is a need for more terrain that is available to our visitors that are beginner skiers. The proposed expansion would solve that problem.

I think the expansion will be an absolute win win for everyone!

Thank you Kirsten for taking the time to read this.

Very Sincerely,

Dean Simpson

(509) 679-7996

1001 Kittitas St. Wenatchee, Wa. 98801

Lilith Vespier

From: Nancy Smith <director@leavenworth.org>
Sent: Thursday, October 11, 2018 11:24 AM
To: Lilith Vespier
Cc: phelsel@sleepinglady.com; Josh Jorgensen
Subject: Mission Ridge Expansion Project
Attachments: LeavenworthChamber ID#6019001969520181011083145.pdf

Dear Ms Vespier –

Please find our support of the Mission Ridge Expansion Project letter attached.

We are available for any further questions you may have.

Thank you for the opportunity to weigh in on this important project.

Nancy Smith

Executive Director

Leavenworth Chamber of Commerce

PO Box 327, Leavenworth, WA 98826

509 548-5807 www.leavenworth.org



October 10, 2018

Department of Community Development
Attention Lillith Vespier
316 Washington Street, Suite 301
Wenatchee, WA 98801

Re: Support for the Mission Ridge Expansion Project

Dear Ms Vespier:

On behalf of the Leavenworth Chamber Board of Directors, 600+ members of the Chamber and myself, we support the Mission Ridge Expansion Program.

The reasons for our support are many, but please allow me to highlight a few key elements. Mission Ridge is an absolute gem for our community and our valley. It has provided family friendly, outdoor healthy recreation and positive quality of life for our residents. Its exceptional cooperation, interaction and inclusion with the community, has held strong for over 50 years. Our children have grown up skiing and working at the resort. They learned to brave the elements, hone their skills and shape their character. They volunteered, competed, taught others and began their lifelong love of skiing and the great outdoors right here on Mission Ridge!

Additionally, the mountain has provided a huge positive economic impact to our valley. Winter is notoriously slow in business unless you have outdoor winter activities to encourage people to get out of their homes. Mission Ridge provides a reason to advertise, invite others to the community and while they are here, they stay in our hotels, eat in our restaurants, shop in our stores and participate in a variety of other activities. Multiple community groups, nonprofits, and organizations have acknowledged that recreation in our key to growth, as have our city, county and port officials. This fits right into that very vision!

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining their core values. Mission Ridge has always been a good steward of our public land and I am confident that they will continue to maintain this tradition into the future.

This effort will enhance the economic vitality of our community as a whole, continue to employ our locals, and enhance our quality of life. We support the Mission Ridge Expansion Project.

Sincerely,

Paula Helsel
President of the Board

LEAVENWORTH CHAMBER OF COMMERCE

509.548.5807 • Fax 509.548.1014 • Post Office Box 327 • Leavenworth, Washington 98826 • www.leavenworth.org

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:13 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion

From: Terry Smith [<mailto:mojomolly007@gmail.com>]
Sent: Friday, October 19, 2018 9:13 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

Hi Kirsten, just want to voice my support of the Mission Ridge Expansion project. I feel it's Important for not only the survival of the ski resort but also the Valleys winter economy. Thank you Terry

Nick W. Sowle
2308 Lester Road
Wenatchee, WA 98801
509-741-0639

Department of Community Development
Attention: Lilith Vespier
316 Washington Street, Suite 301
Wenatchee, WA 8801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

I am writing to show my support of the Mission Ridge Expansion Project. I grew up in the Wenatchee Valley and am proud to be able to call this amazing place my home. As a member of the *Wenatchee World's 30 under 35* class of 2018, I feel that this expansion is the right thing for our valley and the community that lives here.

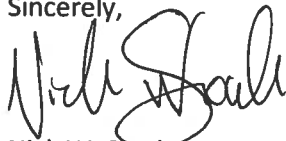
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The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,



Nick W. Sowle

RECEIVED

OCT 12 2018

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:12 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion Project - Please Approve!

From: Nick Sowle [<mailto:nick.sowle@gmail.com>]
Sent: Friday, October 19, 2018 10:09 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Project - Please Approve!

Hi Kirsten,

I am writing to show my support of the Mission Ridge Expansion Project. I grew up in the Wenatchee Valley and am proud to be able to call this amazing place my home. As a member of the *Wenatchee World's 30 under 35* class of 2018, I feel that this expansion is the right thing for our valley and the community that lives here.

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The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide. I think that we should approve this project!

Thank you,
~Nick

Nick W. Sowle
2308 Lester Road
Wenatchee, WA 98801
509-741-0639



BRICKLIN & NEWMAN LLP
lawyers working for the environment

Reply to: Seattle Office

October 19, 2018

VIA E-MAIL TO lilith.vesprier@co.chelan.wa.us

Chelan County Department of Community Development
Attn: Lilith Vespier
316 Washington St., Suite 301,
Wenatchee, WA 98801

Re: Comments on the Mission Ridge Ski Area Expansion Master Planned Resort
(MPR 2018-128)

Dear Ms. Vespier:

I am submitting these comments on behalf of the Wenatchee Sportsman Association regarding the Mission Ridge Expansion Master Planned Resort ("Mission Ridge Expansion Proposal").

The scope and scale of the Mission Ridge Expansion Proposal is massive. The size of the proposal combined with its intensity and location virtually guarantee that the project will have probable significant adverse environmental impacts. The Mission Ridge Expansion Proposal will encroach into pristine forest habitat that the local community, Chelan County, and the State of Washington have endeavored to protect for over a decade. The intensity of the use as residential housing in a variety of densities, commercial retail, and high-intensity recreation indicate that the existing environment of the area will be highly impacted. Finally, this massive MPR proposal is not happening in isolation—the applicant is also proposing to simultaneously expand its ski area on approximately 155 acres of adjacent National Forest land.

The end result is a massive project that will bulldoze hundreds of acres of forests to make way for new ski lifts, buildings, and uses that will cause significant adverse environmental impacts in a variety of ways, including loss of forest land, loss of wildlife habitat, impacts to streams and wetlands, and a fundamental alteration of the character of the area. There can be no question that the proposal will result in significant adverse environmental impacts and an Environmental Impact Statement ("EIS") is necessary to fully evaluate the environmental consequences of the proposal.

A. Requirements of the State Environmental Policy Act

The Washington State Environmental Policy Act (“SEPA”), Ch. 43.21C RCW, *et seq.*, and its implementing regulations, Ch. 197-11 WAC, dictates when a governmental agency must require an EIS for a proposal. If a proposal may have a probable significant adverse environmental impact, then the responsible official must prepare and issue a determination of significance and require an EIS. WAC 197-11-360(1). The Washington Supreme Court has said

In essence, what SEPA requires, is that that the “presently unquantified environmental amenities and values will be given appropriate consideration in decision making with economic and technical considerations.” RCW 43.21C.030(2)(b). It is an attempt by the people to shape their future environment by deliberation, not default.

Stemple v. Dept. of Water Resources, 82 Wn.2d 109, 118 (1973).

1. SEPA requires that the lead agency issue a threshold determination.

The first step in the SEPA process is the preparation of environmental checklist. WAC 197-11-315. The checklist and other information are used to make a “threshold determination,” which is the formal decision as to whether the proposal is likely to cause significant adverse environmental impacts. WAC 197-11-330. The threshold decision will result in issuance of a Determination of Non-Significance (DNS), a Mitigated DNS (MDNS), or a Determination of Significance (DS). If a DS is issued, a full EIS must be prepared. WAC 197-11-340; -355; -360.

SEPA regulations specify when a proposal will cause significant adverse environmental impacts, and several regulations are relevant to Chelan County’s decision to require an EIS. The first determination is what qualifies as a “significant” impact. SEPA regulations define the term “significant”:

(1) "Significant" as used in SEPA means a reasonable likelihood of more than a moderate adverse impact on environmental quality.

(2) Significance involves context and intensity (WAC 197-11-330) and does not lend itself to a formula or quantifiable test. The context may vary with the physical setting. Intensity depends on the magnitude and duration of an impact.

The severity of an impact should be weighed along with the likelihood of its occurrence. An impact may be significant if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred.

(3) WAC 197-11-330 specifies a process, including criteria and procedures, for determining whether a proposal is likely to have a significant adverse environmental impact.

WAC 197-11-794.

If the responsible official determines that a proposal “may” have a probable significant adverse environmental impact, the responsible official shall prepare and issue a DS. WAC 197-11-360. When a DS is issued for a proposal, that means that the proposal is a “major action significantly affecting the quality of the environment” and the requirements of RCW 43.21C.030 are triggered. RCW 43.21C.030; *See also Moss v. City of Bellingham*, 109 Wn. App. 6, 14 (2001).

The responsible official must place the DS in the lead agency's file and must provide notice of the DS to the public as prescribed by WAC 197-11-510.

2. An EIS must analyze the affected environment, significant impacts, and mitigation measures of the preferred proposal and reasonable alternatives

An EIS must analyze the affected environment, significant environmental impacts (including unavoidable impacts), and mitigation measures of a proposal and must be used by agency decision makers, along with other relevant considerations or documents, in making final decisions on a proposal. RCW 43.21C.030; WAC 197-11-444; WAC 197-11-448(1). Additionally, the EIS must inform decision makers and the public of the impacts of reasonable alternatives to the proposal. WAC 197-11-400(2).

An EIS is particularly important because it documents the extent to which Chelan County “has complied with other procedural and substantive provisions of SEPA; it reflects the administrative record; and it is the basis upon which the responsible agency and officials can make the balancing judgment mandated by SEPA between the benefits to be gained by the proposed ‘major action’ and its impact upon the environment.” *Juanita Bay Valley Cmty. Ass'n v. City of Kirkland*, 9 Wn. App. 59, 68 (1973).

Reasonable alternatives are actions that “could feasibly obtain or approximate a proposal’s objectives, but at a lower environmental cost or decreased level of environmental degradation.” WAC 197-11-440(5)(b). The lead agency must devote sufficiently detailed analysis to each reasonable alternative to permit a comparative evaluation of the alternatives including the proposed action, presenting a comparison of the environmental impacts of the reasonable alternatives, including the “no action” alternative. *Id.* It must discuss the benefits and disadvantages of reserving for some future time the implementation of the proposal, as compared with immediate at this time. *Id.* When a proposal is for a private project on a specific site, the lead agency shall be required to evaluate the no action alternative plus other reasonable alternatives for achieving the proposal's objective on the same site. *Id.*

3. SEPA places clear limitations on an agency's authority to adopt prior documents to address SEPA's requirements

When an agency decides to use an existing EIS in lieu of drafting a new one, the foregoing requirements still apply. The statute that authorizes re-use of an existing EIS expressly states that an existing EIS may be used only if it "adequately address[es] the environmental considerations set forth in RCW 43.21C.030." RCW 43.21C.034.

Lead agencies are authorized to use in whole or in part existing environmental documents for new project or nonproject actions, if the documents adequately address environmental considerations set forth in RCW 43.21C.030. The prior proposal or action and the new proposal or action need not be identical, but must have similar elements that provide a basis for comparing their environmental consequences such as timing, types of impacts, alternatives, or geography. The lead agency shall independently review the content of the existing documents and determine that the information and analysis to be used is relevant and adequate. If necessary, the lead agency may require additional documentation to ensure that all environmental impacts have been adequately addressed.

RCW 43.21C.034. This language sets clear limitations on the use of existing documents. A lead agency can rely on existing environmental documents only if the information and analysis in those documents remain "valid" and are relevant and adequate to meet SEPA's requirements. RCW 43.21C.034. In turn, WAC 197-11-600(4)(e) states that a proposal must be "substantially similar" to one covered in an existing EIS if that existing EIS is to be adopted with additional information provided in an addendum.

Even if a lead agency meets these requirements and is, therefore, allowed to rely on and adopt a prior FEIS for environmental review of a proposal, the agency is still required to prepare a supplemental EIS when substantial changes have been made since the previous proposal and there is new information about environmental impacts requiring additional analysis. WAC 197-11-405, WAC 197-11-600, and WAC 197-11-620.

B. Chelan County's SEPA process is inconsistent with SEPA requirements

1. The failure to issue a threshold determination for the Mission Ridge Proposal is a clear violation of SEPA.

As far as we can tell from the documents that are available to us, the County has not issued a threshold determination for the Mission Ridge Proposal as is required by WAC 197-11-310. The Notice of Application only notes that Chelan County has adopted the Final Environmental Impact Statement published in May 1986, and that "[t]he County is reviewing the proposal using existing

environmental documents.” Before the County adopts any documents for environmental review, it must make a threshold determination. The adoption of an EIS implies that the County intends to issue a Determination of Significance, but it must be done formally according to process that is set forth in the SEPA rules. A failure to issue a threshold determination for the Mission Ridge Proposal, followed by a public comment period, is a clear violation of SEPA rules.

2. A Determination of Significance, and therefore an EIS, is required for the Mission Ridge Expansion Proposal.

Under SEPA’s regulations, Chelan County should issue a Determination of Significance and require the applicant to complete an EIS for the proposed ski area expansion project because it will cause significant adverse environmental impacts.

This proposal will have significant adverse direct, indirect, and cumulative impacts associated with fish and wildlife and their habitat, traffic and transportation, steep slopes, stormwater, septic, groundwater, water resources, wetlands and streams, trees and vegetation, fire, noise, land use, recreation, and more. Please find enclosed a copy of a letter from Claudia Newman to District Ranger Jeffrey Rivera dated September 28, 2018 that summarizes all of the multitude of issues and impacts presented by this proposal.

The responsible official has to evaluate the location of the proposal, recognizing that the same proposal might have a significant adverse impact in one location but not in another. WAC 197-11-330(3)(a). The impacts of a proposal can vary depending on its location. As the regulations state, both the context and intensity of the impact must be considered in evaluating the significance of adverse environmental impacts. For example, if a new development were to occur in an already-developed urban core, that would be a far different—and less significant—context than if the new development were proposed for undeveloped forest land. Even if the intensity of the proposal is relatively low, if it occurs in a sensitive context, the proposal can still result in significant adverse environmental impacts. Of course, if the proposal is a high-intensity proposal within a sensitive context, significant adverse environmental impacts will certainly occur.

Here, the impacts from the Mission Ridge ski area expansion proposal are much more significant at the proposed location than they would be in other parts of Chelan County where residential and commercial development is already existing. The ski park expansion will turn undeveloped, forested land that provides valuable wildlife habitat and serves as a vital part of the forest ecosystem stretching across the adjacent Okanogan-Wenatchee National Forest into highly developed commercial and residential developments, complete with streets, dramatically increased traffic, and extensive loss of vegetation and wildlife habitat. This is precisely the type of location where a proposal can have a significant adverse impact.

The responsible official must also consider impacts that appear marginal in isolation, but when considered together may result in significant adverse impacts. WAC 197-11-330(3)(c). Traffic, impacts to wetlands, conversion of forest lands to developed impervious surfaces, aesthetics, stormwater runoff from construction and erosion into adjacent streams, destruction of wildlife

habitat, impacts to wildlife, and a host of other potential impacts must be considered together to determine whether or not the proposal will have a significant impact as a whole. Much like a potential homebuyer would consider small factors, such as the location of the home, floor layout, and backyard, all together make potential buyer want to pass on the house, the County must consider all of the potential impacts together to determine if they will have a significant impact. In this case, the forest ecosystem stretching over 700 acres will be fundamentally and permanently altered. When all impacts are considered together, the proposal will certainly have a significant impact on the surrounding environment.

The responsible official must also consider whether the proposal is hard to forecast because some variable cannot be predicted. WAC 197-11-330(3)(d). Forests and wetlands are an example of a complex ecosystem where it is difficult to forecast environmental impacts and requires further environmental analysis. Both ecosystems are dependent on a variety of different components, ranging from wildlife to vegetation to water quantity and quality.

Finally, the responsible official must consider whether the proposal may to a significant degree adversely affect sensitive areas such as wetlands and wilderness. WAC 197-11-330(3)(e)(i). As previously noted, there is no doubt that destruction of forested wilderness will occur, and the environmental checklist notes the presence of wetlands at the proposed site.

3. The 1986 FEIS does not meet SEPA requirements for environmental review of the current Mission Ridge Expansion Proposal

The Final Environmental Impact Statement for the “Mission Ridge/Constellation Ridge Ski/Summer Resort Master Plan” and various addendum—the most recent of which was published 25 years ago—do not provide adequate environmental analysis of the proposal, and it certainly would not meet Chelan County’s current environmental review standards. Moreover, Chelan County has not followed the procedures specified in WAC 197-11-630 for adoption.

Because Chelan County has not issued a threshold determination on the project and has not followed the procedure for adoption of environmental documents contained in WAC 197-11-630, it is unclear if it is appropriate for us to comment upon the FEIS and addendum at this time. However, it is clear that the FEIS is not appropriate to be used for environmental review here.

There are so many obvious errors with the attempt to rely on the 1986 FEIS that it’s difficult to know where to start, but the following are some highlights:

- The FEIS is extremely out of date—it was published in 1986. Not only has scientific understanding and information changed dramatically over the course of thirty years, but so have the conditions within Chelan County that the FEIS purports to analyze, the laws that apply to the property at issue, the ownership and management of property surrounding the area, and much, much more.

- The FEIS does not analyze the proposal that is under consideration now. The proposal that was analyzed in 1986 was a completely different proposal with different impacts. Tellingly, the proposal under consideration in the 1986 FEIS was much smaller than the current proposal and involved several different components, such as a hotel and sewage lagoon—yet it was still deemed to have significant adverse environmental impacts that warranted an FEIS. The current proposal is much larger in scope and intensity, and it will disturb an even more sensitive area within the Okanogan-Wenatchee National Forest.
- The 1986 FEIS was not even an adequate EIS for the proposal that it reviewed at that time. The alternatives within the FEIS are briefly described, and there is absolutely no discussion of the potential environmental impacts of each alternative as required by WAC 197-11-440(5). The analysis within the FEIS is wholly inadequate by today's standards. For instance, the entire discussion of the impacts to "Flora and Fauna" consist of five short bullet point paragraphs, largely noting that there will be impacts from the development but providing no details of those impacts.
- The 1986 FEIS analysis is not relevant or adequate with respect to analyzing and disclosing the affected environment, significant environmental impacts (including unavoidable impacts), and mitigation measures of the current proposal that is currently under consideration.
- The 1986 FEIS does not include an analysis of reasonable alternatives to the current proposal under consideration.

The applicant's own project narrative is forced to acknowledge the shortcomings of such an outdated and irrelevant FEIS, noting that "some of the information originally assessed as part of that Final Environmental Impact Statement may not be relevant due to various statutory and wildlife changes . . ." Project Narrative at 22.

The applicant also points to environmental review occurring under the National Environmental Policy Act for the portion of the project that will occur on National Forest land, but that analysis will apparently not evaluate the significant adverse impacts upon the adjacent Chelan County land.

The County must not be fooled into thinking that the environmental consequences of the proposed action have been previously evaluated, as required by SEPA. The environmental analysis required by SEPA has not occurred, despite the significant adverse environmental impacts that are assured to result from the project.

The applicant's Project Narrative—while useful—does not relieve the agency of issuing a Determination of Significance and requiring an EIS if there are significant adverse environmental consequences. There is no question that is the case here.

4. The information that has been submitted by the applicant does not adequately analyze the impacts of the Mission Ridge Expansion proposal

While the applicant has submitted various studies attached as appendices to the Project Narrative, these studies provide little analysis of the specific impacts that will occur from the full build-out of the residential and commercial buildings, along with the clearing and operation of high-intensity ski resort. Instead, the studies merely document the existing conditions within the project area. Where the studies do discuss impacts, they are forced to acknowledge that impacts will result from the project. However, none of the studies document the conditions or consider the adjacent impact that will occur on National Forest land. In short, the provided information does not show that significant adverse impacts will not occur.

For instance, Appendix E to the SEPA Checklist (the Aquatics, Wildlife, and Botany Resources Report) only documents federally listed threatened and endangered species under the Endangered Species Act and Priority Habitat Species designated by the Washington Department of Fish and Wildlife, but it does not purport to even consider other wildlife species. Moreover, the report focuses on documenting the current status of the various species within the project area, and spends little time discussing the impacts that will result from the proposed action. Where the report does acknowledge that the project will impact wildlife, such as impacts to gray wolves or Rocky Mountain elk and mule deer, it points to unspecified mitigation measures that may offset the impacts.

Other impacts are simply glossed over. For instance, the report acknowledges that wetlands are documented within the project area and will be impacted, but no further discussion of the significance of this impact is discussed. *See Appendix E at page 38.*

Among the impacts that are largely ignored are the impacts to Stemilt-Squilchuck watershed. Development within the upper Stemilt-Squilchuck watershed (where the project area is located) will cause adverse impacts to water resources throughout the entire watershed through the removal of forests and vegetation that are vital to preventing erosion and runoff while maintaining healthy stream flows. Preserving the upper watershed in a natural state, including the project area, is vital to the continued health of the Stemilt-Squilchuck watershed. In 2007, Chelan County established the Stemilt Partnership to protect upper watershed lands. The Stemilt Partnership and Chelan County created a community vision and landscape strategy for the entire Stemilt-Squilchuck watershed, and one of the main conclusions of the community strategy is that resource lands in the upper watershed cannot support urban-level development like the development proposed here. Please find attached to this letter the Stemilt-Squilchuck Community Vision that provides further detail of Chelan County and the Stemilt Partnership's vision of the future of the Stemilt-Squilchuck watershed.

Ultimately, the studies do not adequately analyze the impacts and do not dispel what is obvious: the proposed ski area expansion will have significant adverse environmental impacts. Simply

providing studies that largely document the project area as it currently exists without fully analyzing the impacts that will result from the proposal does not alleviate the need for an EIS, as required by SEPA. Even if those studies had analyzed impacts, that approach to the analysis would be inappropriate because it has not been presented in a Draft EIS, has not been subjected to a 30-45-day comment period, and has not been presented in a Final EIS following that public comment period.

5. Chelan County must disclose and analyze the environmental impacts that will occur on USFS and WDFW owned property

Chelan County must consider the adverse environmental consequences that will result from the applicant's plans to expand ski runs and clear-cut trees on lands owned by the United States Forest Service and the Washington State Department of Fish and Wildlife. The applicant's project narrative presents the permit area expansion from the Forest Service and the MPR approval from Chelan County as two separate processes, but there can be no dispute that both are part of the same connected project.

The SEPA regulations are clear that Chelan County cannot limit its consideration of environmental impacts solely to areas where it has jurisdiction over the approval. "In assessing the significance of an impact, a lead agency shall not limit its consideration of a proposal's impacts only to those aspects within its jurisdiction, including local or state boundaries." WAC 197-11-060(4)(b).

Therefore, Chelan County must consider the effect of clear-cutting ski runs and installing ski lifts and the associated infrastructure on approximately 155 acres of National Forest land when evaluating the significance of the proposal. The large-scale ski area expansion on National Forest land will likely cause significant adverse environmental impacts by itself, but when combined with the large-scale development on Chelan County land, there can be no doubt that significant adverse environmental consequences will occur.

C. The Master Planned Resort and Development Agreement

At the outset, we must point out that it is premature and improper for Chelan County to request comments upon the Master Planned Resort application and development agreement because the County has not yet issued a threshold determination for the application or produced an adequate EIS. *See* WAC 197-11-070; WAC 197-11-055; CCC 13.04.060(1). If the County intends to issue a Determination of Significance, then environmental review would still be lacking because the 1986 FEIS is wholly inadequate, as detailed above, and a new EIS must be produced.

While it is premature to discuss specifics about the Proposal itself at this early stage of the process, one particular item does stand out even now. It is evident from the start that the application for the Master Planned Resort does not meet the requirements for master planned resorts overlay districts contained within CCC Ch. 11.89 because the applicant cannot meet the burden of proof to show that the project complies with the requirements contained within CCC 11.89.090. Notably, the application does not contain provide for secondary access to the proposed development, despite

the large number of projected daily trips for recreational, commercial, and residential use. CCC 15.30.230(4); CCC 11.89.090(2).

In addition, the applicant has not met its burden to meet the other requirements in CCC 11.89.090. As described above, the applicant cannot show that SEPA has been complied with. CCC 11.89.090(3). On-site infrastructure impacts have not been fully considered, as evidenced by the applicant's failure to fully disclose and analyze the environmental impacts of additional ski lifts, roads, and buildings within the project area and within National Forest lands. CCC 11.89.090(6). Finally, the application does not address how the operation will not cause adjacent urban growth or sprawl. CCC 11.89.060(4).

D. Conclusion

Ultimately, the Mission Ridge proposal will cause significant adverse environmental impacts on the surrounding community and environment and an EIS must be prepared. The EIS that was prepared over 30 years ago for a smaller and unrelated ski area expansion is not an adequate substitute. The Wenatchee Sportsmen Association respectfully requests that Chelan County issue a Determination of Significance and prepare an EIS for the Mission Ridge Expansion proposal.

Very truly yours,

BRICKLIN & NEWMAN, LLP



Claudia M. Newman



BRICKLIN & NEWMAN LLP
lawyers working for the environment

Reply to: Seattle Office

September 28, 2018

VIA E-MAIL TO comments-pacificnorthwest-wenatchee-wrrd@fs.fed.us

District Ranger Jeffrey Rivera
Wenatchee River Road
600 Sherbourne
Leavenworth, WA 98826

Re: Mission Ridge Ski and Board Resort Expansion, Project No. 53981
Environmental Assessment Scoping Comments

Dear Mr. Rivera:

I am writing on behalf of the Wenatchee Sportsmen's Association to comment on the Forest Service's environmental review for the Mission Ridge Ski and Board Resort Expansion, Project No. 53981.

With its Expansion Proposal, Mission Ridge is proposing to encroach into pristine forest habitat that the local community, Chelan County, and the State of Washington have endeavored to protect for over a decade. The area at issue contains extraordinary fish and wildlife habitat and serves a valuable role in protecting water resources. The local community has stated, in no uncertain terms, that protection of water resources in this area is a paramount concern and the conservation of wildlife resources – including essential habitat – is a high priority supported by a variety of interests and critical to maintaining the way of life in the community. As a result of their hard work, four sections (approximately 2,560 acres) adjacent to or near the proposed Mission Ridge project were recently purchased by the Washington State Department of Wildlife for the sole purpose of protecting and conserving the valuable habitat from conversion and development, interruption of wildlife corridors, human disturbance, noise pollution, and the destruction of wildlife habitat. Additionally, The Rocky Mountain Elk Foundation, Washington Department of Fish and Wildlife, Chelan County, Wenatchee Sportsmen's Association, and others cooperated with Longview Fibre and Weyerhaeuser to purchase approximately 3,400 acres of additional nearby forest lands that are now managed by Chelan County for the protection of wildlife habitat. The Department of Fish and Wildlife also recently acquired Section 33 (640 additional acres) in the Stemilt Basin to protect the wildlife in that area.

Now, Mission Ridge is proposing to introduce conflicting high impact uses that are incompatible with the goals and efforts of these land purchases and with the overall goals that have been

established for this area by the local community and Washington State. They propose building a massive new single family and condominium development, restaurants and commercial retail, three new chair lifts, and a new asphalt access road in this very same basin. Instead of being protected, this Forest Service and Mission Ridge land will be logged and then overwhelmed with noise, people, trucks and cars. Not only is the Expanded Project area itself critical habitat, but it is also adjacent to the very same sections of the forest that the State Fish and Wildlife Department recently purchased. The conversion of this property from forest land into residential uses, commercial uses, and expanded recreational uses will have devastating environmental impacts.

Because the Mission Ridge Ski and Board Resort Expansion Proposal (hereinafter referred to as the "Expansion Proposal.") will significantly affect the quality of the environment, the District must prepare an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA), 42 U.S.C.A. § 4332(C). An EIS will provide the comprehensive evaluation that is called for by a proposal of this size and magnitude.

A. The Wenatchee Sportsmen's Association

The Wenatchee Sportsmen's Association (WSA) is a non-profit organization that is dedicated to the conservation of wildlife and the enhancement of habitat in Chelan County. Volunteers for WSA donate hundreds of hours annually participating in local fish and wildlife work projects to preserve and enhance their natural habitats. WSA and its members have devoted an enormous amount of time and effort towards protecting the incredibly important spring calving and summer elk habitat in the upper Stemilt Basin from conversion to incompatible uses, including agricultural and residential development. Based on their vast experience with and efforts towards conservation of wildlife habitat in this area, WSA and its members, in collaboration with the Stemilt-Squilchuck Partnership, have developed multi-layered and comprehensive knowledge about the area that will be affected by this proposal. It is within that context, that we provide the information below.

B. The EIS process is necessary to allow the public to fully understand and provide meaningful comments on the parameters and details of the Expansion Proposal

The three page description of the Expansion Proposal that was provided to the "Wenatchee River Ranger District Neighbors and Interested Parties" by the Forest Service for this comment period was inadequate with respect to the amount of information provided about the Expansion Proposal. More detail about the proposal is necessary to allow the public to fully understand what the impacts will be. That detail should be presented via the full EIS process so that the public will have an opportunity to provide meaningful input and comment on a Draft EIS after being fully informed about the details of what's actually being proposed.

The description of the proposed action provided in the three-page letter to the public did provide some basic information. We are told that Mission Ridge is proposing development on Sections 19 and 30, Township 21N, Range 20E, and Sections 24 and 25, Township 21N, Range 19E. The expansion includes installation of three new chair lifts, new terrain, alpine ski runs, new Nordic skiing and snowshoe trails, winter snow-play area, and access to backcountry ski touring. In addition, Mission Ridge is proposing to build new condominiums and homes with a total of

approximately 870 units. Accompanying that new development would be commercial retail, a day lodge, restaurants, and other commercial/recreational services designed to accommodate residents and guests at those homes and visitors to the ski resort.

According to that letter, Mission Ridge also proposes to build a new access road design to Chelan County standards and would meet National Forest standards for a maintenance level 5 road. The road will have an asphalt surface and would be open year-round. Apparently, Chelan County would be responsible for maintenance of the new access road.

But that short description of the proposal leaves the public with more questions than answers. How many people will be introduced into this area? How many residents? How many guests? How many employees? Will there be outdoor events? Are they planning to open up this entire landscape to hiking, biking, and/or whatever the people who visit or own these residential units want to do? Will owners be allowed to rent out their units? What will the level of increased vehicle traffic and truck use be? How much water will be needed for the residential uses and/or recreational uses? What are the details around water supply needs? What is the plan for septic, water supply, and stormwater management? How will this development affect water quality and quantity of downstream users with senior water rights?

Will the area be used year round? Will the seasonal winter use will become year-round with winter ski trails becoming biking and hiking trails in the spring, summer and fall? What is involved in the operation of expanded chair lifts? What is the expected operational life of the project? What are the hours of operation? What uses will be allowed and when? How many employees will they have? Will herbicides and insecticides be used in relation to the residential uses and/or the recreational uses? How long will construction take? How many truck trips will there be for construction and how many for operation? What types of trucks will be using the road for this purpose?

These are just a sampling of the multitude of questions that have not been answered. A full EIS process is necessary to allow the public to know the answers to these and countless other relevant questions about the Expansion Proposal. It's critical for the public to know the answers to these questions via a Draft EIS before we are expected to prepare and submit meaningful comments on the impacts of the proposal.

C. Stemilt-Squilchuck Community Vision

Knowledge and analysis of the data, goals and vision expressed in the Stemilt-Squilchuck Community Vision, which was prepared in September, 2008, is critical to proper environmental review of this proposal. It's evident from the face of it, that the Expansion Proposal, as proposed, is in conflict with the vision that the community has developed for this area.

The Stemilt Partnership consists of a broad coalition of agriculture, wildlife, recreation, and conservation interests in Chelan County. It was formed in response to proposed privatization and development of 2,500 acres of public land in the Stemilt Basin owned by the Department of Natural Resources. Beginning in the fall of 2007, the Stemilt Partnership engaged with a broad spectrum

of the community in an extensive planning effort to identify shared goals and key strategies for the Stemilt-Squilchuck Watershed.

Recognizing the critical role that the land in the Stemilt and Squilchuck Basins play in providing clean and essential water, wildlife habitat, and a variety of public recreational opportunities, the Stemilt Partnership and Chelan County worked with DNR to stop the sale and conversion of these forest lands to agricultural or other land uses inconsistent with the Stemilt Partnership goals.

Following an extensive community outreach process and a survey of more than 40 organizations and individuals representing a broad spectrum of interests, goals were developed and agreed upon by the constituents of the Partnership. They include, in order of priority:

1. protecting water resources;
2. conserving wildlife resources; and
3. maintaining and enhancing recreational access.

The findings, guiding principles, and values, and other components of this group's conceptual plan were summarized in the Stemilt-Squilchuck Community Vision Report.

The Report includes a Conceptual Plan, which illustrates how wildlife, water, recreation, agriculture, and development overlap and interact and, specifically, how the four DNR exchange sections – and surrounding lands – fit into the larger landscape. The Conceptual Plan assigns a large portion of the area in the Expansion Proposal as “Secondary Wildlife and Habitat Area.” Residential and commercial development is certainly not planned for that area. *See* Stemilt-Squilchuck Community Vision Report Map 6.4. The parcels near and immediately adjacent to the Project area are designated Primary Wildlife and Habitat Areas.

The land that was in danger of conversion included Sections 16, 20, 22, and 28 in T21N, R20E. Sections 16 and 20 are immediately adjacent to the Expansion Proposal project site and Sections 22 and 28 are in close proximity to the project site. All of these areas of the forest will be impacted by the Expansion Proposal. One concrete outcome of the efforts of the Stemilt Partnership was the purchase of a significant amount of land in the Stemilt Basin by the Washington State Department of Fish and Wildlife for the purpose of protecting and conserving the valuable habitat from conversion and development, interruption of wildlife corridors, human disturbance, noise pollution, and the destruction of wildlife habitat. The Washington State Department of Natural Resources sold Sections 20 and 28 to WDFW in July, 2013 and then sold Sections 16 and 22 to WDFW just last year.

The Stemilt Partnership has been a tremendous resource for identifying and resolving issues in the Stemilt and Squilchuck Basins. Knowledge and analysis of the goals and visions expressed in the Stemilt- Squilchuck Community Vision provide a proven community-based approach that needs to be considered for the proposed action.

While the Vision does include enhancing recreational access, it is clear that the plan envisions potential expansions would involve just cross country skiing, bicycle routes, and other low impact recreation. The Vision certainly does not envision introducing residential and commercial development onto Section 19.

The Stemilt Partnership is in the process of preparing the Stemilt-Squilchuck Recreation Plan in collaboration with the Washington Department of Fish and Wildlife and Washington Department of Natural Resources. That Plan will directly address the goal of maintaining and enhancing recreational access as stated in the Stemilt-Squilchuck Community Vision Report. As it stands, the draft report vision statement is to:

Establish sustainable recreation opportunities in the Stemilt-Squilchuck Basin through a community based planning process that embraces community values, protection of water and wildlife resources, and collaboration with all stakeholders.

Draft Stemilt-Squilchuck Recreation Plan at 8. An EIS would allow a full analysis of consistency of the proposal with this plan. In addition, the preparation of an EIS would, in and of itself, further the goal stated above – allow for a community based planning process that allows input from all stakeholders.

Note also that the Stemilt-Squilchuck Community Vision Report states:

Future development plans for Mission Ridge Ski and Snowboard Resort should be thoroughly vetted through a feasibility study, completed in close coordination with Chelan County, the Stemilt Partnership, the U.S. Forest Service, and WDFW...

Stemilt-Squilchuck Community Vision Report at 45. This feasibility study should be accompanied by and informed by an EIS.

The Expansion Proposal undermines the extraordinary efforts that Chelan County, the Stemilt Partnership, and Washington State have gone to in the interest of protecting and conserving the valuable habitat in this area. This proposal will have significant adverse impacts that will directly and severely undercut those efforts by introducing residential and commercial development and expanded recreational use in the upper watershed that will adversely affect the water resources and will put direct pressure on wildlife and negatively impact critical wildlife habitat.

D. An EIS is required because the Mission Ridge Ski and Board Resort Expansion Proposal will significantly affect the quality of the environment

The Expansion Proposal to convert Sections 19, 24, 25, and 30 from forested land to commercial, residential and expanded recreational uses will have a broad array of devastating direct, indirect, and cumulative impacts as are described below. There can be no doubt that an EIS is legally required to disclose and analyze the impacts of this proposal.

1. Fish and Wildlife and Fish and Wildlife Habitat Impacts

The Stemilt-Squilchuck Watershed encompasses 50,000 acres from snowy Mission Peak, through subalpine forests, to the shores of the Columbia River. It is a haven for fish and wildlife.

That area provides critical seasonal habitat for elk and mule deer in the summer and spring. It is also home to an abundance of fish and wildlife including, but not limited to, the spotted and flammulated owl, white headed and pileated woodpecker, western toad, west slope cutthroat, rainbow trout, eastern brook trout, and predators such as black bear, bobcat, and mountain lion. *See Stemilt-Squilchuck Community Vision at 3.*

This area is particularly significant in elk ecology. Elk and mule deer roam the landscape, using lower elevations for winter range and upper elevations for summer range. An estimated 500 elk use the upper watershed for calving grounds and the area is a critical migration landscape for both elk and deer as they move to and from the Columbia River and the Colockum Wildlife Area, West into the Wenatchee National Forest, and as far west as the Teanaway. Elk migrate seasonally. A development of this magnitude of will have a significant negative impact on elk migration, not to mention calving, foraging, and cover habitat for much of the year. The addition of roads and increased traffic for the proposed residences increases the risk of elk vehicle collision and reduces elk use within an area much larger than the roads themselves.

Stream corridors, slopes and cliffs, and stands of Ponderosa Pine and Subalpine Fir also provide habitat for birds, reptiles, amphibians, mountain lions, bears, mule deer, and more. *Stemilt-Squilchuck Community Vision at 21.* Details associated with summer elk habitat, bird habitat, fish-bearing streams, other riparian areas, mule deer winter range and other wildlife details are presented in the Community Vision. These assessments were performed by Washington State Department of Fish and Wildlife Biologists.

The project site itself contains significant bird habitat (with species present) for the white-headed woodpecker, MacGillivray's warbler, pileated woodpecker, and northern goshawk. *See enclosed Stemilt-Squilchuck Community Vision Map showing Significant Bird Habitat (Map 5.8).* The project site is immediately adjacent to lands that contain fish bearing streams and land that contain the "highest summer elk habitat." *See enclosed Stemilt-Squilchuck Community Vision maps showing Summer Elk Habitat Model Results (Map 5.7) and Fish-Bearing Streams and Other Riparian Areas (Map 5.9).*

With this proposal, Mission Ridge would destroy fish and wildlife habitat and will introduce uses into the area that will significantly and adversely affect wildlife for miles around. It will dramatically affect and permanently remove precious habitat for fish, birds, grouse, deer, elk, bear, and the whole complement of other wildlife species who live in the Stemilt Basin area. Once the habitat is gone, you cannot replace it. Habitat will be removed to make way for new ski runs and lifts. Habitat will be removed and replaced with new condominiums and homes, commercial retail, restaurants, and other commercial/recreational services that will be essentially the size of a small town. Increasing residential development and recreational use in the upper watershed increases

pressure on wildlife and negatively impacts critical wildlife habitat. These new conflicting uses will obliterate existing habitat and will be incompatible with wildlife uses adjacent to and near the new development. The new asphalt access road, which would be open year-round, will introduce traffic, noise and lights that will cause significant impacts to wildlife as well. With people, come dogs and other pets, which are a source of harassment for wildlife and, at times, a direct cause of mortality. The commercial and residential development will generate trash that will, in turn, create conflicts with bears. The introduction of three new chair lifts, new terrain, alpine ski runs, new Nordic skiing and snowshoe trails, winter snow-play area, and access to backcountry ski touring will introduce noise, pets, people, bright lights, and more into critical wildlife protection areas.

With its Expansion Proposal, Mission Ridge is proposing to encroach into pristine forest habitat that the local community, Chelan County, and the State of Washington have endeavored to protect for over a decade. Section 19 is a direct link between public land on Section 24 of the proposed action and Section 18 (T21N, R20E) where the Squilchuck State Park is located and where winter and summer recreational uses currently occur. The proposed action would link all these lands, expanding the recreational impacts beyond the scope of the proposed action to adjacent sections including private lands around Upper Wheeler Reservoir and Chelan County owned lands in Section 29 (T21N, R 20E). Section 29 is part of the recent land transaction between the Stemilt-Squilchuck Partnership and Weyerhaeuser Co. and this development, as proposed would destroy the unique and high quality wildlife habitat year around with four seasons of recreation imposed upon these lands that have been purchased for purposes of meeting the objectives of the Stemilt-Squilchuck Partnership: 1. Water (quality and quantity), 2. Wildlife (habitat), 3. Recreation (designed to be controlled to protect 1 and 2).

A portion of the proposed action occurs on Section 25, land owned by the Washington Department of Fish and Wildlife. This public land was purchased with Pittman-Robertson funds for the preservation of wildlife. Increasing development on these lands and adjacent lands is inconsistent with primary purpose and these public lands should not become a revenue source for a private company.

Additionally, the Rocky Mountain Elk Foundation, Washington Department of Fish and Wildlife, Chelan Co., Wenatchee Sportsmen's Association and others cooperated with Longview Fibre and Weyerhaeuser to purchase approximately 3,400 acres of additional nearby forest lands that are now managed by Chelan County with the purpose being to protect wildlife habitat. These members of the Stemilt-Squilchuck Partnership purchased from Weyerhaeuser Co. Sections 23 (part of), 26, 27, 9, 29 (part of) and 33, T21N, R20E directly to the east of the Proposal site for the purpose of preserving wildlife habitat by Longview Fiber. That land was later owned by Weyerhaeuser who finished the sale and transfer of these lands to the Rocky Mountain Elk Foundation, the County, Wenatchee Sportsmen's Association and others for the purpose of meeting the objectives in the Stemilt-Squilchuck Partnership.

As mentioned above, the land that was recently purchased by the Washington State Department of Fish and Wildlife, Sections 16, 20, 22, and 28 for the purpose of protecting and conserving the valuable wildlife habitat, is in part immediately adjacent to and in other parts in close proximity to the Expansion Proposal.

An EIS is necessary in order to properly analyze and disclose the direct, indirect, and cumulative (short-term and long-term) negative habitat effects on wildlife from habitat alteration caused by logging and clearing habitat for ski runs, residential housing, the new asphalt road, and commercial buildings. It is also critical that an EIS disclose and analyze the impacts of the residential, commercial, and expanded recreational uses on the project site and on the surrounding forest lands.

The Forest Service must also conduct a comprehensive analysis of all potential species listed under the Federal and State Threatened Endangered Species Act. There is a high likelihood of the existence of threatened or endangered species in the area considering its pristine and heavily forested surroundings. The Forest Service must be certain that there are no spotted owl or other endangered or threatened species in the area before issuing a determination on this proposal.

2. Traffic impacts

The Expansion Proposal will have significant adverse traffic and transportation related impacts. Introducing three new chair lifts, new terrain, alpine ski runs, new Nordic skiing and snowshoe trails, winter snow-play area, and access to backcountry ski touring will invite significant new traffic, buses, trams, and other vehicles into the area. The new condominiums and homes, commercial retail, day lodge, restaurants, and other commercial/recreational services designed to accommodate residents and guests at those homes and visitors to the ski resort will have enormous traffic impacts. There are already existing major traffic problems on the roads during ski season and this will only serve to greatly exacerbate the problem.

The new access year round asphalt access road being proposed will have significant construction and operation impacts. It is unclear at this point whether Chelan County has accepted responsibility to be responsible for maintenance of this new road.

3. Steep slope impacts

There are steep slopes in this area and a history of unstable soils in the vicinity of the project site. The project site and surrounding area is identified by Chelan County as being within both landslide hazard areas and erosion hazard areas.

Impacts to slope stabilization- current slope stabilization issues exist in the Stemilt-Squilchuck Basin and within the proposed area of development. That we know of, there have been several active slides including Whispering Ridge and within the Mission Ridge ski area boundary. The development of roads, ski runs, and housing developments will exacerbate slope stabilizing issues not only in the area of development, but for existing properties downslope of the proposed development. Mission Ridge is proposing a significant amount of logging of forest lands. They will be also be altering the hydraulics of the project site by introducing septic systems and a significant amount of new impervious surfaces into the area. There will be filling, excavation, and grading associated with this proposal. Clearing and construction could exacerbate slope stability issues. It will likely take considerable excavation and earth work to put in the new access road,

plus stabilization measures to prevent future problems in this slide prone area. The list goes on – these are just examples of issues associated with slope stability.

It simply cannot be denied that this proposal could have significant adverse impacts to the unstable slopes in the area. Because unstable slopes are in and around the area of the Expansion Proposal, an EIS is necessary to evaluate the proposed logging, road building, construction, septic, stormwater, and operation activities with respect to the potentially unstable slopes or landforms that may be affected.

4. Stormwater impacts

This proposal could have significant adverse stormwater impacts. Logging the area and then introducing a significant amount of new asphalt, concrete, and structures into this otherwise undeveloped area will create a new source of pollution of stormwater, streams, and groundwater leading up to the site and on-site. Drainage patterns and the hydraulics of the site will be significantly changed. Water quality issues are significant. An EIS is necessary to fully review and assess the stormwater impacts associated with the proposal.

5. Septic and Groundwater impacts.

The three page description of the Expansion Proposal that was provided to the “Wenatchee River Ranger District Neighbors and Interested Parties” by the Forest Service for this comment period did not provide information to explain the plan for septic management. This information is critical for a meaningful discussion about impacts. The introduction of over 800 new residential units and even more skiers beyond that into the area raises major questions about septic management and groundwater quality impacts. This is no small impact.

The introduction of a new residential and commercial development that is the size of a small town into this area will cause significant septic and groundwater impacts. An EIS is necessary in order to properly analyze issues associated with septic and groundwater quality and quantity.

6. Water Resources

The three page description of the Expansion Proposal also did not provide adequate information to explain how much water will be needed for the residential uses and/or recreational uses and what the details are around water supply needs and availability. Can the existing PUD system provide adequate water and provide it at that altitude? This information is critical for a meaningful discussion about impacts.

One the three major thrusts of the Stemilt Partnership Vision is maintaining the water quality and quantity provided by the Stemilt Basin. The Vision includes a goal that “water resources are protected, ensuring adequate water supply for irrigation and domestic purposes.” Stemilt-Squilchuck Community Vision Report at 11. The proposal will significantly increase pressure on water resources. An EIS is necessary in order to properly analyze these issues.

7. Wetland and Stream impacts

The project site and surrounding area is identified by Chelan County as containing critical streams and wetlands. A full wetland and stream analysis must be conducted on site by a qualified expert who would delineate and identify any streams and wetlands on the site and analyze the probable impacts of the removal of timber, extensive earth work, and conversion to residential, commercial, and expanded recreational use to those streams and wetlands.

8. Plant impacts

Environmental review calls for full disclosure and analysis by a qualified professional of the types of vegetation found on-site. The Forest Service must also conduct a comprehensive analysis of all potential plant species listed under the Endangered Species Act.

There is a high likelihood of the existence of threatened or endangered species in the area considering its pristine and heavily forested surroundings. The Forest Service must be certain that there are no endangered or threatened plant species in the area before issuing a determination on this proposal.

9. Fire impacts

Considering that a preponderance of wildfires are human caused, the proposed project will increase wildfire risk. An EIS is necessary to analyze the potential and risk of wildfire in the area that will be caused by this proposal.

10. Noise impacts

The Expansion Proposal will introduce significant noise into an extremely pristine, quiet area that is currently entirely forested and provides significant habitat for wildlife. Noise will result from the residential and commercial development. Construction noise will be significant. Noise will be introduced into the area by the increased Nordic skiers, snowshowing, hikers, bikers, dogs, music, outdoor events, crowds, and motor bikes. The potential for significant adverse noise impacts on wildlife that must be fully disclosed and analyzed in an EIS.

11. Land Use and Forest Management Plan impacts

This proposal will have significant adverse land use impacts. For example, it most certainly will impact nearby forestland of long term significance. The Expansion Proposal is stretching into the forest well beyond the existing recreational area. It's encroaching into the forest beyond what's appropriate for and compatible with forests and wildlife habitat. Not only is it plopped right in the middle of the forest (and therefore will impact the forest use by wildlife), this conversion could open up roads and justifications for allowing additional conversions to orchard or other development in the area on adjacent lands.

An EIS must include an analysis of the consistency or inconsistency of this proposal with the Chelan County comprehensive plan, the Chelan County zoning code, and other regulations and policies. The Forest Service should review whether any portions of the project site would be classified as a critical area under County law.

An EIS must also include an analysis of the consistency or inconsistency of this proposal with the applicable Forest Plan.

12. Recreation Impacts.

Environmental review must include a full analysis of the Expansion Proposal's consistency or inconsistency with the Stemilt-Squilchuck Recreation Plan that is currently being prepared by the Stemilt Partnership in collaboration with the Washington Department of Fish and Wildlife and Washington Department of Natural Resources. The plan is directly addressing the goal of maintaining and enhancing recreational access as stated in the Stemilt-Squilchuck Community Vision Report.

13. Cumulative Impacts.

A cumulative impact is the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency (Federal or non-Federal) or person undertakes such other actions. 40 CFR 1508.7. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time. *Id.*

This proposal will be a catalyst for development in the area. The new access road will open up access to Section 17, which is privately owned by Wheeler Ridge LLC, who is currently attempting to convert the forest land on Section 17 to orchard. The Mission Ridge Expansion Proposal could open up asphalt paving all the way to the Upper Stimilt Basin Route Road. Year round, black top, public road access would devastate wildlife use in that area.

E. Conclusion

Thank you for consideration of my comments on behalf of the Wenatchee Sportsmen's Association. The summary above reveals that it's impossible to deny that the Mission Ridge Ski and Board Resort Expansion Proposal will have significant impacts to the environment and an EIS

is necessary for proper review of this major proposal.

Very truly yours,

BRICKLIN & NEWMAN, LLP



Claudia M. Newman

CMN:pse

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William E. Kenney, Rocky Mountain Elk Foundation

Enc: Stemilt-Squilchuck Community Vision (Sep. 2008).



STEMILT-SQUILCHUCK COMMUNITY VISION



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PARTNERSHIP**

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The Trust for Public Land conserves land for people to enjoy as parks, gardens, and other natural places, ensuring livable communities for generations to come.



THE STEMILT PARTNERSHIP



CORE GIS LLC
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In Partnership with

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The key to the successful development of the Stemilt-Squilchuck Community Vision was and continues to be the ongoing dedication and commitment of the individuals who make up the Stemilt Partnership. Without a dedicated group of people willing to give their time and knowledge and share their vision for the future of the watershed, none of this would have been possible.

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Organizations involved in the Stemilt Partnership include:

Apple Country Snowmobile Club	Squilchuck Water Users Association
Beehive Irrigation District	Stemilt Irrigation District
Chelan County	The Trust for Public Land
Chelan County Public Utility District	Three Lakes Maintenance Corporation
Chelan-Douglas Land Trust	U.S. Forest Service
Citizens and Growers of the Stemilt and Squilchuck Basins	Washington Department of Fish and Wildlife
Highline Ditch Company	Washington Department of Natural Resources
Lake Cortez Water Association	Washington State Parks
Lockwood-Canady Irrigation Company	Wenatchee Heights Reclamation District
Lower Stemilt Irrigation District	Wenatchee Sportsmen's Association
Malaga-Colockum Community Council	Wenatchee Valley Fly Fishers
Malaga Water District	WRIA 40A Watershed Planning Unit
Mission Ridge Ski and Snowboard Resort	
Rocky Mountain Elk Foundation	

Many individuals volunteered their expertise to technical subcommittees that met regularly throughout the visioning process and helped produce much of the technical information and mapping included in the report, including:

Gar Racus, Stemilt Irrigation District	Don Youkey, U.S. Forest Service
Greg Berdan, Wenatchee Heights Reclamation District	Everett Burts, Applecountry Snowmobile Club
Mark Oswood, North Central Washington Audubon Society	Don Bolstad, Wenatchee Valley Fly Fishers
Ron Fox, Washington Department of Fish and Wildlife	Lee Duncan, Chelan County Natural Resources
James Begley, U.S. Forest Service	Bill Sullivan, Aspect Consulting
Pete Lopushinsky, Washington Department of Fish and Wildlife	Dave Volsen, Washington Department of Fish and Wildlife
Matt Morrison, Washington State Parks	Norm Gutzwiler, Resident and Chelan PUD

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Agricultural lands in the Stemilt-Squilchuck watershed

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1. EXECUTIVE SUMMARY

In the spring of 2007, Chelan County established the Stemilt Partnership (Partnership)—a broad coalition of agriculture, wildlife, recreation, development, and conservation interests—in response to the proposed privatization of 2,500 acres of public land in the Stemilt basin owned by the Washington Department of Natural Resources (DNR) (Map 1.1).¹ Recognizing the critical role these lands play in providing clean and essential water, wildlife habitat, and recreational opportunities to the growing local community, the Partnership and Chelan County worked with DNR to stop the sale and pursue an alternate approach: create a plan for the landscape based on the needs and wants of the community.

The Partnership worked closely with Chelan County and The Trust for Public Land (TPL) to develop a community vision and landscape strategy for the entire Stemilt-Squilchuck watershed. To do so, TPL: (1) conducted extensive community outreach including a survey, workshop, and development of working committees; (2) analyzed and mapped agriculture, water, wildlife, and recreational resources; (3) researched viable conservation funding sources; and (4) consulted with local residents, community leaders, and agency experts throughout the visioning process.

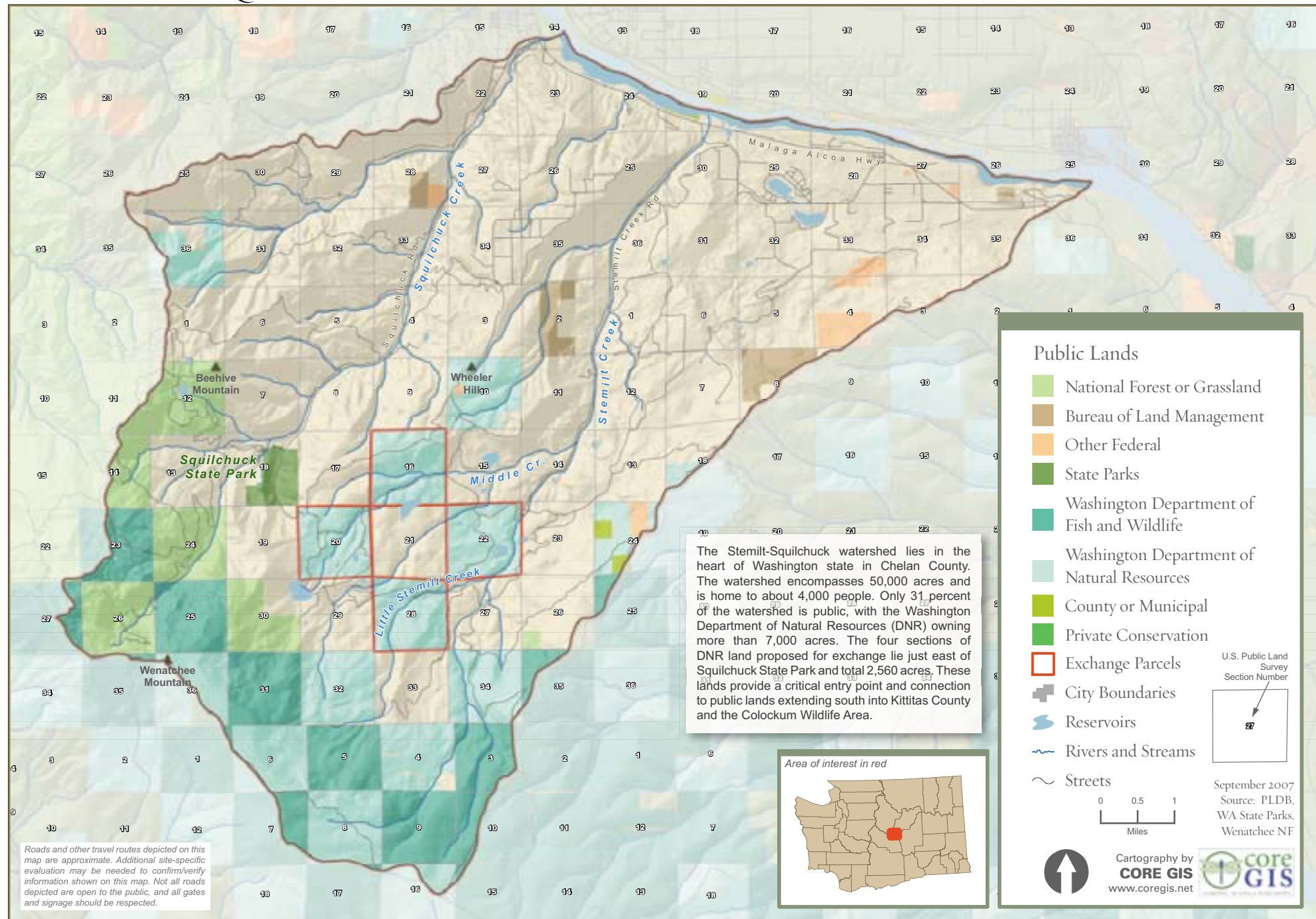
The result is the Stemilt-Squilchuck Community Vision. In this report, we analyze and overlay information to reveal the many interdependent relationships in the watershed, identify significant challenges and opportunities, and present a common vision and road map for action for the Partnership.

The Stemilt-Squilchuck Community Vision honors the wishes of the community by focusing on protecting water resources, conserving critical habitat for fish and wildlife, and maintaining recreational access to public lands. The community believes:

- Resource lands in the upper watershed cannot support urban-level development;
- Careful land and water management in such an arid landscape is essential to sustain the local agricultural economy, conserve wildlife resources, and support the way of life in the community;
- New development can be supported in the watershed with careful planning and consideration of local interests; and
- The watershed can be a model in the region for a balanced landscape, meeting agricultural, wildlife, and recreational needs while continuing to grow and prosper.

¹The Stemilt sale was initially proposed as part of the now-completed Washington Department of Natural Resources (DNR) Central Cascades Land Exchange with Western Pacific Timber, LLC. The exchange, completed on February 22, 2008, brings a net gain of nearly 62,000 acres of state trust land, which allows DNR to consolidate ownerships, increase land management efficiencies, and provide long-term trust revenue that helps build public schools, universities, and other public institutions. This exchange also creates public ownership areas large enough to serve multiple uses, including plant and wildlife habitat, recreation, and forest resources, in a sustainable manner. The Stemilt sale was not included in the final exchange. Source: http://www.dnr.wa.gov/Publications/amp_exc_cc_summary_sheet_4_30_2008.pdf (accessed May 28, 2008).

MAP I.I STEMILT-SQUILCHUCK WATERSHED: PUBLIC LANDS



Key Findings and Recommendations

The following findings and recommendations form the foundation of the Stemilt-Squilchuck Community Vision and provide a clear implementation framework for the Partnership.

1. Public lands—especially the four DNR sections and other lands in the upper watershed—are used and highly valued by local residents and visitors to the area.

Facts:

- The conversion of public land—and the four DNR sections—into private ownership threatens public use of the land and free access to a critical public land network.
- Public lands provide multiple public benefits, from recreation to water quantity and quality protection, not normally captured using traditional land-valuation methods.

Recommendations:

- The Stemilt Partnership should continue its work with DNR to keep the four sections in public ownership, using the Stemilt-Squilchuck Community Vision to demonstrate the multiple benefits the lands provide to the community.
- Chelan County and the Stemilt Partnership should seek opportunities for further public land ownership in areas that provide multiple benefits to the community.
- Chelan County and land-management agencies should continue to support the efforts of the Stemilt Partnership to raise and discuss major issues across interest groups and develop innovative solutions to problems or conflicts in the watershed.

2. New development and increased use of the watershed by a variety of interests are inevitable and pose a threat to critical resources and a challenge to land-management agencies.

Facts:

- New development—especially in the upper watershed—will increase pressure on wildlife, heighten wildfire risk, and negatively impact water resources. The extent of the impact will depend on the location and intensity of development.
- The public land and trail network provide easily accessible, exceptional—but minimally organized or managed—recreational opportunities.
- Some interests conflict and/or are incompatible due to their location, nature, and timing (e.g., elk calving season and off-road vehicle use).
- Illegal activities such as “mudding,” dumping, littering, trespass, and wildlife harassment have increased in recent years, and enforcement capacity can not keep pace with the activity.

Recommendations:

- Chelan County should direct growth to areas most appropriate for development, considering the location of critical water, wildlife, and recreational resources and existing development patterns.
- The Stemilt Partnership should continue to provide a community forum for addressing growth and recreation issues in the watershed, providing a critical touch point for the county and other land-management agencies.

3. The sustained involvement of broad interests in the Stemilt Partnership is critical to the success of the Stemilt-Squilchuck Community Vision.

Facts:

- The Stemilt Partnership is a rare collaboration of a broad variety of interest groups working toward a common vision.
- Broad coalitions are necessary to raise political and financial support at the local, state, and federal levels.

Recommendation:

- Chelan County and other land-management agencies should continue to participate in and support the Stemilt Partnership to ensure efforts and actions are aligned with the goals of the Stemilt-Squilchuck Community Vision.

Next Steps

The future of the Stemilt-Squilchuck watershed is truly in the hands of its current residents. The proposed sale of the four DNR sections has been stopped and a resolution is close, but hard decisions must still be made, and the true work is yet to be done. Now that a community vision has been laid out and goals set for water, wildlife, and recreation, the community—led by the Stemilt Partnership—must come together to support the vision and take an active interest in its implementation.

Key actions to support over the short term include:

- Identifying alternative ownership and management scenarios in the upper watershed, specifically related to the four DNR sections and lands owned by Longview Fibre;
- Investing in technical surveys to resolve public and private easement issues and road management in the upper watershed;

- Aligning political support at the state and federal levels for conservation efforts supported by the Stemilt Partnership and Chelan County;
- Raising mainstream awareness of the Stemilt-Squilchuck Community Vision and what it means for the future of the community; and
- Establishing a specific work plan and action agenda to drive the activities of the Stemilt Partnership over the next two years.

Over the long term, key actions include:

- Establishing strong political support at the state and federal levels for conservation efforts supported by the Stemilt Partnership and Chelan County;
- Coordinating with current government-funded planning efforts such as the implementation of the Stemilt-Squilchuck Watershed Plan (WRIA 40A); and
- Securing the necessary funds and political support to ensure the Stemilt Partnership continues to be a viable, effective coalition.

Chelan County, the Stemilt Partnership, The Trust for Public Land, and several other agencies and organizations stand ready to work together toward the goals presented in this report and make the Stemilt-Squilchuck Community Vision a reality.



2. INTRODUCTION TO THE STEMILT-SQUILCHUCK WATERSHED

The Stemilt-Squilchuck watershed rises from the shores of the Columbia River through prized cherry orchards and towering subalpine forests to snowy Mission Peak, climbing nearly 6,000 feet along the way. Just ten minutes from the city of Wenatchee, the watershed provides wild solace for city dwellers needing a quick escape, and a quiet, rural haven for those who live in the area. The landscape is valued by many: long-time residents who have sweeping views of orchards, foothills, and the Columbia River; families who work the land to produce award-winning cherries; and outdoors-loving skiers, snowmobilers, equestrians, and anglers who recreate year-round throughout the watershed.

The Landscape

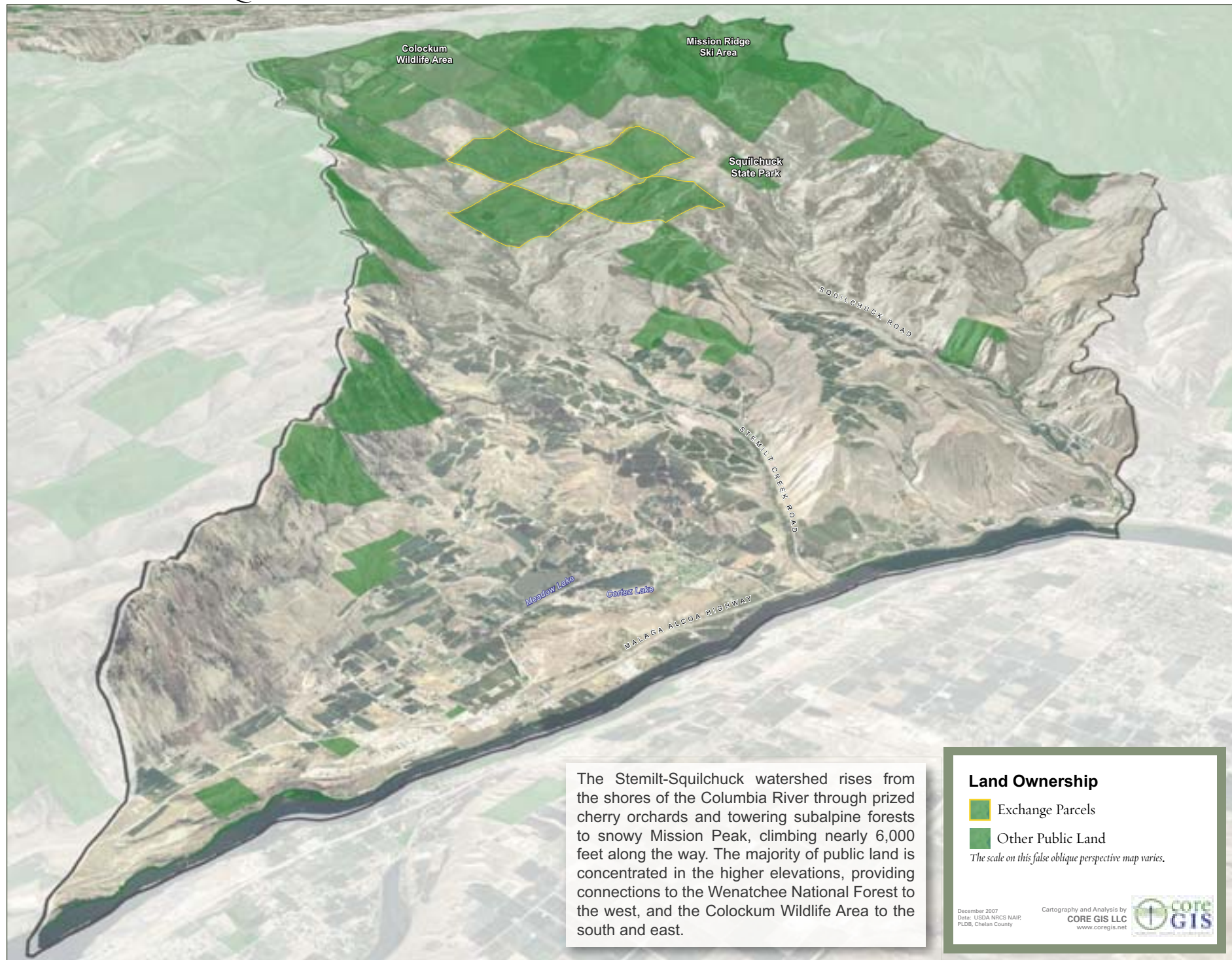
Although the Stemilt-Squilchuck watershed is the smallest in the state, encompassing only 50,000 acres, it is one of the most interesting because of its varied terrain: high ridges, steep cliffs, large basins, deep channels, gravel terraces, and even a mesa characterize the landscape (Map 2.1). The watershed is composed of four subbasins—Stemilt Creek, Squilchuck Creek, Malaga, and Wenatchee Heights—that rise from semi-arid hills of shrub-steppe to subalpine forest and bare, rocky outcrops along Jumpoff Ridge and Naneum Ridge.

Water Resources

The source of life in the Stemilt-Squilchuck watershed is truly water. In the rain shadow of the Cascade Mountains, the semi-arid watershed receives approximately ten inches of rain a year at lower elevations, and more than 20 inches above 3,000 feet. In dry years, the watershed averages 16 inches of rain and, in wet years, 26 inches.² Precipitation provides 94 percent of the total water input to the watershed, with more than 70 percent of that precipitation falling as snow in the upper elevations; this makes the watershed extremely

²Water Quantity Assessment, WRIA 40A Stemilt-Squilchuck Watershed Plan (2007), p. 10-11.

MAP 2.1 STEMILT-SQUILCHUCK WATERSHED: AERIAL VIEW AND PUBLIC LANDS



dependent on snowpack and water storage. As the snow slowly melts in spring and summer, water seeps underground and flows through the watershed to the reservoirs, homes, and orchards below.

Dating back to the 1870s, an elaborate irrigation system was created to sustain the tree crops and residents of the watershed through hot, dry summers. Today, the ever-more-complicated system of ditches, off-channel reservoirs, pipes, and other infrastructure provides a reliable water supply and delivery system that sustains the agricultural economy.

Agriculture

Orchards dominate the landscape from the Columbia River up to about 3,200 feet, totaling more than 5,000 acres—about one million trees³—in the watershed. Cherry is the predominant crop (about 85 percent), but other fruits such as apples and pears are also grown. With rich soils, an ideal climate, and sufficient water supply, the area is regarded as having some of the most prized cherry-growing land in the world. In fact, much of the relatively flat, arable land (with sufficient access to and availability of water) in the mid-to-upper watershed is dedicated to orchards.

Fish and Wildlife

The upper portions of the Stemilt-Squilchuck watershed provide critical seasonal habitat for elk and mule deer in the summer and spring. The large, intact landscape provides for wildlife movement north and south over Naneum Ridge into the Colockum Wildlife Area and east to west from the low-elevation winter range to the higher-elevation summer range of Blewett Pass. The watershed is also home to an abundance of fish and wildlife including, but not limited to, the spotted and flammulated owl, white-headed and pileated woodpecker,

elk, mule deer, western toad, west-slope cutthroat, rainbow trout, eastern brook trout, and predators such as black bear, bobcat, and mountain lion.

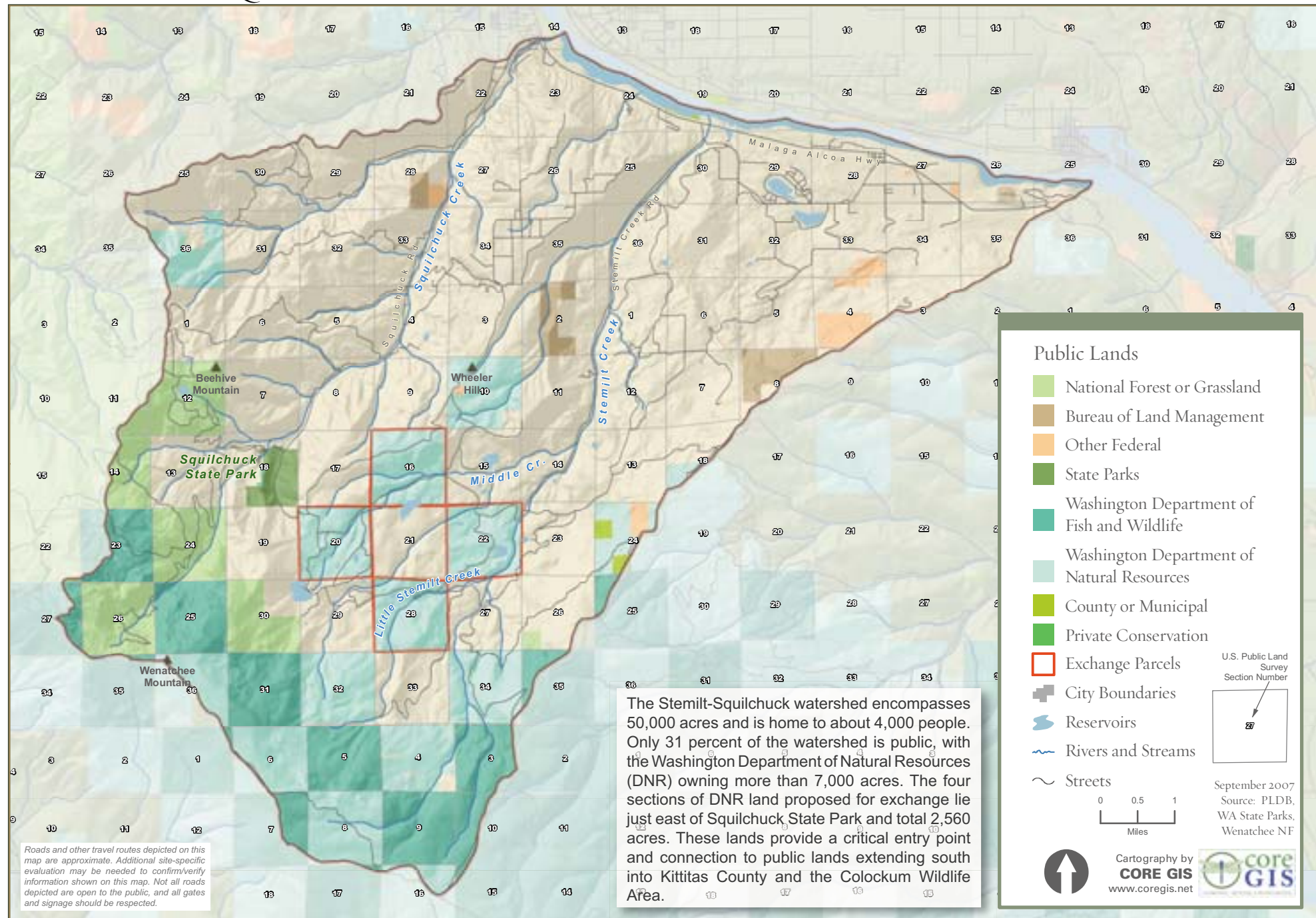
Land Ownership

While over 80 percent of Chelan County's land is in public ownership, only 31 percent—just more than 15,000 acres—of the Stemilt-Squilchuck watershed (including the four DNR sections) is in public ownership. Presently, Washington DNR is the major public landowner, owning 7,413 acres; Washington Department of Fish and Wildlife (WDFW) is the second-largest public landowner with 3,878 acres (8 percent of the entire watershed). As represented in Map 2.2, public lands are concentrated in the upper elevations of the watershed. On the western edge of the watershed, the U.S. Forest Service owns more than 3,000 acres, including Mission Ridge Ski and Snowboard Resort, which leases land to operate winter ski recreation facilities. Squilchuck State Park—240 acres—is also located along Squilchuck Road, providing camping, equestrian, and hiking opportunities on a seasonal basis.

The largest private landowner is Longview Fibre, which owns more than 3,600 acres of working forestland in a checkerboard pattern in the upper reaches of the watershed. Private residential and agricultural land development dominates the lower elevations. In recent years, the less densely developed areas of the upper watershed are of increasing interest for private development opportunities as the county's population grows.

³ On average, cherry orchards have 250 trees per acre. For 5,000 acres of orchards, predominantly cherry, that equates to approximately 1,250,000 trees. Calculation based on reference in the following article: "Windstorm Took a Bite out of Cherries," *Wenatchee World*, January 22, 2007 (<http://wenatcheeworld.com/apps/pbcs.dll/article?AID=/20070122/NEWS04/701220354>) (accessed May 13, 2008).

MAP 2.2 STEMILT-SQUILCHUCK WATERSHED: PUBLIC LANDS



The Community

The Stemilt-Squilchuck watershed is a close-knit community, with families going back several generations to the mid-1800s. Today, about 4,000 people live in the watershed, concentrated along Squilchuck Creek and in the Malaga area. By 2025, the population is forecast to grow about 30 percent (1,200 people); more people and more homes will present new challenges for the community related to water resources, agricultural operations, habitat conservation, and recreational opportunities.

Economy

The orchard business is the driving economic engine for the watershed and the region. With more than 5,000 acres of orchard valued at over \$64 million⁴ to the local economy, the industry is part of everyday life in the watershed. Stemilt Growers, the leading tree-fruit grower-packer-shipper in the country, started in the early 1900s on Stemilt Hill. Today, the company is known around the world and provides reliable business opportunities for families in the area.

In the higher elevations of the watershed, forestry production has historically been an economic activity. Today, forestry is an ever-decreasing activity with private timber interests owning less land (and processing facilities shutting down⁵) and even state trust lands, logged to generate income for state programs, easing production. Although logging activities will likely continue in the future, they will constitute a small fraction of the economic activity in the watershed.

A growing part of Chelan County's economic portfolio is the recreation and tourism industry: more and more people are attracted to the Chelan and Wenatchee area for easy access to recreational opportunities and the nascent agri-tourism industry (e.g., wineries). The Stemilt-Squilchuck watershed, with Mission Ridge Ski and Snowboard Resort, plentiful trails, and local farms to visit, may benefit more from this burgeoning industry in the near future.

⁴ Estimates provided by Timothy J. Smith, Washington State University Extension – Tree Fruit Production, February 18, 2008.

⁵ The Winton Lumber Mill, previously owned and operated by Longview Fibre, officially closed its doors in June 2007. The mill was the last operating lumber mill in Chelan County. For more information, visit: <http://wenatcheeworld.com/apps/pbcs.dll/article?AID=/20070618/NEWS04/706180354/0/FRONTPAGE> (accessed May 20, 2008).

Recreation

Although the Stemilt-Squilchuck watershed is the smallest in the state, it is one of the most active and serves a wide array of recreational interests. The Green Dot road system, logging roads, and other trails provide year-round access to public lands in the upper watershed and are heavily used by snowmobilers, bikers, hunters, hikers, equestrians, off-road vehicles, and others. Also, Mission Ridge Ski and Snowboard Resort regularly attracts more than 100,000 visitors a year—almost 112,000 in the 2008 season.

Hunting for elk, mule deer, turkey, and other wildlife is one of the most popular activities in the area. Fishing at the trout-planted lakes of Beehive Reservoir, Springhill Reservoir, Clear Lake, and Lily Lake is also a favorite pastime.

Major Issues and Opportunities

Issues are not stand-alone in the Stemilt-Squilchuck watershed: recreation, agriculture, water, wildlife, and development issues overlap and are interconnected. As the watershed grows and more and more people use the area in the coming years, balancing the needs and interests of the community will become increasingly complex. Through community outreach and ongoing discussions of the Stemilt Partnership, these major issues—that, in turn, present opportunities—were identified:

1. Potential changes in land ownership in the upper watershed present challenges and opportunities for the community. With the proposed sale of the four DNR-owned sections, the Stemilt Partnership rallied to stop the sale and find a reasonable solution for future ownership and management. Surrounding lands owned by Longview Fibre are also in a state of flux, as the company considers divesting of its assets in Chelan County. With a change in ownership comes a change in accessibility, use, and management of the land.

While the ultimate ownership and management of these lands—and others—is still in question, the Stemilt-Squilchuck Community Vision documents the community value of lands in the watershed, and it will provide new opportunity and reasoning for ideal use and management.

2. People with diverse—and sometimes incompatible—interests use and depend on the watershed. Although seemingly quiet and rural, there is lots of activity in the Stemilt-Squilchuck watershed throughout the year. From winter snowmobiling and skiing to summer fruit harvest and biking, a variety of interest groups are always active in the area. Problems arise when recreation disrupts or conflicts with wildlife, or proposed new development negatively impacts the water supply or access to public land.

While there will always be conflicts of interest at some level in the watershed, there is opportunity to reduce conflicts through the partnerships, relationships, and greater understanding that have grown out of the Stemilt Partnership and development of the Stemilt-Squilchuck Community Vision. Innovative seasonal management arrangements, stewardship partnerships, and transparent decision-making processes may reduce instances of conflicts.

3. The close proximity of the watershed to Wenatchee allows for easy access to a “wild” landscape, but also invites illegal activities that can damage the land and necessary infrastructure. Illegal activities such as mudding⁶, dumping, littering, trespass, and wildlife harassment have increased over the years. Violations of the Green Dot road rules and off-roading continue to be a problem. The persistent and, in many cases, increasing nature of such activities not only frustrates those who care about the area, it also poses a threat to irrigation infrastructure, natural resources, and common uses of the land. The existing level of enforcement cannot keep up with the illegal activity.

⁶“Mudding” is a form of off-roading that often takes places in moisture-rich meadows. Four-wheel-drive vehicles are driven through meadows or other muddy areas, leaving deep ruts and muddy bogs. The activity not only tears up pristine meadows, it impacts the ability of the meadow to soak up water and contributes to sedimentation of nearby streams. Mudding is illegal on public lands in Washington state and is looked down upon by the law-abiding off-roading community.

While illegal and damaging activities will likely always take place in the watershed, innovative public-private partnerships such as the irrigation districts working with sport clubs may increase enforcement, improve deterrent infrastructure such as gates and other blockades, and influence tougher penalties for illegal activities.

4. An increase in residential development and recreational use in the upper watershed may increase pressure on wildlife and water resources and heighten the risk of wildfire. As the county continues to grow and more homes are built on the fringe of urban areas, areas such as the Stemilt-Squilchuck will see more development and more use of public lands for hiking, biking, touring, and more. More development and use may negatively impact critical wildlife habitat and water resources as well as increase the risk of wildfire with irresponsible behavior in an arid landscape.

While some increase in development and recreational use is inevitable, it can be directed to areas that are most appropriate given all that is known about the watershed. The Stemilt Partnership can provide a community forum for future discussion of these issues and a critical touch point for the county and other land-management agencies.



Gar Racus at the entrance to his orchard

3. CRAFTING A COMMUNITY VISION

A community vision is a planning effort that engages a broad spectrum of the community to work together to identify shared goals and key strategies for a defined landscape. The foundation of a community vision is public involvement—without ample community input and engagement, a community vision will simply not be fulfilled. With a thoughtful, shared vision, a community has a road map for the future to help guide decisions as conditions and leadership change.

In the fall of 2007, Chelan County and the Stemilt Partnership embarked on a community visioning exercise, led by The Trust for Public Land (TPL), for the Stemilt-Squilchuck watershed. While the primary objective of the Stemilt Partnership is to inform alternative ownership and management scenarios for the four proposed exchange sections, the community vision looks at the entire landscape—across parcel boundaries—to accomplish the following:

- Identify community values, priorities, and shared goals through community outreach;
- Inventory community priorities using Geographic Information Systems (GIS) mapping and modeling;
- Identify viable sources of funding for conservation activities in the watershed; and
- Establish a framework for future action planning and decision-making in the watershed.

Over the course of ten months, TPL led the community through a visioning process grounded in public input. With values and priorities now documented, the community vision not only helps address the immediate concerns of the four proposed exchange sections, it also will help in the coming years as the

community faces new challenges that will undoubtedly impact the area's natural resources, recreational opportunities, and overall quality of life.

The Community Visioning Process

Community Outreach

Community outreach provides the opportunity to gather on-the-ground knowledge from people who live in, work in, and generally care about a community. For the Stemilt-Squilchuck Community Vision, citizens, organizations, and agencies with an interest in the watershed were involved in the development of the vision in four primary ways: (1) participation in a community survey; (2) participation in a community workshop; (3) involvement in the Stemilt Partnership; and/or (4) involvement in technical subcommittees.

Community Survey

The Stemilt survey was distributed to more than 40 individuals representing various interests (e.g., recreation, agriculture, natural resources, etc.) in the basin. The survey was composed of six open-ended questions that gauged (1) what is special or unique about the area; (2) how the area has changed over the last ten to 20 years; (3) how the community would like the area to change in the coming years; and (4) what actions and activities would be appropriate to protect the special qualities of the area. The open-ended format provided respondents flexibility in the specificity and length of their responses. In total, 20 surveys were collected. (See Appendix B for a summary of results.)

Community Workshop

About 20 people participated in the community workshop, held December 12, 2007. The workshop used information gathered through the survey as a foundation for focused discussions on recreation, agriculture and water resources, development, and wildlife resources. Community members cycled through four

interactive stations that encouraged information sharing through drawing on maps and indicating priorities through a dot exercise. The workshop generated community conversation and gathered additional information from people who live in the watershed. (See Appendix B for a summary of results.)

Committee Structure and Involvement

To ensure the Stemilt-Squilchuck Community Vision was well-informed and grounded in local knowledge, several committees of the Stemilt Partnership were formed to guide the vision through its developmental stages.

Stemilt Partnership

The Partnership is composed of members of all participating organizations (see Appendix A) and meets once every one to two months. The Partnership is the sounding board and discussion forum for all things related to the Stemilt-Squilchuck watershed. Ultimately, the Partnership will be the organizing body for implementing the Stemilt-Squilchuck Community Vision.

Stemilt Partnership Subcommittee

The subcommittee is composed of self-selected members of the Partnership who want and are able to be more involved in Partnership activities. The subcommittee played a key role in the original scoping and brainstorming of the Stemilt-Squilchuck Community Vision. The subcommittee meets on an as-needed basis.

Stemilt Technical Subcommittees

The technical subcommittees were formed to guide the GIS mapping and modeling portion of the community vision. Subcommittee members were self-selected based on interest and knowledge base. "Local experts" were recruited to provide input based on interests and professional background.

Ultimately, one subcommittee was formed for each of the major goal areas: recreation, fish and wildlife resources, and water resources. The committees met three to five times over the course of four months.

GIS Mapping and Modeling

Mapping is an important component of any visioning exercise because it provides a necessary frame of context for everyone involved in the development of a community vision. Seeing existing orchards, roads, property boundaries, wildlife habitat, forest types, popular trails, and a variety of other attributes represented spatially allows everyone to look beyond their property—or the four proposed exchange sections—to gain a greater understanding of the landscape.

For the Stemilt-Squilchuck Community Vision, local knowledge was combined with scientific data to provide an accurate representation of important landscape features and characteristics. For instance, much of the recreation information gathered for the vision was new data that had not been documented before. This information was combined with some existing trails and roads data, making the final recreation output much stronger. People who live and work in the watershed know the area intimately and have knowledge such as where the snow lasts the longest and the location of large ponderosa pine stands, which was captured through drawing on maps.

Once an accurate inventory of landscape information was created, GIS modeling was used to combine and analyze data based on parameters defined by the technical subcommittees. Ultimately, the GIS mapping and modeling provide the Stemilt-Squilchuck Community Vision with a solid foundation for further landscape analyses. (See Appendix C for a more detailed methodology.)

Conservation Finance Research

Funding conservation work—restoration, acquisition, or maintenance of land—has become increasingly complex, as federal funds have waned over the years and competition has increased. Today, two or more funding sources are often needed to complete a project. State and local governments have also created new and expanded existing conservation funding sources at an increasing rate, generating important funds to leverage in the competitive pool of federal funds.

TPL evaluated relevant state and federal conservation funding programs that may be knit together and leveraged by the county to fund the goals of the community vision. Options for generating and dedicating local revenue for conservation, including the revenue-raising capacity and costs of several financing tools, were also reviewed. Together, the information provides a guide for considering public finance options to fund the conservation of open spaces in Chelan County. (See Appendix E for the conservation finance study.)

Plan Development

The final stage of a community vision is bringing the pieces together into a plan that sets the stage for action and achievement of the vision's goals. The final plan pulls together all the information gathered throughout the visioning process and lays out action-oriented opportunities to set the wheels of implementation in motion.



Mule deer buck



4. SHARED VISION AND GOALS FOR THE LANDSCAPE

Behind every successful community vision is an involved community that shares common goals for the landscape and is dedicated to achieving those goals. In the Stemilt-Squilchuck watershed, a dedicated collaboration of individuals who work, live, and play in the watershed makes up the Stemilt Partnership. Through community outreach and ongoing engagement of the Partnership, a shared vision—one that best meets the range of interests in the watershed—includes the following:

- Water resources are protected, ensuring adequate water supply for irrigation and domestic purposes;
- Wildlife resources are conserved, maintaining critical habitat and corridors;
- Recreational access to hunting grounds, trails, fishing reservoirs, and other recreational lands is maintained and enhanced where appropriate; and
- New development is low-impact and well-planned, considers multiple uses where appropriate, and meets the requirements of the community's shared goals.

Overall, the community wants to keep the watershed healthy and wild, protecting natural resources such as water and wildlife and limiting development in the upper watershed as a means to protect the common values of water, wildlife, and recreation.

Greg Berdan and dog,
Daisy, take a walk in the
Wenatchee Heights

To work toward an action-oriented plan, the shared vision can be translated into goals, which provide a framework for GIS mapping and modeling and an inventory of landscape values. Broad goals include:

- Protect water resources;
- Conserve wildlife resources; and
- Maintain and enhance recreational access.

For each goal, a technical subcommittee was formed to determine how to best define the goal based on local knowledge and scientific data. (See Chapter 5.) While a development goal is not explicitly stated, it is assumed that future development will meet the requirements of the above goals and be directed to appropriate areas in the watershed.



Bull elk resting in a meadow

5. LANDSCAPE INVENTORY: MAPPING SHARED GOALS

To develop maps for the Stemilt-Squilchuck Community Vision, TPL and the technical subcommittees gathered all relevant existing data from local, state, and federal sources and created new data—especially recreation information—to create an accurate representation of local water, wildlife, and recreational resources. The technical subcommittees also provided critical feedback to define each goal area, as described in greater detail below.

Goal 1: Protect Water Resources

Families settled on Stemilt Hill in the mid-1800s and developed a complicated infrastructure system to move water from the upper watershed to the homes and orchards below. Today, the 5,000-plus acres of orchards in the watershed produce more than four million pounds of cherries annually, bringing more than \$64 million back to the region.⁷ Protection of the watershed's water resources is absolutely essential to sustain the agricultural production and heritage of the area.

To accurately inventory water resources and determine priority protection areas, the water technical subcommittee relied heavily on the information and data developed for the Stemilt-Squilchuck Watershed Plan (WRIA 40A)⁸. The subcommittee agreed that water supply or production was the most important variable—without water there would be no agriculture, fish, or wildlife. With limited data available and a short time frame to accurately measure water production, local knowledge and science were combined to identify areas where snow gathered the most and lasted the longest. The reasoning behind identifying these areas is that snowpack is critical for groundwater recharge in the watershed. As the snow slowly melts, water percolates through the soil and rocks and feeds the streams and wetlands that are the source of water for the irrigation reservoirs.

⁷ Estimates provided by Timothy J. Smith, Washington State University Extension – Tree Fruit Production, February 18, 2008.

⁸ For more information on the Stemilt-Squilchuck Watershed Plan (WRIA 40A) visit http://www.co.chelan.wa.us/nr/nr_stemilt_squilchuck.html (accessed May 28, 2008).

Snowpack accumulation and persistence were modeled using GIS, based on five variables: elevation, aspect, vegetation, precipitation, and crown closure. Also, the technical subcommittee indicated on a map where snow persisted the longest, identified as “areas of high snow retention” in Map 5.1. The characteristics (corresponding to the five variables above) of those areas were then extrapolated to the entire watershed, and priority areas for water production were identified. (See Appendix C for methodology.) The model was applied to lands 3,000 feet or higher, per the recommendation of the technical subcommittee.

Existing water storage and future expansion and development opportunities were also mapped based on information developed as part of the Stemilt-Squilchuck Watershed Plan.

Major Findings

Seventy percent of the watershed's water is collected at elevations of 3,000 feet or higher (Map 5.1).⁹ The majority of the watershed is considered vegetated, or as having some type of land cover (e.g., trees, grasses, brush); only talus slopes in the upper watershed and along major power line corridors are considered unvegetated (Map 5.2.). Eight and a half percent of the watershed has slopes of 25 percent or greater, making them vulnerable to avalanches based on research by Pascal Hägeli¹⁰ (Map 5.2). Of the 1,270 acres identified by the subcommittee as important for snow retention (outlined in red on Maps 5.1-5.5), 85 percent of those lands have 60 percent or higher canopy closure, emphasizing the importance of forest cover to snow retention (Map 5.3). Similarly, the four most prevalent aspects in the same area include northeast, east, north, and northwest (Map 5.4); these areas are exposed to the least sun in the winter months.

⁹ Water Quantity Assessment, WRIA 40A Stemilt-Squilchuck Watershed Plan (2007), p. 10.

¹⁰ Pascal Hägeli, Atmospheric Science Program Department of Geography University of British Columbia Vancouver, Canada, pascal@geog.ubc.ca.

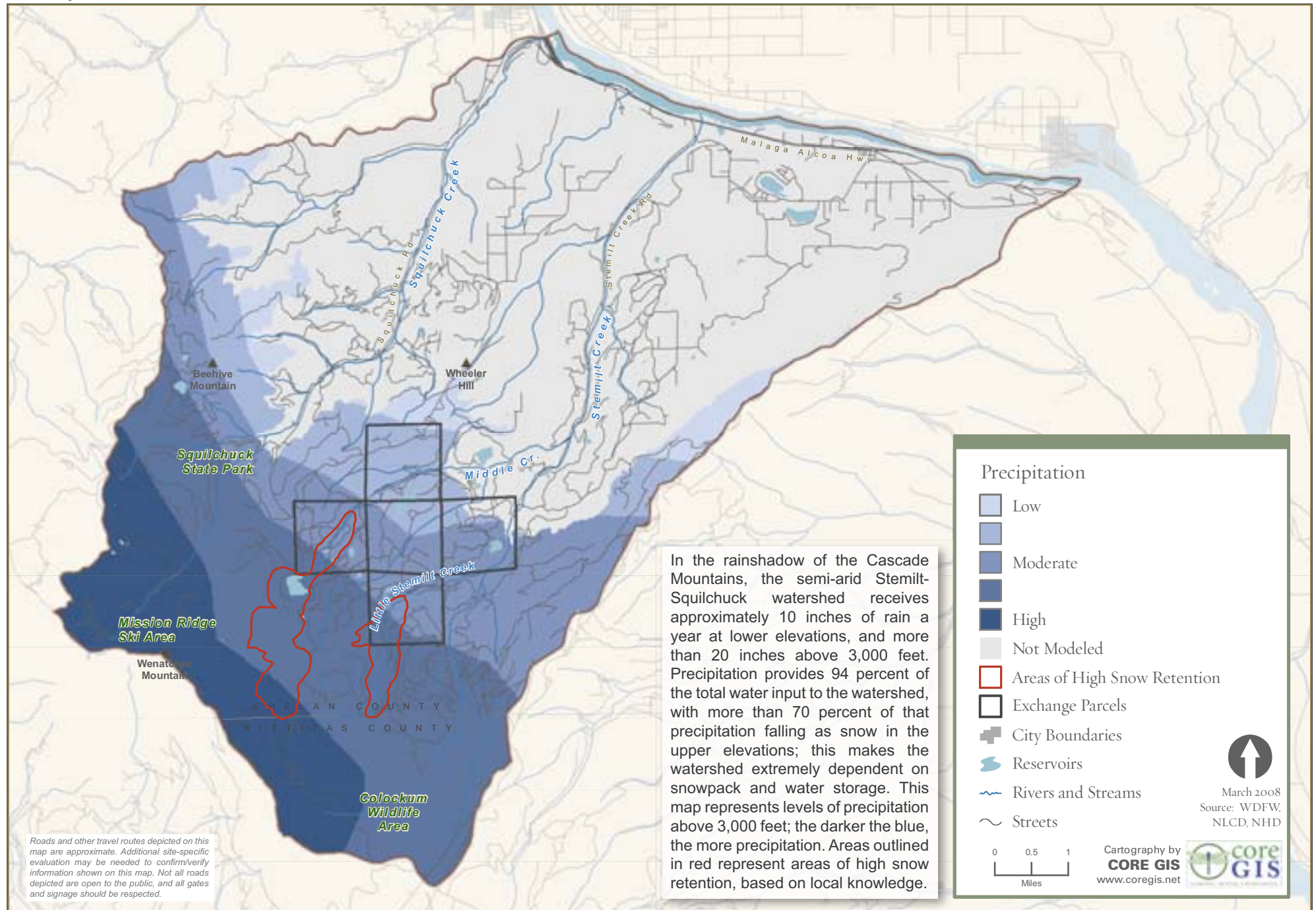
Combining the five variables of precipitation, vegetation, slope, aspect, and crown closure, the final results of the snow retention analysis show 14 percent (7,183 acres) of the watershed is considered very important for snow retention; these areas are primarily concentrated in the southern portion of the watershed at the upper elevations (Map 5.5). Of the lands considered very important, 75 percent—more than 5,000 acres—are in public ownership. These lands are generally characterized by dense forest and north- or northeast-facing slopes.

Through the WRIA 40A watershed planning process, five sites were identified as potential for expanding or creating new water storage sites (Map 5.6). Those reservoirs included Rose Lake, Clear Lake, Beehive Reservoir, Lily Lake, and a potential new reservoir located near Lily Lake. Because proposed water storage sites are located on both private and public land, a change in ownership and management could affect the feasibility of new or expanded sites.

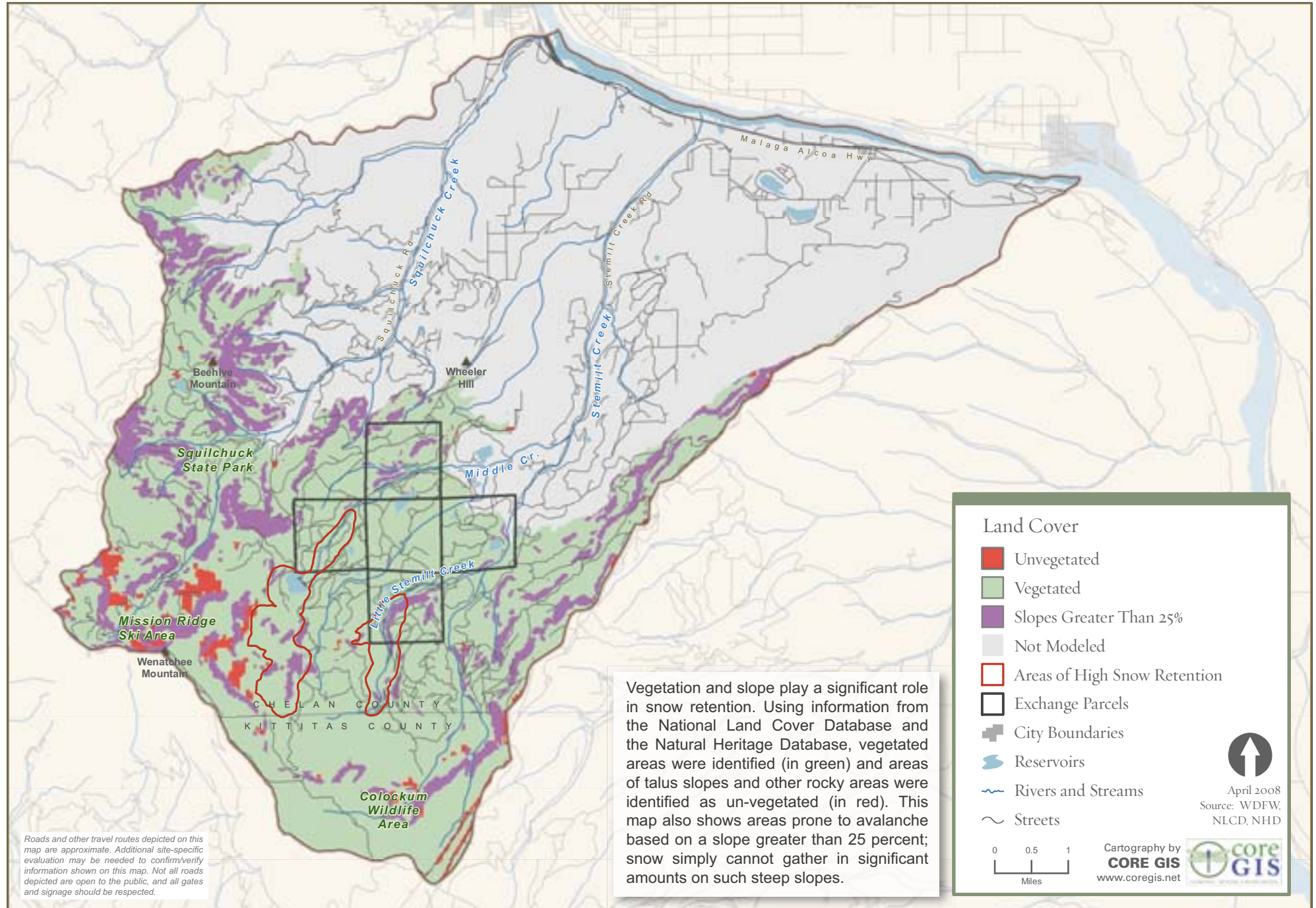


Spring Hill
Reservoir

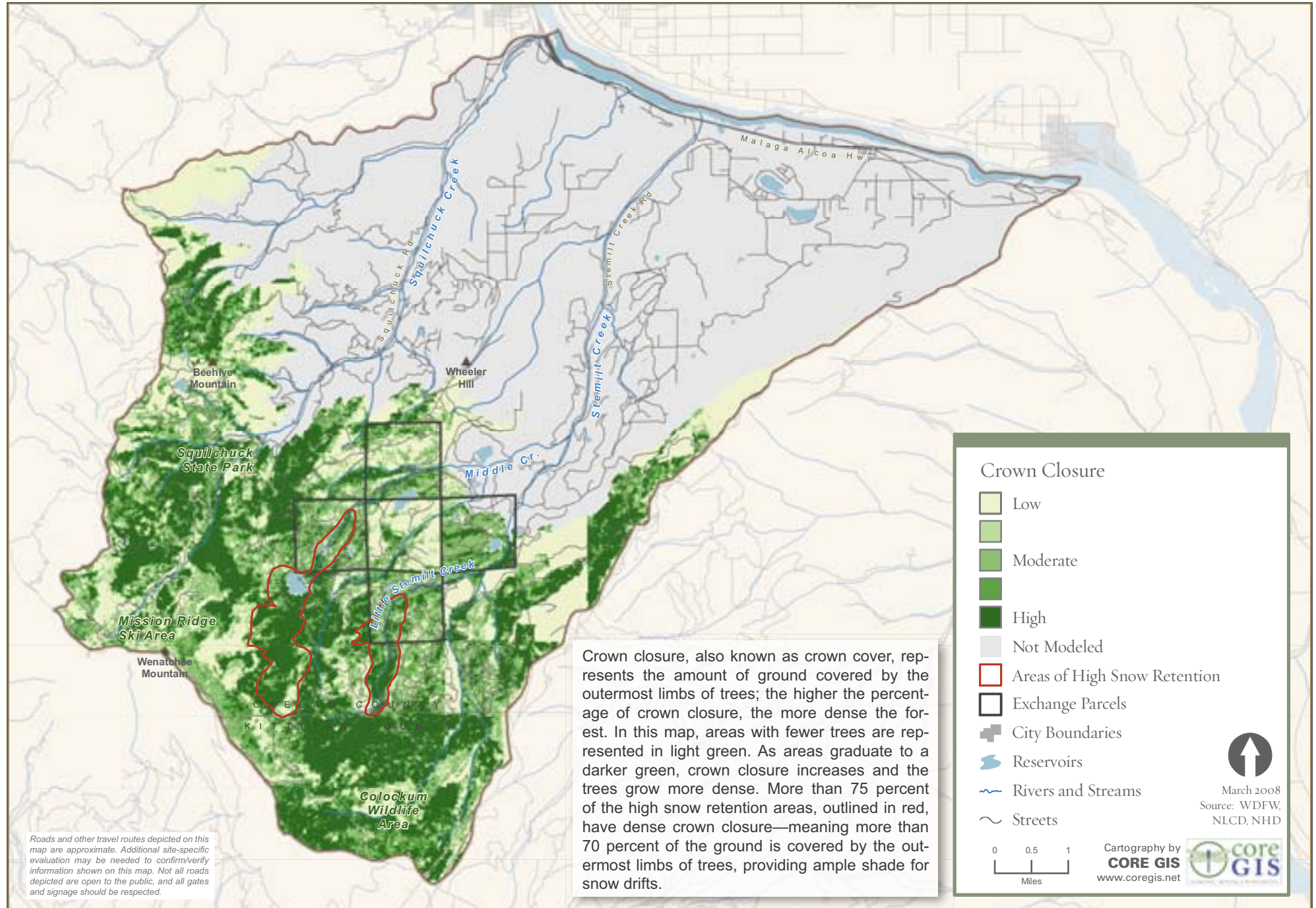
MAP 5.1 WATER RESOURCES: PRECIPITATION



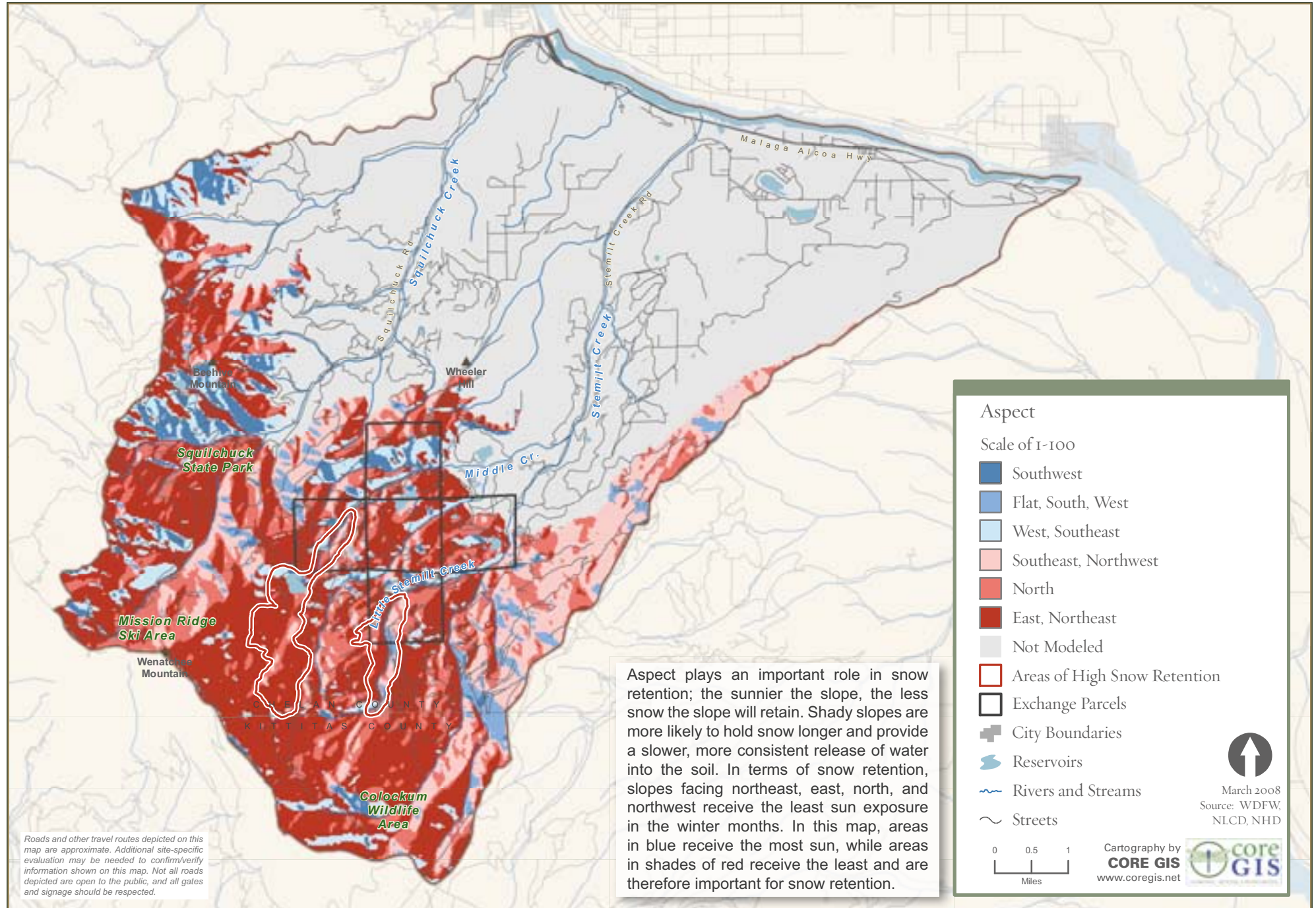
MAP 5.2 WATER RESOURCES: VEGETATION AND SLOPE



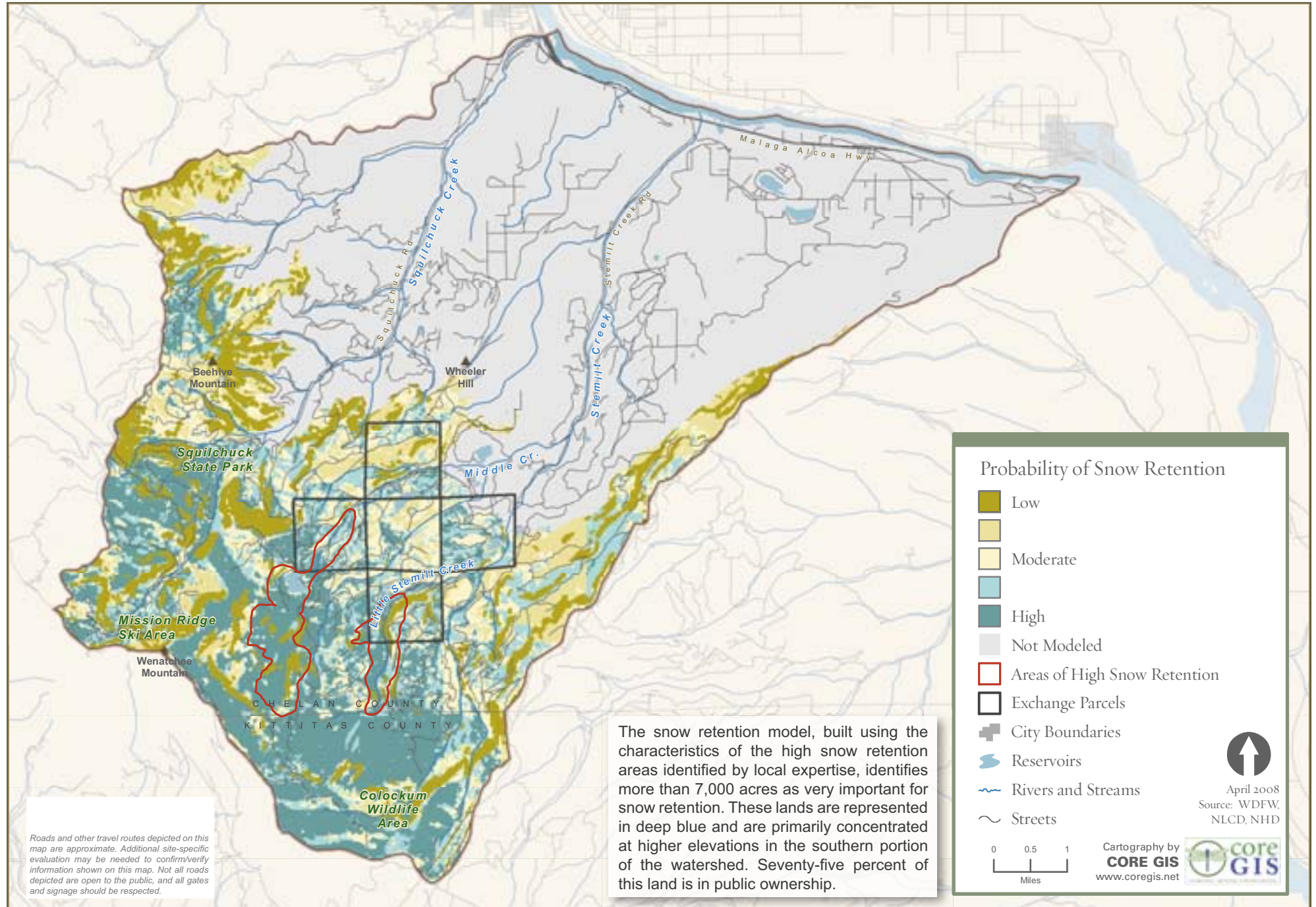
MAP 5.3 WATER RESOURCES: CROWN CLOSURE



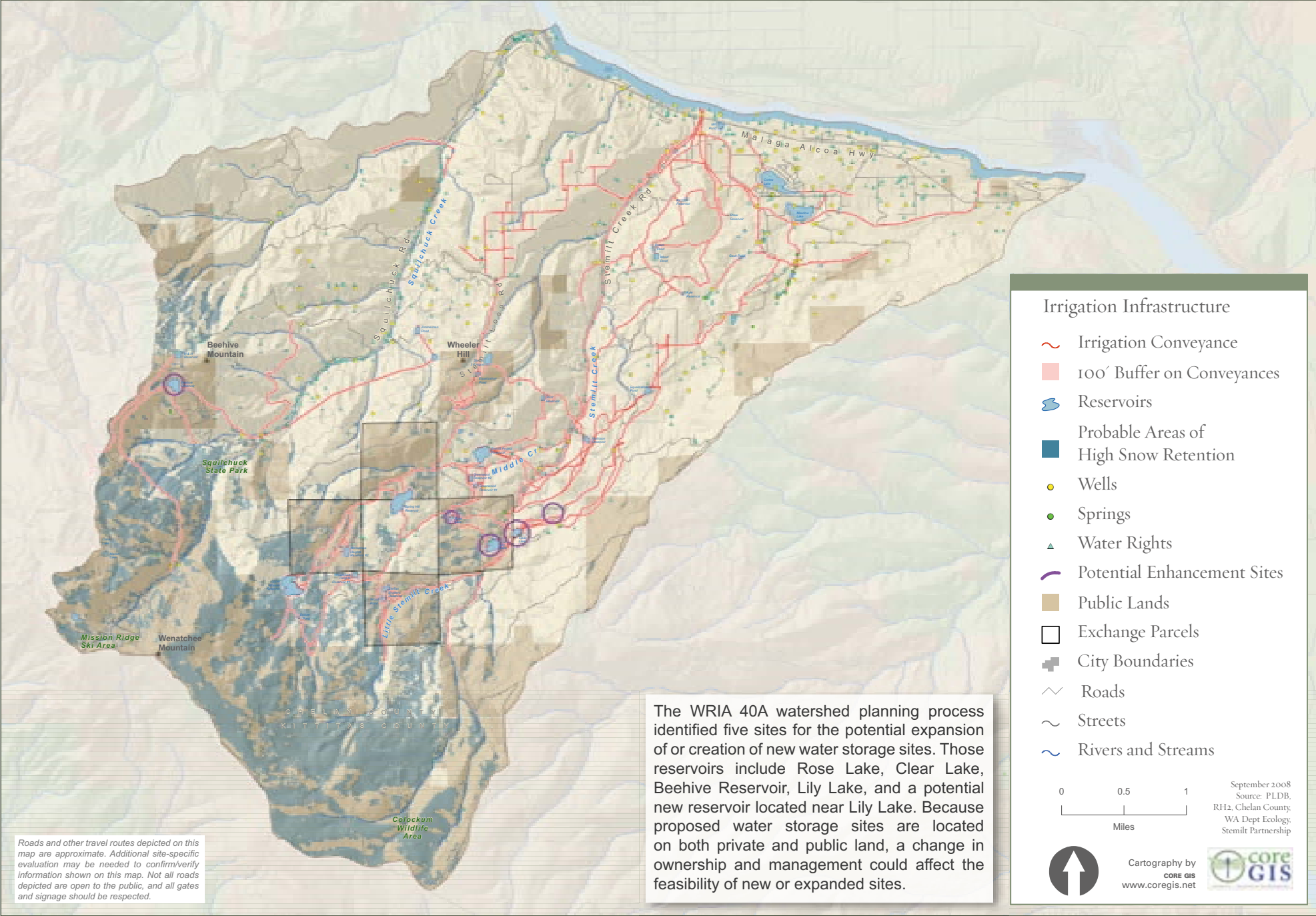
MAP 5.4 WATER RESOURCES: ASPECT



MAP 5.5 WATER RESOURCES: FINAL SNOW RETENTION MODEL RESULTS



MAP 5.6 WATER RESOURCES: EXISTING AND POTENTIAL WATER STORAGE AREAS



Goal 2: Conserve Wildlife Resources

The Stemilt-Squilchuck watershed is a haven for wildlife. Elk and mule deer roam the landscape, using lower elevations for winter range and upper elevations for summer range. An estimated 500 elk use the upper watershed for calving grounds, and the area is a critical migration landscape for both elk and deer as they move from the Columbia River to the Colockum Wildlife Area, Wenatchee National Forest, and up the Teanaway. Stream corridors, talus slopes and cliffs, and stands of ponderosa pine and subalpine fir also provide habitat for birds, reptiles, amphibians, mountain lions, badgers, bears, mule deer, and more.

Since wildlife resources are abundant in the watershed and some data are more refined than others, the wildlife technical subcommittee chose six major variables to determine critical wildlife resources: summer elk habitat potential, bird source habitat, fish-bearing streams/riparian habitat, rare forest structure, mule deer winter range, and other priority habitats and species. The subcommittee then determined the appropriate weighting scheme to determine priority areas per variable. (See Appendix C for methodology.)

Major Findings

Summer Elk Habitat

Elk are an important, charismatic species in the watershed. In summer (June-August), elk prefer habitats that have gentle slopes and are close to water and cover. For elk, more than 9,000 acres, mostly in the upper watershed, were identified as potential summer elk habitat based on characteristics such as proximity to water and food supply, slope, and tree cover. These lands are concentrated in the heart of the watershed, around the four DNR exchange sections (Map 5.7).

Bird Habitat

To capture the spectrum of important habitat types and bird species, the source habitat for four species of birds was mapped. Map 5.8 summarizes areas throughout the watershed that have the necessary habitat characteristics to support the bird species highlighted in Table 5.1 below. Not only are the bird species themselves important, the habitat types they depend on are critical in the larger ecosystem function of the watershed. Overall, 11 percent (5,437 acres) of the watershed is identified as priority bird habitat. (See Appendix C for additional details.)

Fish-bearing Streams and Other Riparian Areas

All the major streams and creeks in the watershed are identified as fish-bearing and/or riparian habitat (Map 5.9). Stemilt Creek and Squilchuck Creek are

Table 5.1 Representative Bird Species and Source Habitat

Bird Species	Habitat Characteristics
MacGillivray’s Warbler	The water’s edge (lakes, rivers, streams)
Pileated Woodpecker	Fairly dense old growth, mature forests
White-headed Woodpecker	Open forests dominated by pine trees and snags*; talus slopes
Northern Goshawk	Higher elevation old growth, mature forests

*Snags are standing trees that are dead or dying

considered fish-bearing for 100 percent of their length; the mouths of the creeks provide habitat for anadromous fish for short extents until major barriers are reached. Orr Creek and Little Stemilt Creek are identified as fish-bearing for 98 and 88 percent of their length, respectively. Whether fish-bearing or not, all streams provide habitat for fish, wildlife, insects, and other riparian-dependent species for all or some part of the year.

Rare Forest Structure

To identify rare and valuable forest types, U.S. Forest Service data was used to analyze tree size. “Rare forest type” is defined as single-story canopy (i.e., all about the same age and size) with trees that have a quadratic mean diameter¹¹ of ten inches or more. As shown in Map 5.10, these conditions are concentrated around the Beehive Reservoir on 178 acres of U.S. Forest Service land actively managed to produce these results.

Mule Deer Winter Range

Mule deer are also an important asset to the Stemilt-Squilchuck community. Access to winter range based on slope, elevation, cover, and distance to cover was modeled for the watershed. As represented in Map 5.11, the best winter-range habitat lies in the low elevations of the watershed, on south and south-west facing slopes, within reasonable range of a food source. Approximately 1,823 acres are considered “best” for winter range for mule deer (see Appendix C for model methodology). Those areas are concentrated in the lower elevations of the Squilchuck drainage and Stemilt Creek.

Other Priority Habitats and Species (WDFW)

Washington Department of Fish and Wildlife (WDFW) data for priority habitats and species was also used for the fish and wildlife analysis to capture habitats and species not already represented through other modeling. Habitats included and shown on Map 5.12 include talus slopes, cliffs and bluffs, bald

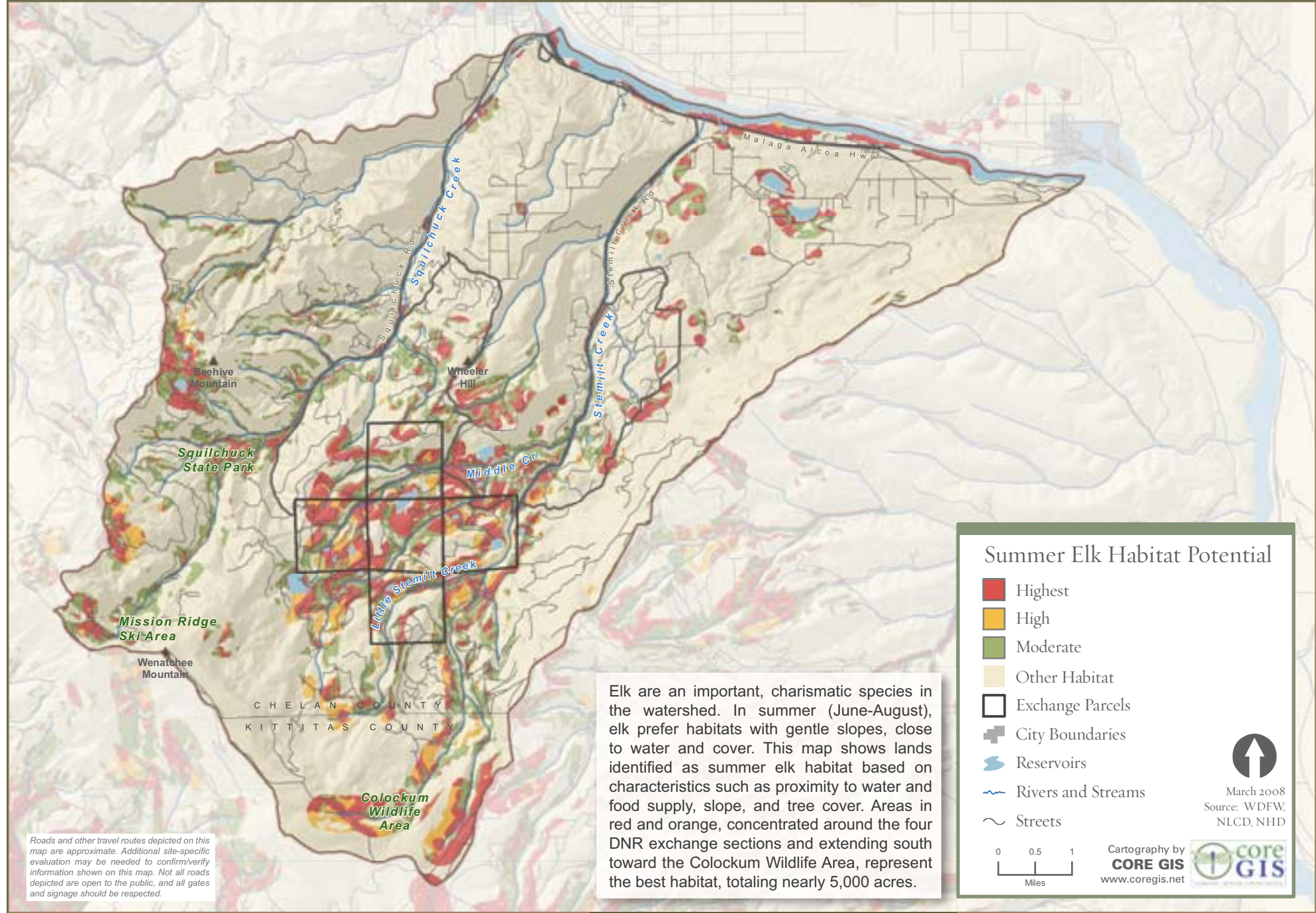
eagle, riparian zones, wood duck, waterfowl concentrations, cavity-nesting ducks, and wetlands. Overall, these areas cover nearly eight percent (3,937 acres) of the watershed.

The “Best of the Best”

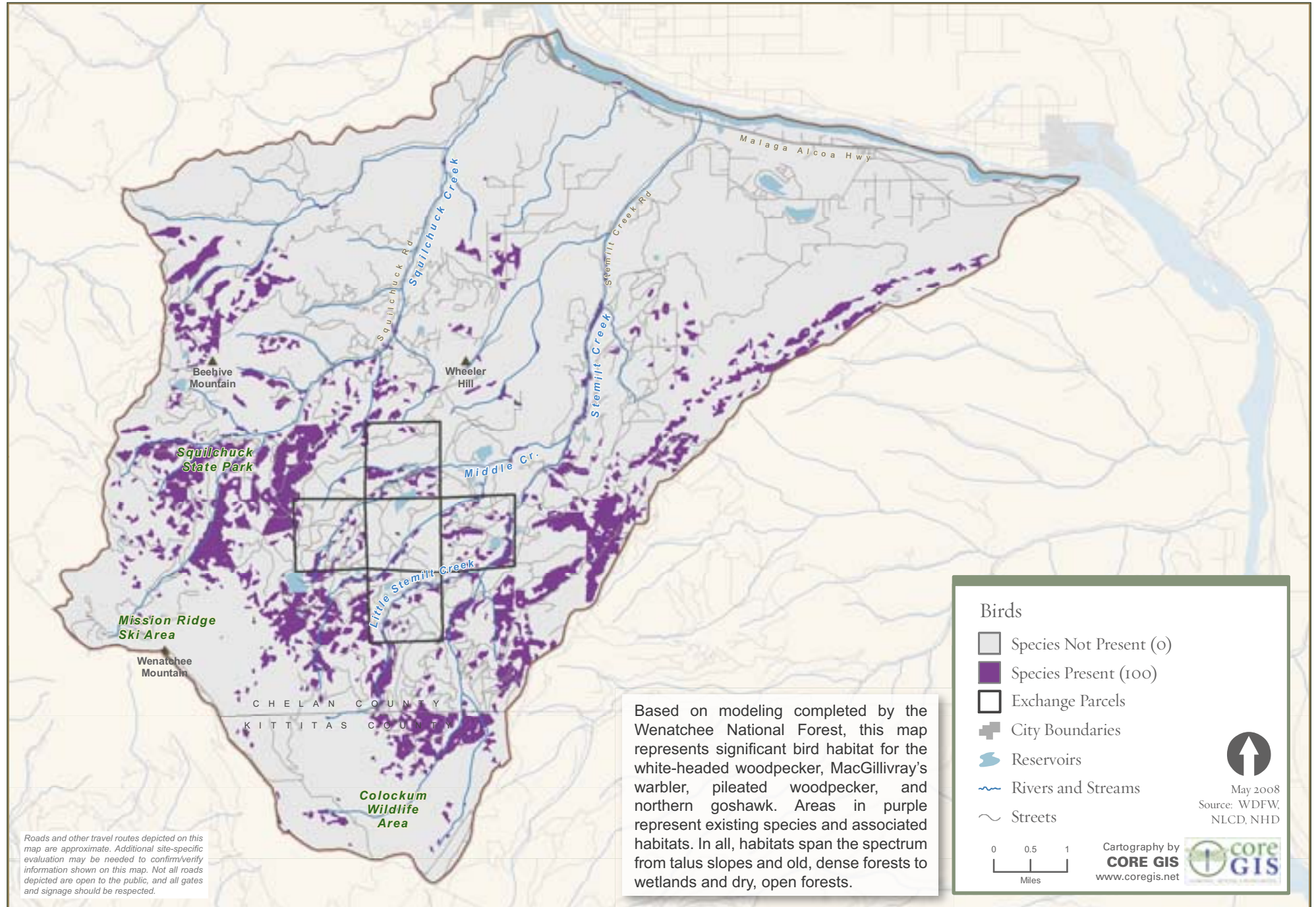
Combining the various habitat and species information discussed above, a “best of the best” map was created to capture the best habitat that represents the important criteria identified by the wildlife technical subcommittee. Overall, approximately 18,805 acres—38 percent of the watershed—are considered very important for fish and wildlife. As shown on Map 5.13, these areas are spread throughout the watershed.

¹¹ The Quadratic Mean Diameter (QMD) has a long history of use in forestry. The QMD is the diameter of a tree of average basal area. It is computed by considering individual tree diameter, total basal area, and the tree expansion factor. The measurement gives greater weight to large trees and is more stable for modeling purposes, as it correlates better to stand density.

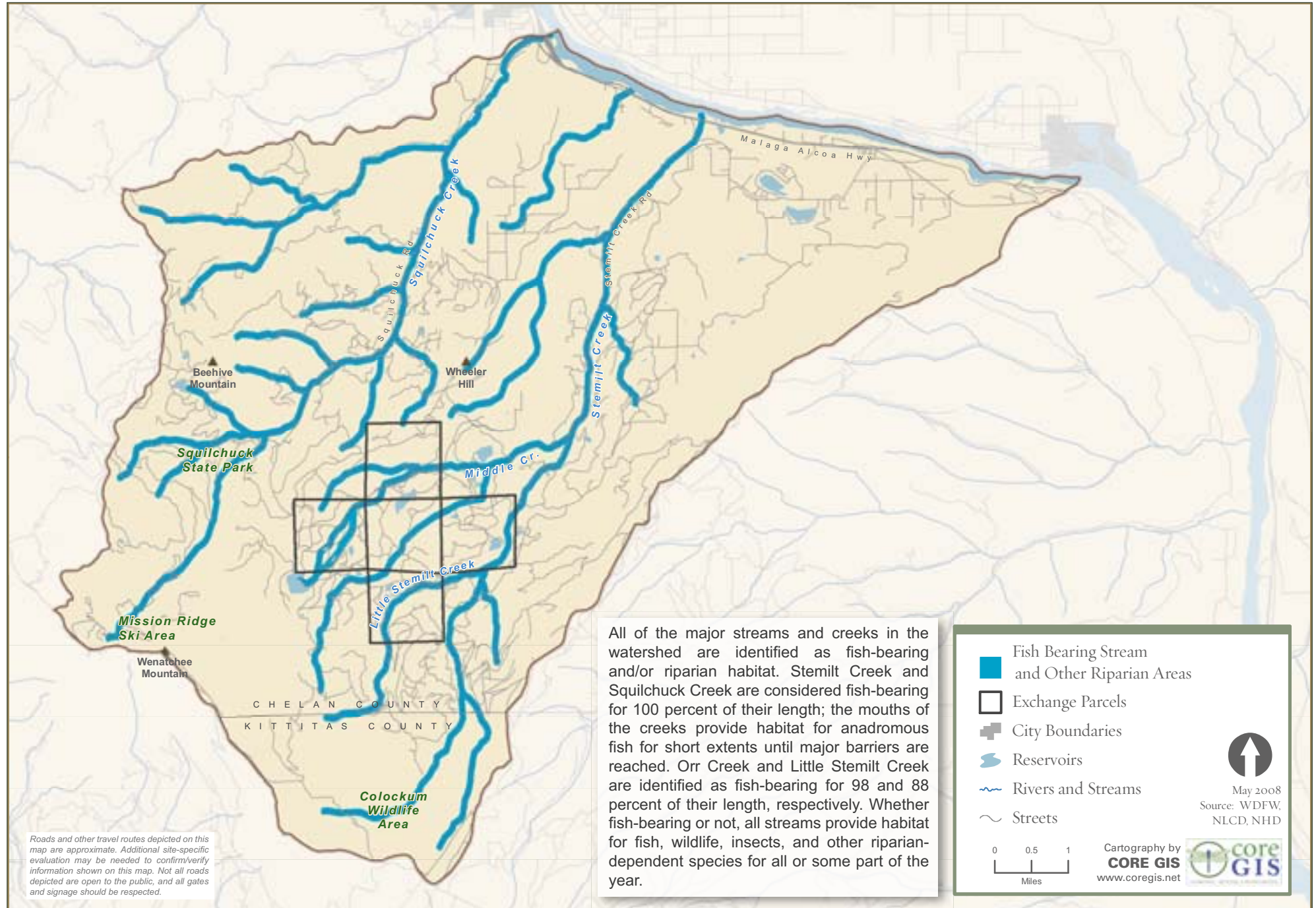
MAP 5.7 WILDLIFE RESOURCES: SUMMER ELK HABITAT MODEL RESULTS



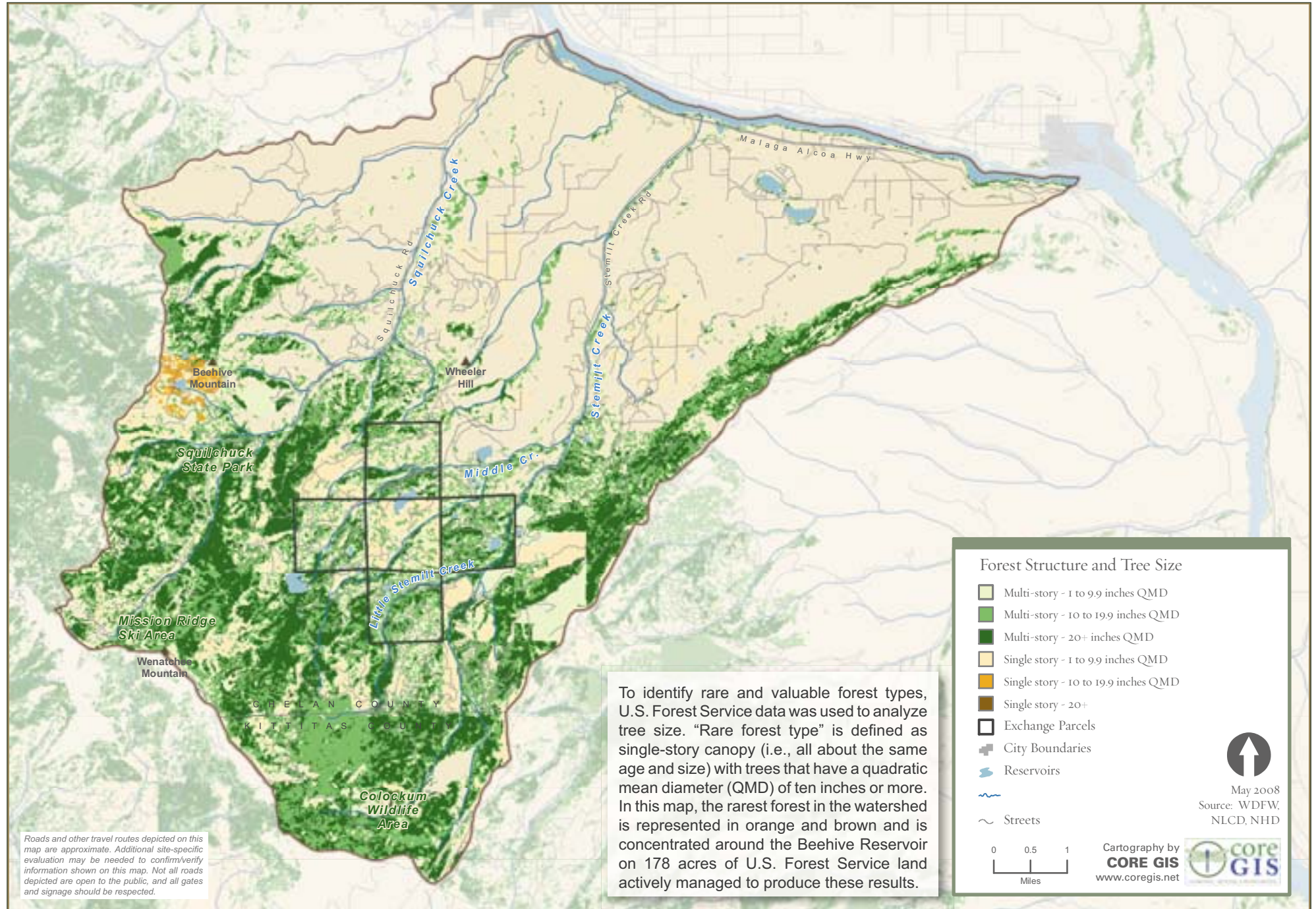
MAP 5.8 WILDLIFE RESOURCES: SIGNIFICANT BIRD HABITAT



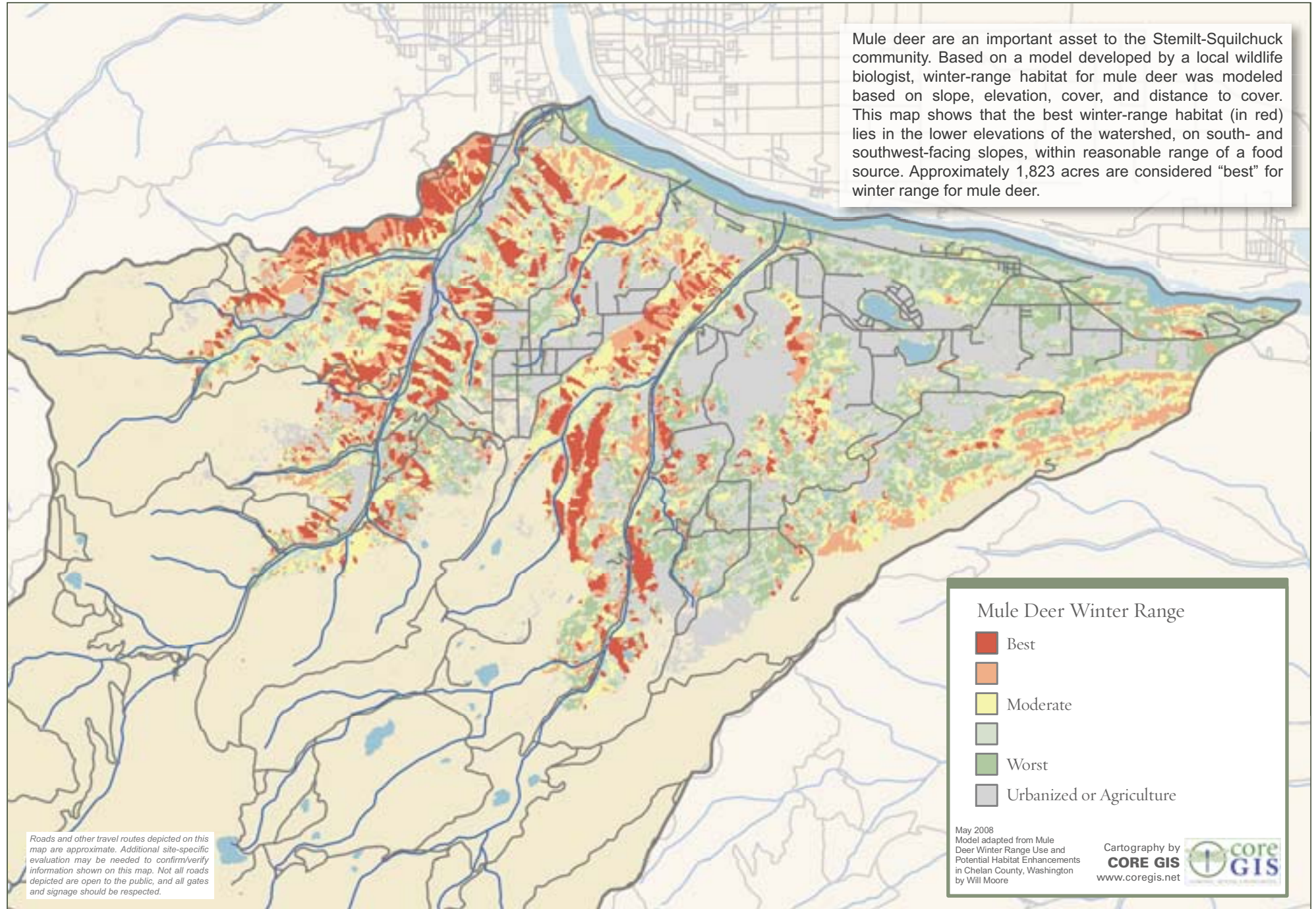
MAP 5.9 WILDLIFE RESOURCES: FISH-BEARING STREAMS AND OTHER RIPARIAN AREAS



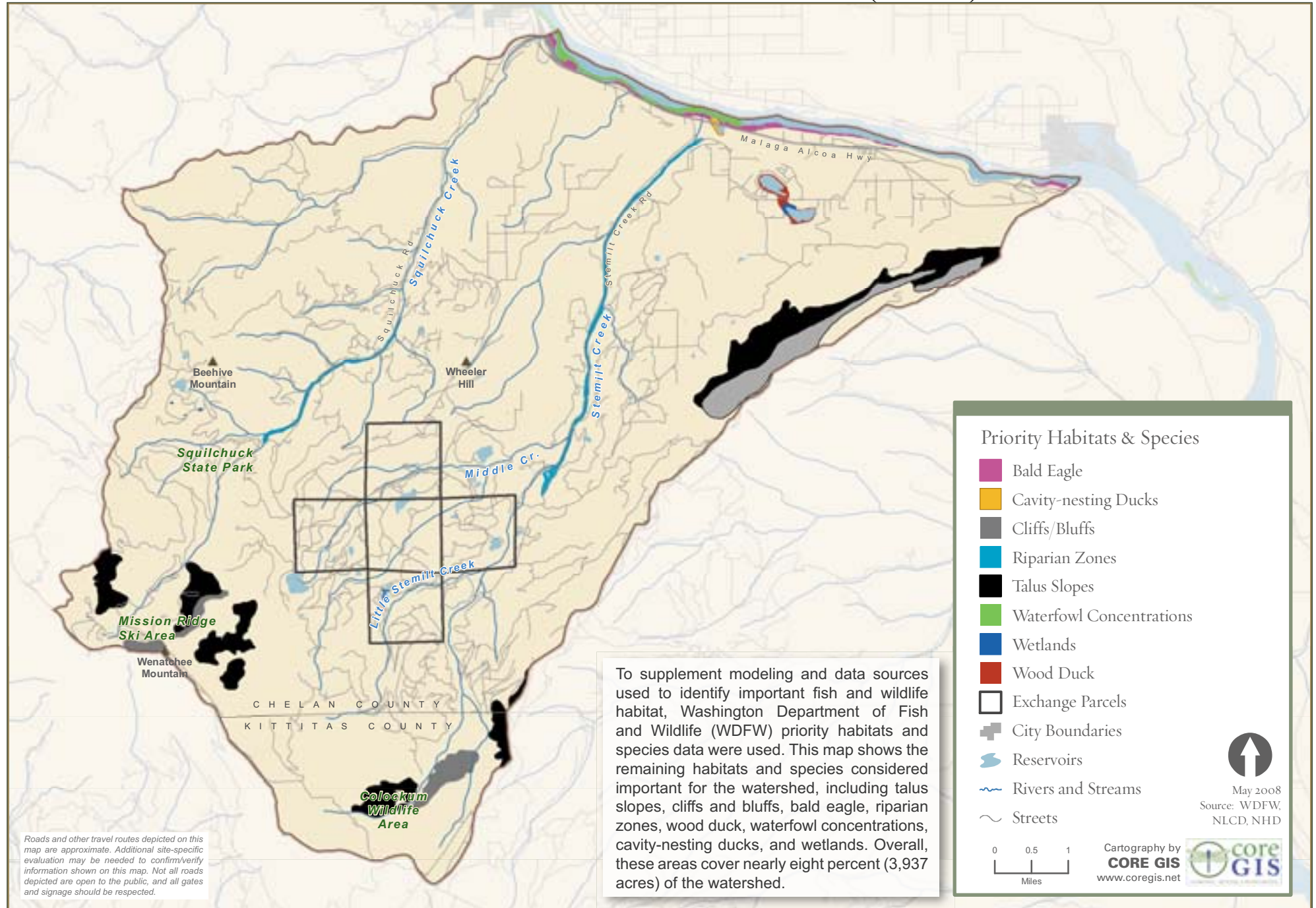
MAP 5.10 WILDLIFE RESOURCES: FOREST STRUCTURE AND TREE SIZE



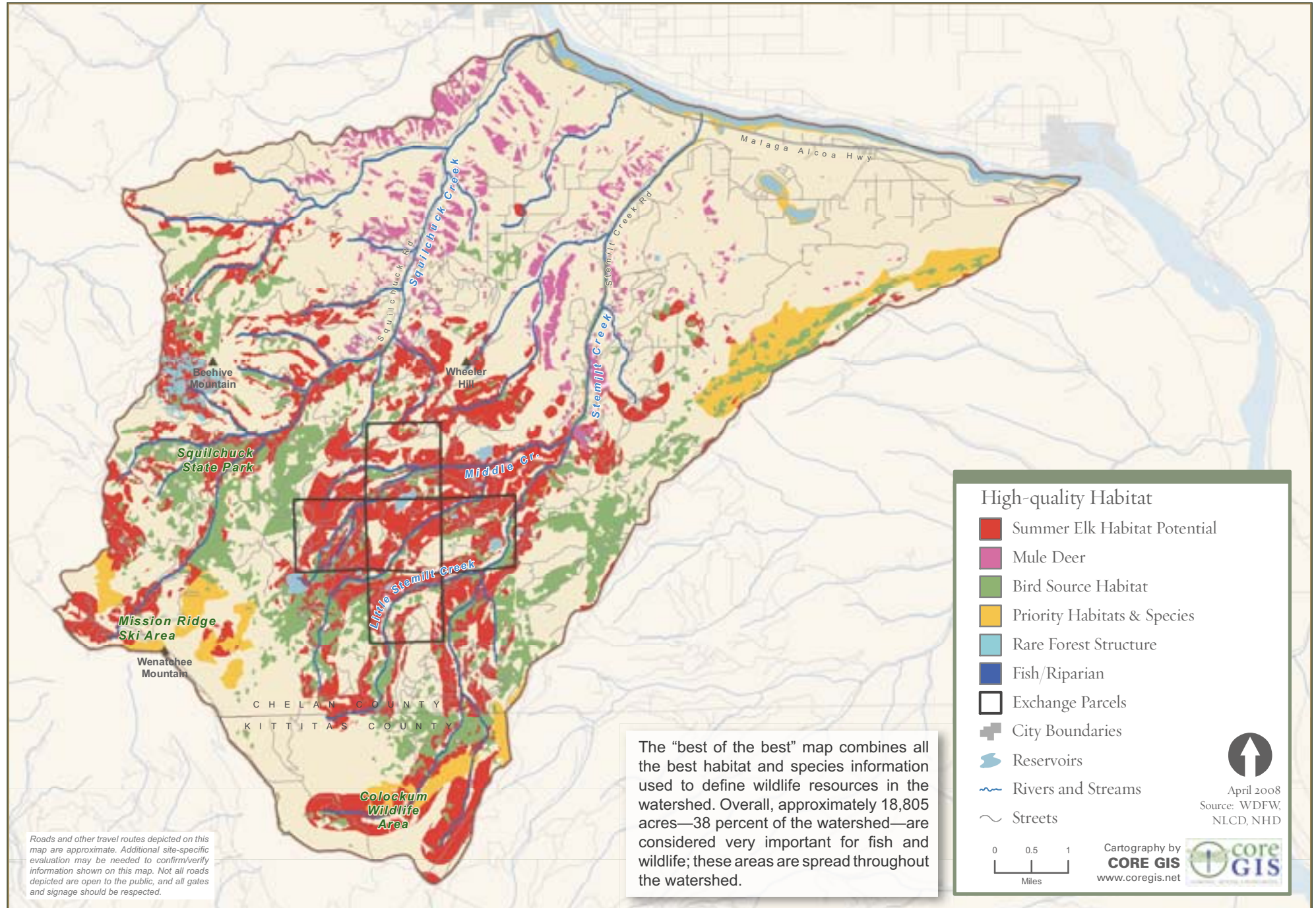
MAP 5.II WILDLIFE RESOURCES: MULE DEER WINTER RANGE MODEL RESULTS



MAP 5.12 WILDLIFE RESOURCES: OTHER PRIORITY HABITATS AND SPECIES (WDFW)



MAP 5.13 WILDLIFE RESOURCES: THE “BEST OF THE BEST”



Goal 3: Maintain And Enhance Recreational Access

The variety of habitats and reservoirs, miles of rugged road and open forest, and proximity to Wenatchee all make the Stemilt-Squilchuck watershed a destination for recreation. Hunters, hikers, bikers, anglers, equestrians, skiers, snowmobilers, and others use the area throughout the year.

To accurately capture recreational activity in the watershed, recreation data was gathered from public agencies such as the U.S. Forest Service and Washington State Parks. Other trails, camping sites, key access points, and potential recreation opportunities were mapped based on local knowledge and usage. The recreation technical subcommittee agreed that mapping recreational activity to the best extent possible was a priority.

Major Findings

Although generally dispersed, recreation is concentrated in the upper portions of the watershed, with major access points off the Stemilt Basin Loop Road

and Squilchuck State Park (Map 5.14). The watershed is used for recreation year-round, with hunting season starting in the fall; snowmobile and other winter recreation increasing once enough snow falls; and biking, hiking, wild-life viewing, camping, fishing, and other activities starting in the spring and continuing through summer and early fall.

According to traffic-counter data provided by the Washington Department of Natural Resources and Washington Department of Fish and Wildlife, motorized vehicle trips into the upper watershed off Stemilt Loop Road spike in the spring and fall, as more people use the area for fishing in the spring and hunting in the fall. Table 5.2 summarizes the trips captured by all traffic counters in the watershed (see Map 5.14 for the approximate location of counters). Overall, the statistics show the area is heavily used by recreational vehicles. The community estimates all-terrain vehicle use has increased nearly four-fold in the last two years.¹²

Table 5.2 Traffic Counter Summary

Traffic Counter	Start/End Date	Total Count	Average/Month	Peak Month
Upper Basin Loop Road	4/6 - 11/20/2007	10,004	1,434	May (3,073)
Lily Lake Road	4/6 - 11/20/2007	7,384	923	May (1,988)
Orr Creek Road	4/6 - 11/20/2007	9,123	1,140	May (2,353)
Schaller Road*	8/2006 - 3/2008	5,344	267	October (892, 863)
Lily Lake Road**	1/15 - 3/9/2008	2,095	N/A	N/A

*Count number has been divided by two, accounting for vehicles entering and exiting
** This counter was installed to track snowmobile use during the winter months

¹² Informal estimate provided by Stemilt Recreational Technical Subcommittee, March 9, 2008.



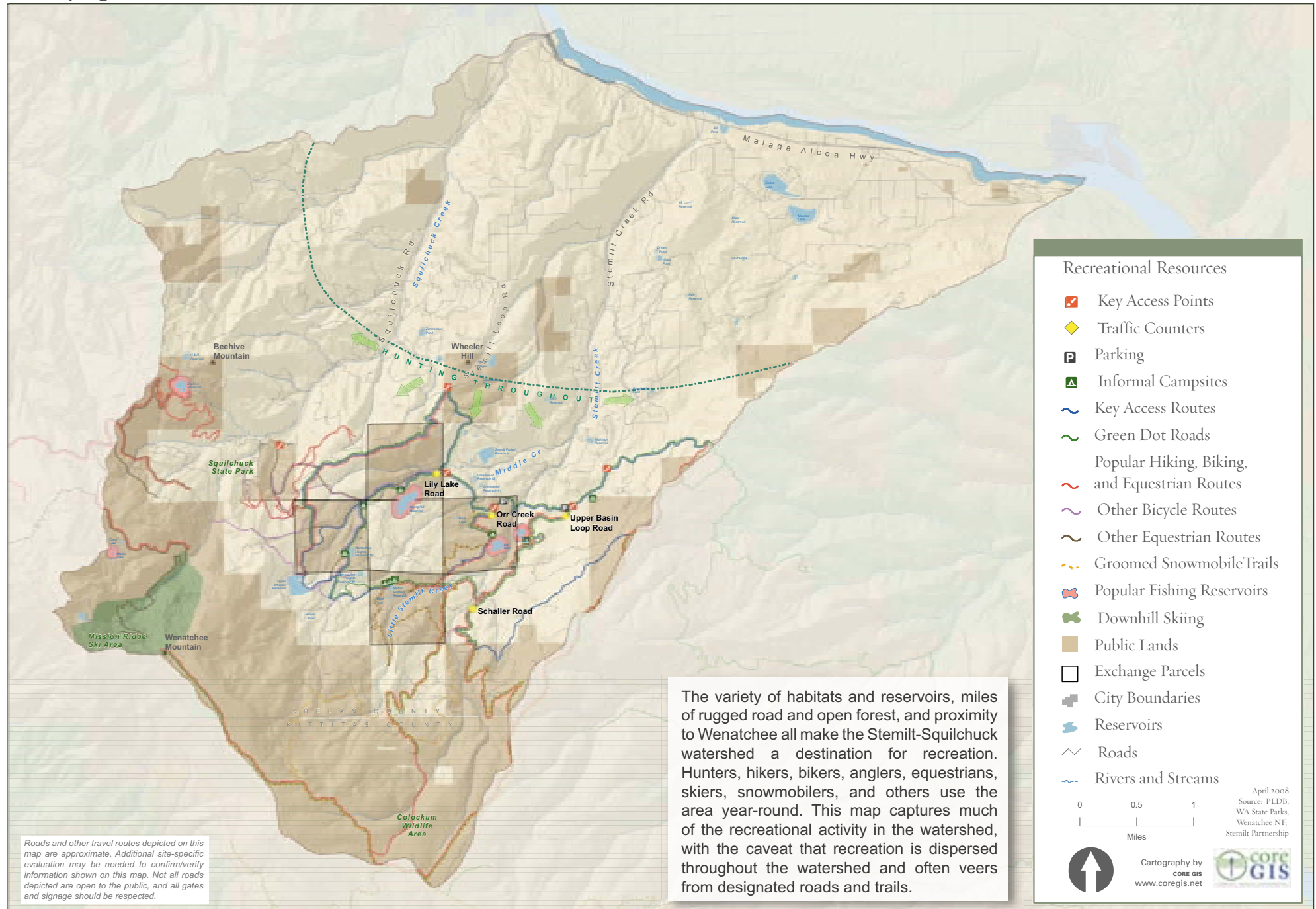
Laurence McCracken,
Wenatchee Valley Fly
Fishers, tries his luck at
Spring Hill Reservoir

Fishing is also a popular activity in the watershed, with Beehive and Spring Hill reservoirs seeing the most activity throughout the fishing season. Activity decreases in July, once the catch-and-release season begins. In 2008, an estimated total 60,000 trout were planted in the major fishing reservoirs (Beehive, Clear Lake, Lily Lake, and Springhill).

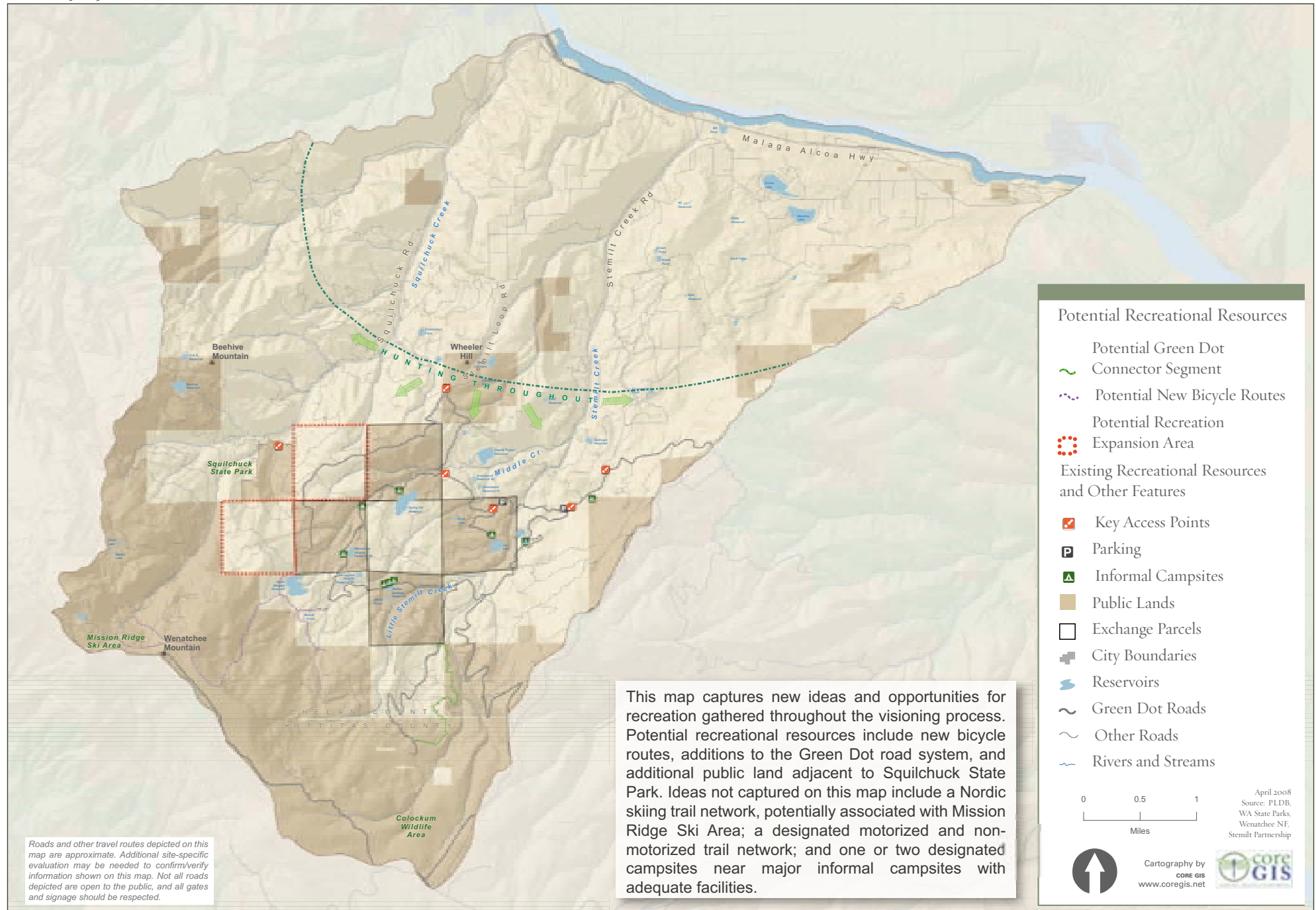
Other activities, such as hiking, biking, hunting, horseback riding, and wildlife viewing are hard to capture specifically on a map, but major access roads, popular trails, informal campsites, and other recreational resources are reflected on Map 5.14. Overall, the map represents the importance of public lands to the recreational community, including Forest Service lands near Beehive Reservoir, Squilchuck State Park, and the four DNR sections in the heart of the upper watershed. Public lands along the southern boundary of the watershed provide a critical link to the public land network in Kittitas County.

By all accounts, recreational activity is on the rise in the watershed, as more people move to and visit the area. To capture ideas and opportunities presented throughout the visioning process, Map 5.15 represents potential recreational resources including new bicycle routes, additions to the Green Dot road system, and additional public land adjacent to Squilchuck State Park. Ideas not captured on this map include a Nordic skiing trail network, potentially associated with Mission Ridge Ski and Snowboard Resort; a designated motorized and non-motorized trail network; and one or two designated campsites near major informal campsites with adequate facilities.

MAP 5.14 EXISTING RECREATIONAL RESOURCES



MAP 5.15 POTENTIAL RECREATIONAL RESOURCES



Mapping Agricultural Resources

Protecting or sustaining agricultural resources was not an explicit goal for the Stemilt-Squilchuck Community Vision. It was determined by the Partnership that water protection was a priority because without water, there would be no agriculture. Nonetheless, for the final plan agricultural resources were mapped using data developed as part of the Stemilt-Squilchuck Watershed Plan.

Major Findings

More than 5,000 acres of the watershed are in tree-orchard production, approximately 85 percent of which are cherry, with the remainder apples, pears, and other tree fruit (Map 5.16). The watershed is unique in that cherries are cultivated at some of the highest elevations in the state, producing late-season, award-winning cherries.

A significant portion of the land in the Stemilt-Squilchuck watershed is considered “prime,” “unique,” or “farmland of statewide significance” based on the quality of the soils.¹³ Map 5.17 shows more than 4,700 acres of farmland of statewide significance, 6,000 acres of unique farmland, and 1,100 acres of prime farmland (if irrigated) based on soil data from the Natural Resource Conservation Service.¹⁴ These lands are protected by federal and state legislation and require an additional level of scrutiny when faced with proposals that may negatively impact resource values.¹⁵

¹³ The Natural Resources Conservation Service (NRCS) uses United States Department of Agriculture guidelines to define and identify farmland across the United States. NRCS defines “prime” farmland as “land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses (that land could be cropland, pastureland, rangeland, forestland, or other land, but not urban built-up land or water).” “Unique” farmland is defined as “land other than prime farmland that is used for the production of specific high value food and fiber crops.” “Farmland of statewide importance” is defined as land important for “the production of food, feed, fiber, forage, and oil seed crops.” These lands include areas with nearly prime farmland that, when treated and managed with acceptable farming methods, may economically produce high-yield crops. (7CFRChVI §657.5)

¹⁴ This acreage includes all land in the watershed, including farm and forestland.

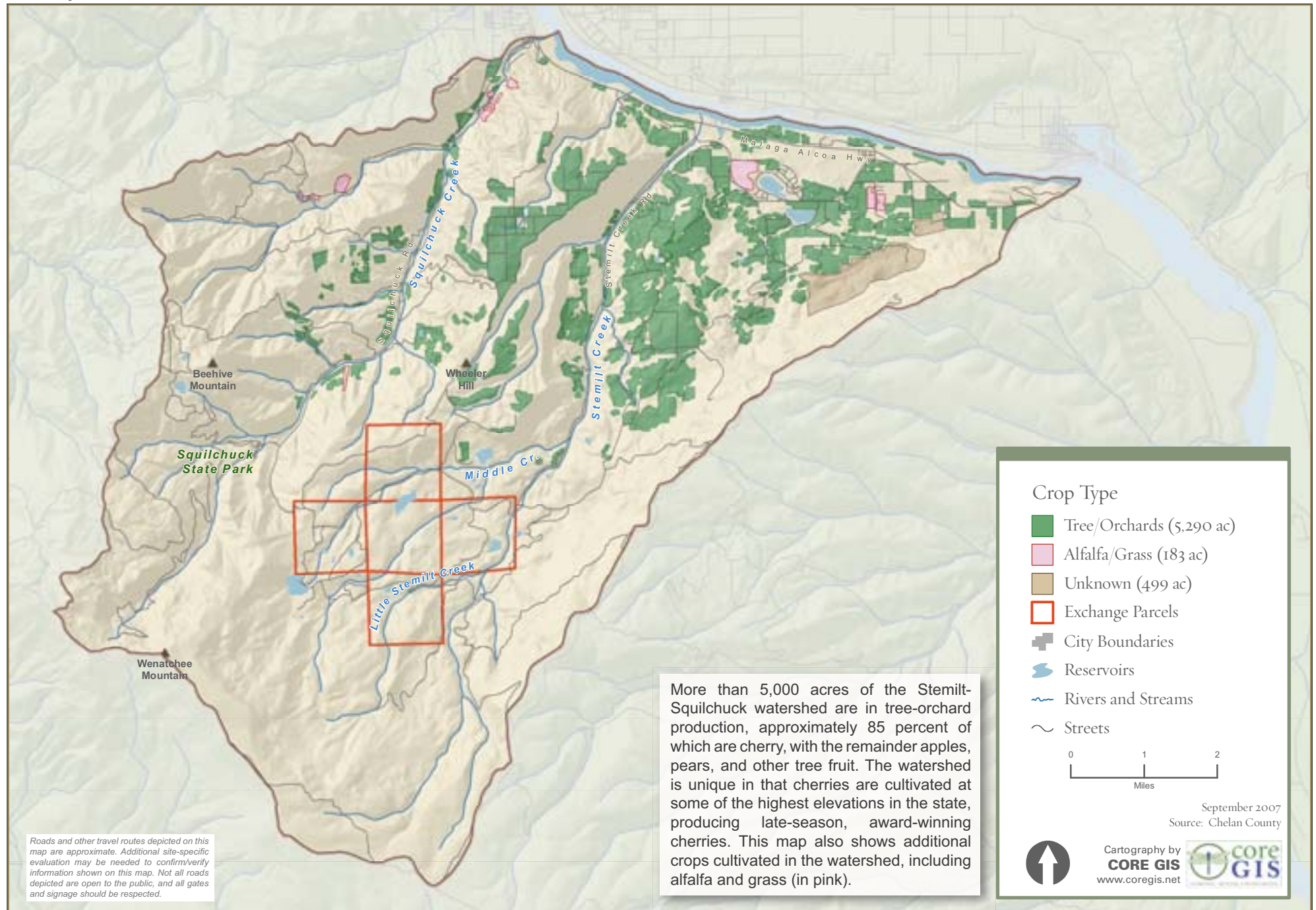
¹⁵ In Washington state, the State Environmental Policy Act (SEPA), modeled after the National Environmental Policy Act, requires all state and local governments within the state to “utilize a systematic, interdisciplinary approach which will ensure the integrated use of the natural and social sciences and the environmental design arts in planning and decision making which may have an impact on man’s environment” and ensure that “... environmental amenities and values will be given appropriate consideration in decision making along with economic and technical considerations...” (RCW 43.21C.030(2)(a) and (2)(b)). Chapter 13.04 of the Chelan County code outlines the SEPA process, requirements, and thresholds for Chelan County.

In Washington state, the Growth Management Act requires cities and counties to designate resource lands, including agricultural lands of long-term significance. In Chelan County, much of the land identified as of statewide importance and/or of unique importance is zoned “commercial agriculture” or “commercial forestry” in the Stemilt-Squilchuck watershed (see Appendix D). These lands are designated as such to ensure the protection and preservation of existing and future commercial agriculture or forestry activities.¹⁶

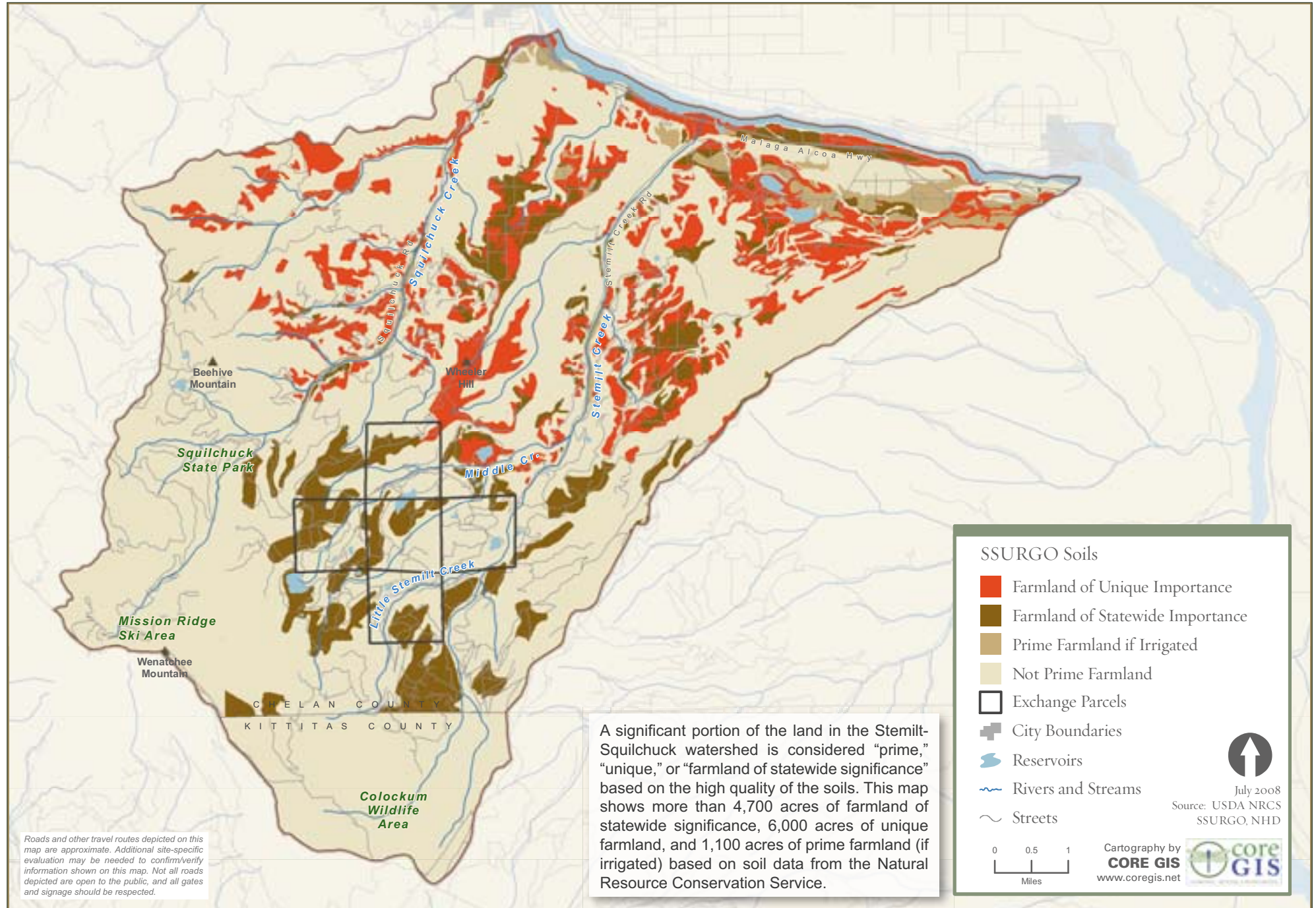


¹⁶ Chapter 11.06 of the Chelan County code defines the purpose and appropriate uses for these zoning designations.

MAP 5.16 AGRICULTURAL RESOURCES: CROP TYPE



MAP 5.17 AGRICULTURAL RESOURCES: SOILS



Mapping Development Potential

Although promoting complementary development is part of the overall vision for the Stemilt-Squilchuck watershed, it was determined by the Partnership not to make it an explicit goal. However, given growing development pressures and the sensitive values of water, wildlife, and recreational access, getting a sense of the extent of existing development and future development potential is a worthwhile mapping exercise.

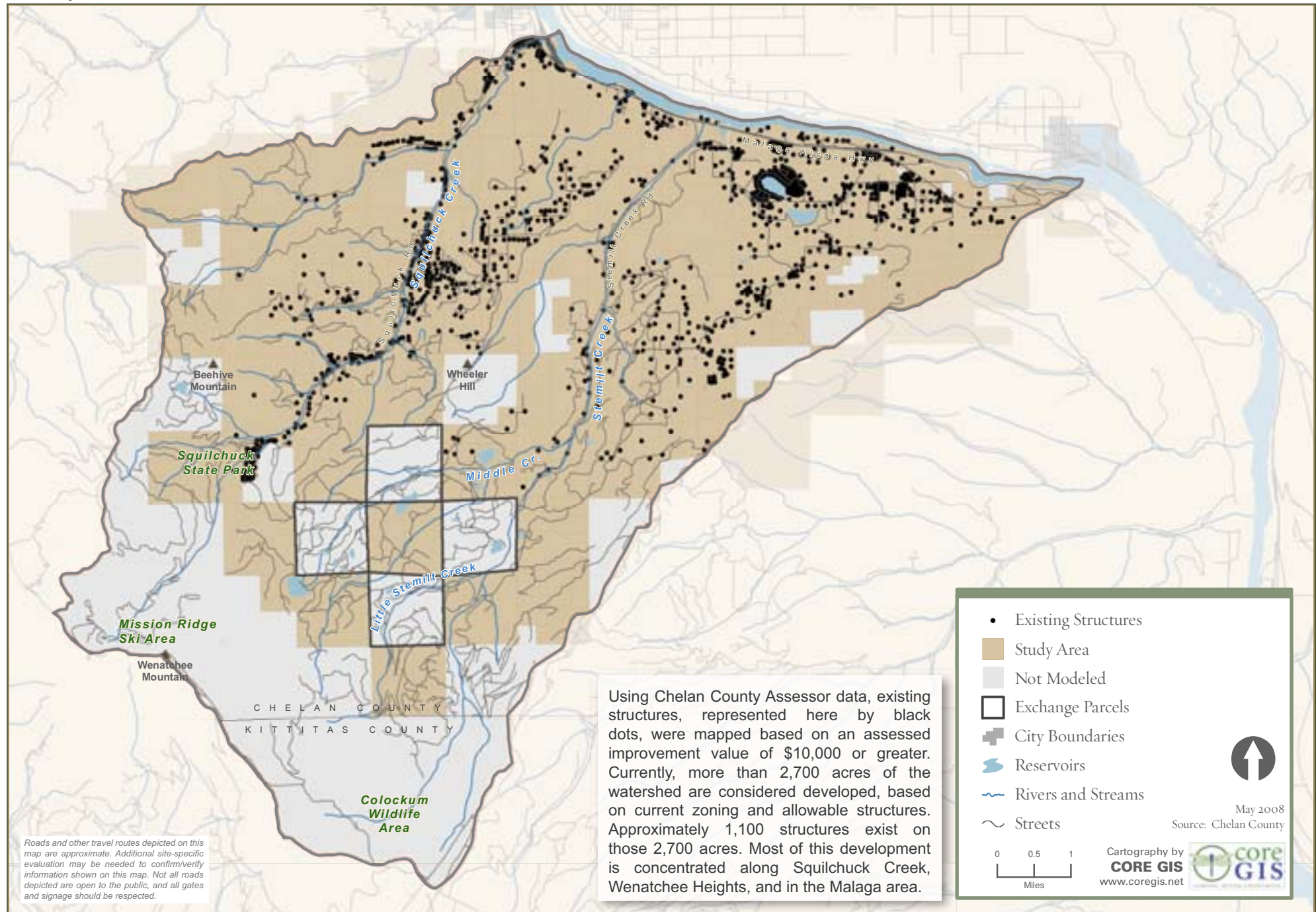
Using Chelan County Assessor data, existing development was mapped based on an assessed improvement value of \$10,000 or greater (Map 5.18). Future development was then mapped based on development potential allowed under current zoning. Each existing structure and potential structure was then mapped randomly (within the corresponding parcel), as shown in Map 5.19.

Major Findings

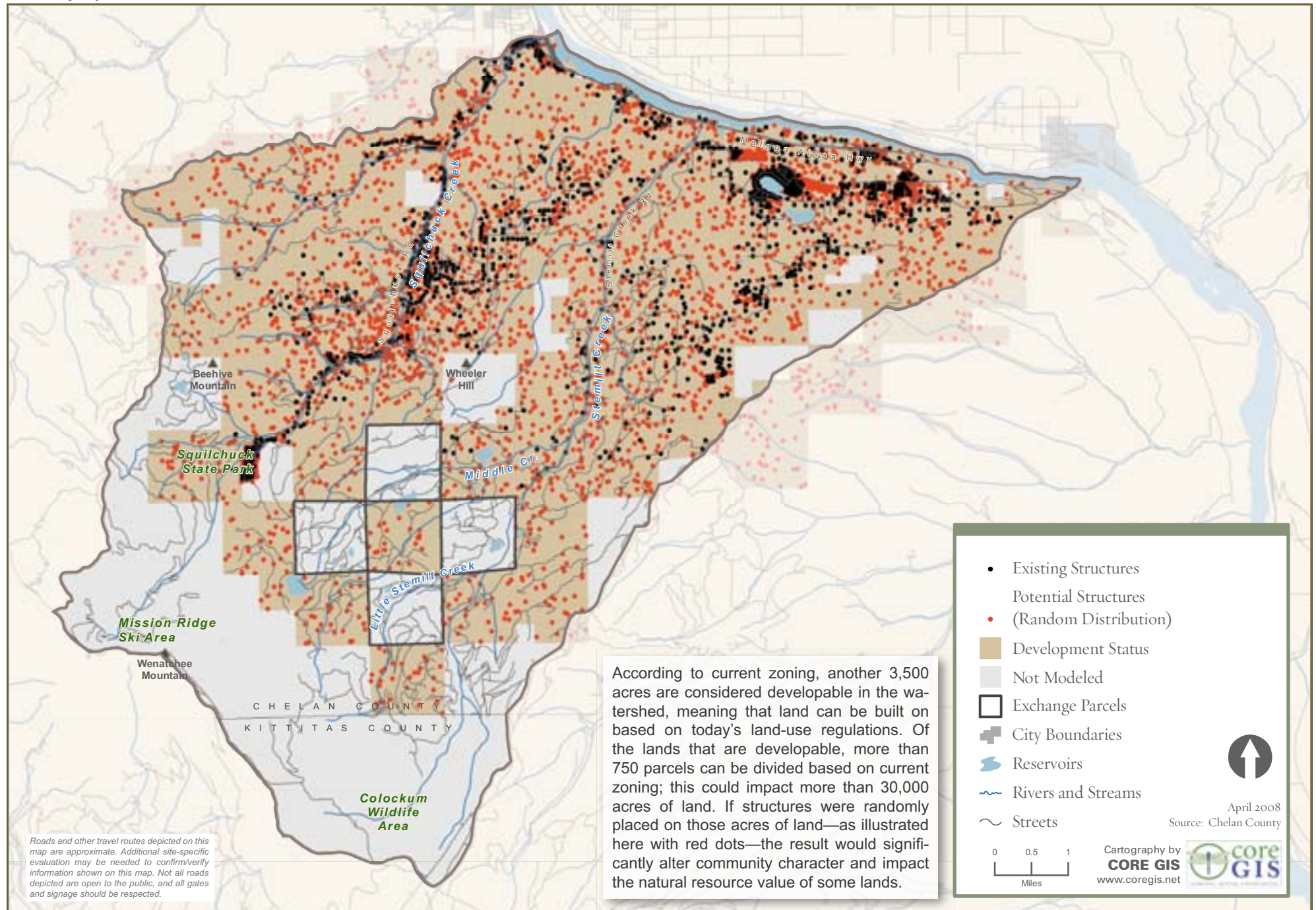
Currently, more than 2,700 acres of the watershed are considered developed, based on current zoning and allowable structures. Approximately 1,100 structures exist on those 2,700 acres. Most of this development is concentrated along Squilchuck Creek, Wenatchee Heights, and in the Malaga area (Map 5.18). According to current zoning, another 3,500 acres are considered developable, meaning that land can be built on based on today's land-use regulations. Of the lands that are developable, more than 750 parcels can be divided based on current zoning; this could impact more than 30,000 acres of land. If structures were randomly placed on those acres of land, the result would be similar to what is represented in Map 5.19.

Although Map 5.19 may seem to represent a virtually impossible development pattern for the watershed, it may not seem so impossible 50 years from now. What is important to note are the lands of high community value—such as those in the upper watershed—and their potential for development based on today's zoning. Such development could significantly alter community character and impact natural resource value of some lands.

MAP 5.18 DEVELOPMENT: EXISTING STRUCTURES



MAP 5.19 DEVELOPMENT: EXISTING AND POTENTIAL STRUCTURES





Don Jagla, working in the orchard with his dog Rowdy

6. COMMUNITY VISION TO CONCEPTUAL PLAN

The final stage of any community vision is developing a plan that will act as a foundation for future community planning efforts and provide a springboard for action. For the Stemilt-Squilchuck Community Vision, a conceptual plan—stressing water protection, wildlife conservation, and maintenance of recreational access—is presented in this chapter. The plan is intended to guide future land-use considerations in the watershed and establish a framework for action and decision making that is supported and understood by the community.

Guiding Principles and Values

The plan is grounded in and guided by the following core community principles and values identified through the visioning process:

- Protection of water resources is a paramount concern and goal of the community, and integral to sustaining the agricultural economy and heritage of the area;
- Conservation of wildlife resources—including essential habitat—is a high priority supported by a variety of interests and critical to maintaining the way of life in the community;
- Maintenance and enhancement of recreational access to public lands and resources benefits the entire community and supports a variety of recreational interests;
- Future development in the watershed complies with existing and future regulations, complements existing development, and does not constrain the common resources of water, wildlife, and recreation; and
- Local community support and input are critical consideration in future development and management decisions in the watershed.

These principles form the foundation of the conceptual plan and are intended to play a role in future decision making that concerns land—and the common resources of water, wildlife, and recreation—in the Stemilt-Squilchuck watershed.

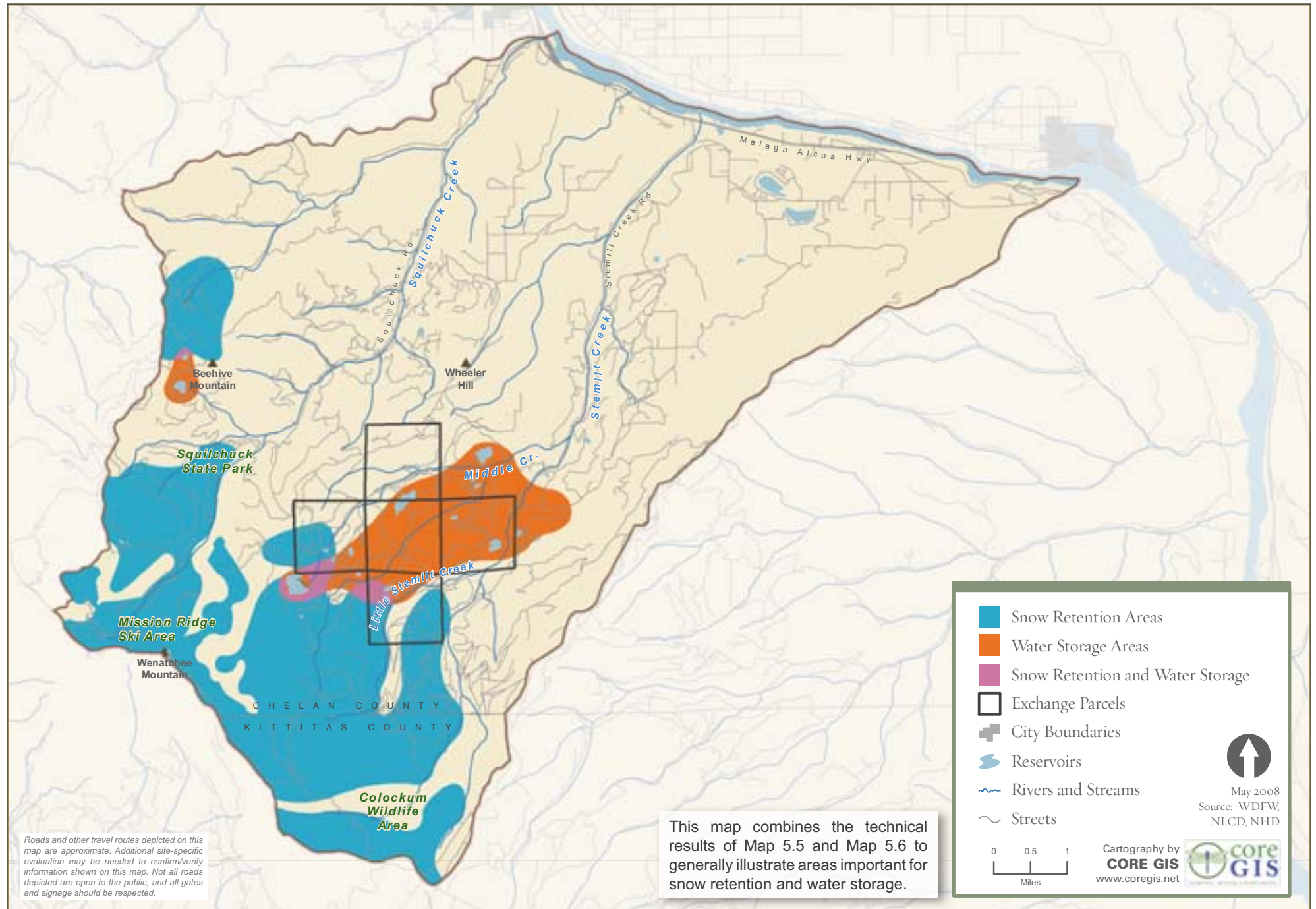
Components of the Conceptual Plan

Water Resources

The water resources inventory and modeling identified areas of high snowpack retention and water storage potential. For the conceptual plan these areas are generalized, as represented in Map 6.1. Because protection of water resources is of paramount concern to the community and essential to the agricultural economy, key considerations for the future of these areas include:

- Lands critical for water production are best managed in public ownership in close coordination with the irrigation districts;
- Management of water production lands should promote sustainable harvest and forestry practices that minimize soil compaction and sedimentation of water sources but also reduce wildfire hazards; and
- For lands in private ownership, conservation easements, which limit development, may be an effective tool for water-resource protection.

MAP 6.1 WATER RESOURCES: SNOW RETENTION AND WATER STORAGE AREAS



Wildlife Resources

The wildlife resources inventory and modeling identified areas considered “the best of the best” (Map 6.2). In other words, the best of the wildlife habitat identified as important is captured. Since elk habitat is of particular importance to the Stemilt Partnership, areas identified as “highest” summer elk habitat potential are defined as “Primary Wildlife and Habitat Areas.” Areas along major creeks and streams are also captured in this category. All other important wildlife areas (e.g., mule deer winter range, bird habitat, etc.) are defined as “Secondary Wildlife and Habitat Areas.”

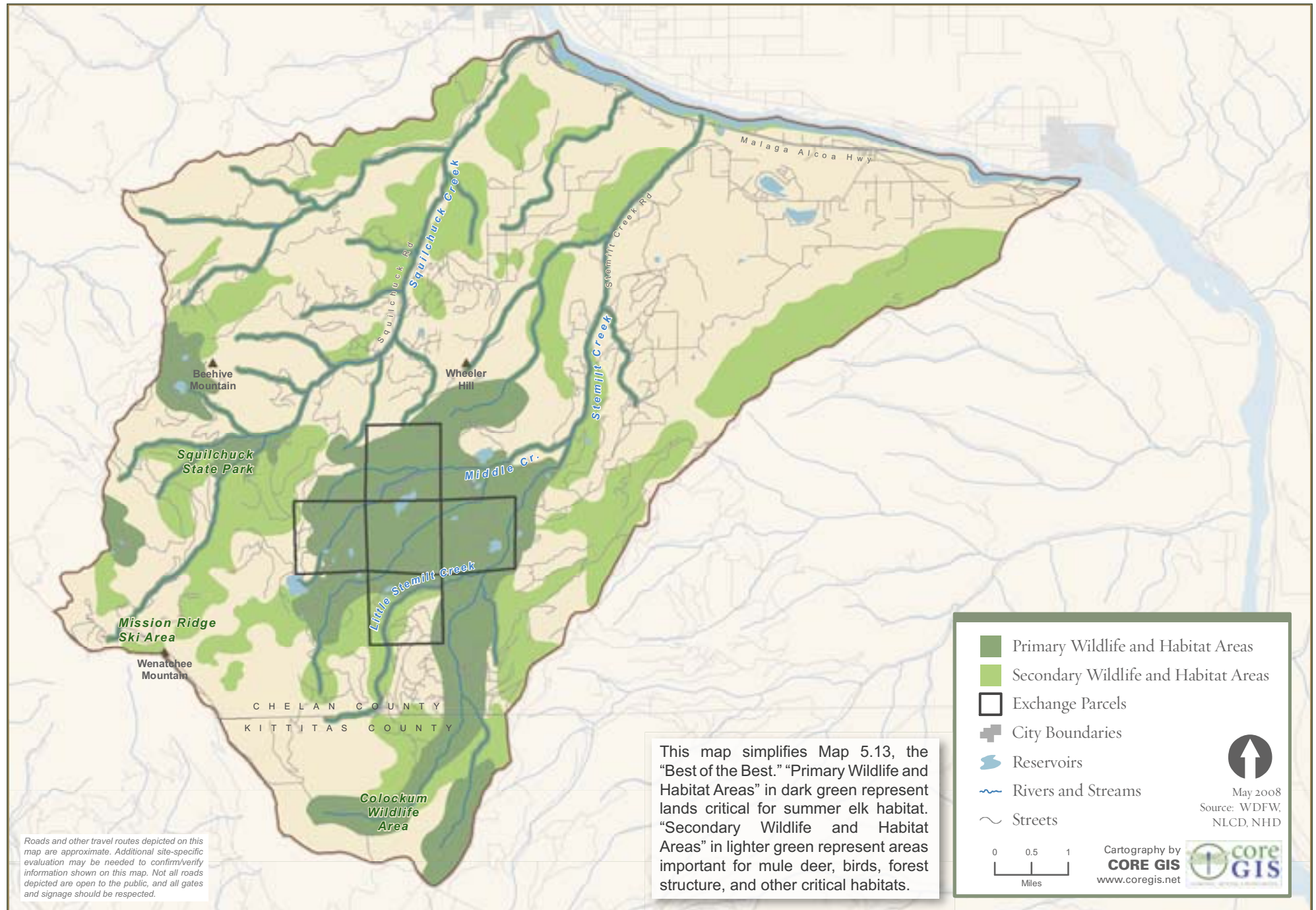
Key considerations for the future of Primary and Secondary Wildlife and Habitat Areas include:

- Lands identified as critical summer elk habitat (most of the Primary Wildlife and Habitat Areas) are best managed in public ownership to maintain calving grounds and transitional range that connects winter range on the Colockum to summer habitat that extends to the Cascade Crest;
- Seasonal closures to certain activities (e.g., motorized recreation, mountain biking, skiing, etc.) should be considered as a management tool on public land during sensitive seasons for wildlife;
- For lands in private ownership, conservation easements, which limit development and provide for sustainable harvest and forestry practices that enhance habitat, may be an effective tool for wildlife resources protection;

- All development proposals should require consultation with the Chelan County Natural Resources Department, the Stemilt Partnership, and relevant land-management agencies to minimize impact on wildlife resources;
- Open-space design¹⁷ should be encouraged for new development, to minimize impact on wildlife resources and protect sensitive environmental features (e.g., wetlands, stream banks, etc.); and
- Land exchange and land acquisition should also be considered as tools to protect Primary and Secondary Wildlife and Habitat Areas.

¹⁷ Open-space design involves concentrating development in a compact area of the site in a manner that complements landscape features while leaving the remainder of the site as open space or natural area. This type of design is also referred to as cluster or conservation development.

MAP 6.2 WILDLIFE RESOURCES: WILDLIFE AND HABITAT AREAS



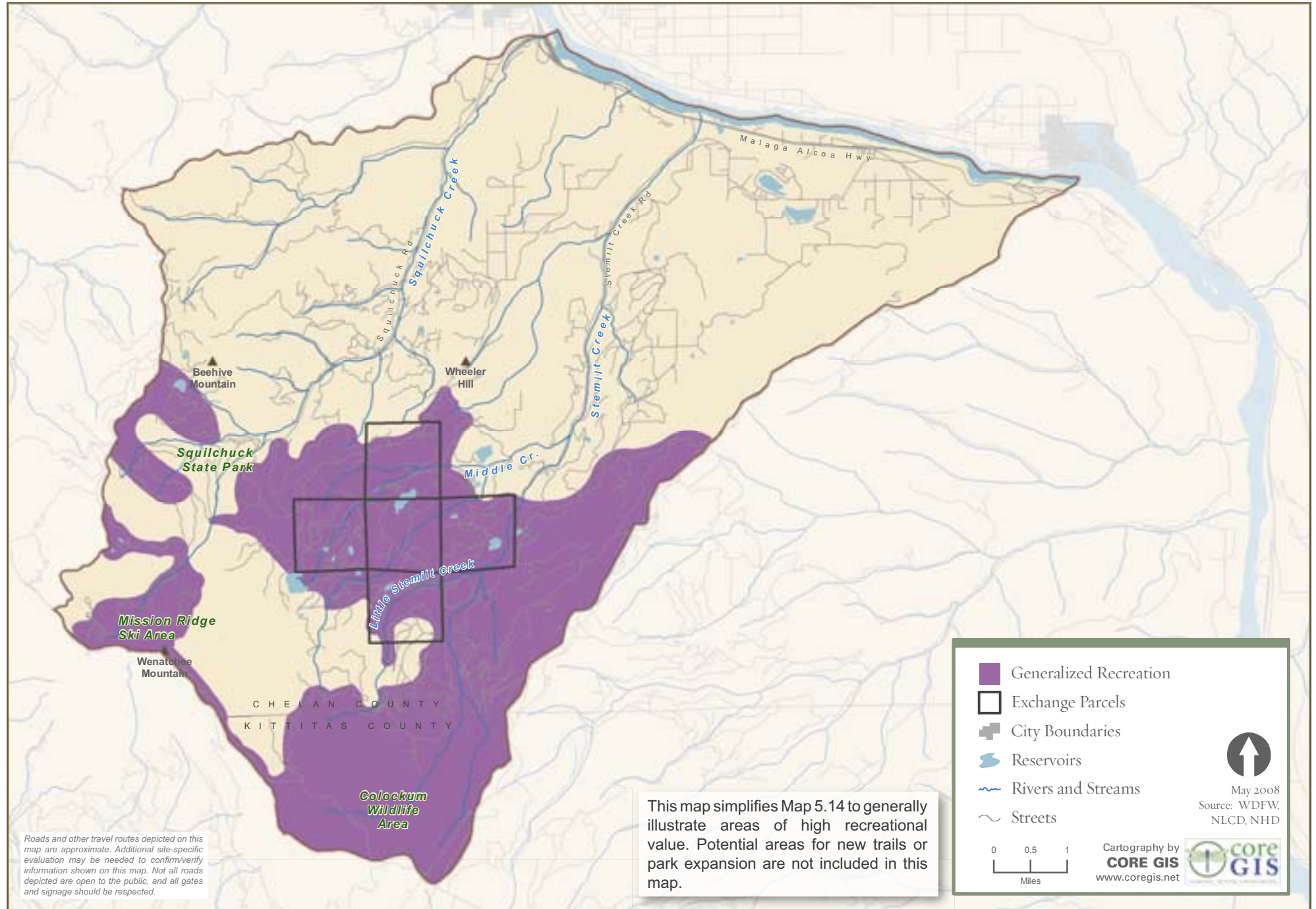
Recreational Resources

Although much of recreation takes place on defined trails and roads, many activities, such as hunting, are dispersed throughout the upper watershed, making it challenging to capture the true impact of recreation in the area. To generalize the core areas of activity identified through the recreational resource inventory, “Recreational Resource Areas” are defined primarily in the upper watershed (Map 6.3).

Key considerations for the future of Recreational Resource Areas include:

- Designation and development of user trails (e.g., motorized and non-motorized) may direct some recreational activities to areas more appropriate for heavy recreational use and could build on trail network plans for the Wenatchee Valley. All new trails should support the Stemilt-Squilchuck Community Vision and consider impacts on water and wildlife resources;
- Ultimate ownership of lands in the upper watershed will dictate allowable recreational activities in the area. Any management plans developed should address the type and extent of allowed recreational activity, working closely with local user groups, and consider seasonal-use restrictions in areas of high sensitivity;
- More enforcement of existing regulations should be facilitated through private-public partnerships (e.g., “Eyes in the Woods” program with Wenatchee Sportsmen’s Association) led by the county and public land-management agencies. A user-fee system could generate additional funds to bolster an enforcement program. The Partnership could also provide an appropriate forum to discuss stiffer penalties for regulation violations;
- Washington State Parks should be considered a viable partner for future land conservation efforts adjacent to Squilchuck State Park;
- Future development plans for Mission Ridge Ski and Snowboard Resort should be thoroughly vetted through a feasibility study, completed in close coordination with Chelan County, the Stemilt Partnership, the U.S. Forest Service, and WDFW; and
- For lands in private ownership, innovative site design or access/conservation easements could accommodate a public trail system or maintain access to public lands.

MAP 6.3 RECREATIONAL RESOURCE AREAS



Final Conceptual Plan

Using existing agricultural and residential development as a base, maps of water, wildlife, and recreational resources combine into a final conceptual plan for the watershed (Map 6.4). Viewing the components together provides the opportunity to see where the pieces overlap and how they interact.

In the lower elevations of the watershed, agricultural resources and residential development dominate, concentrated in the Squilchuck Valley, Wenatchee Heights, and the Stemilt Hill-Malaga areas. Lower elevations also provide critical mule deer winter range. Moving farther south and up into the watershed, lands important for summer elk habitat become predominant, as well as forest structure and characteristics such as old stands of ponderosa pine and subalpine fir critical for a variety of species. Areas high in the watershed to the south hold snow the longest and capture the necessary water to support life in the watershed. Areas of future water storage potential surround existing reservoir systems near Beehive Reservoir and Clear and Lily lakes. Finally, recreation is concentrated across the upper watershed and overlaps with water and wildlife resource priorities.

The final composite map gives a sense of the importance of lands in the upper watershed to water, wildlife, and recreational resources. While the majority of these lands are in public ownership, some critical lands are not. Ownership questions loom over the four DNR sections and lands owned by Longview Fibre.

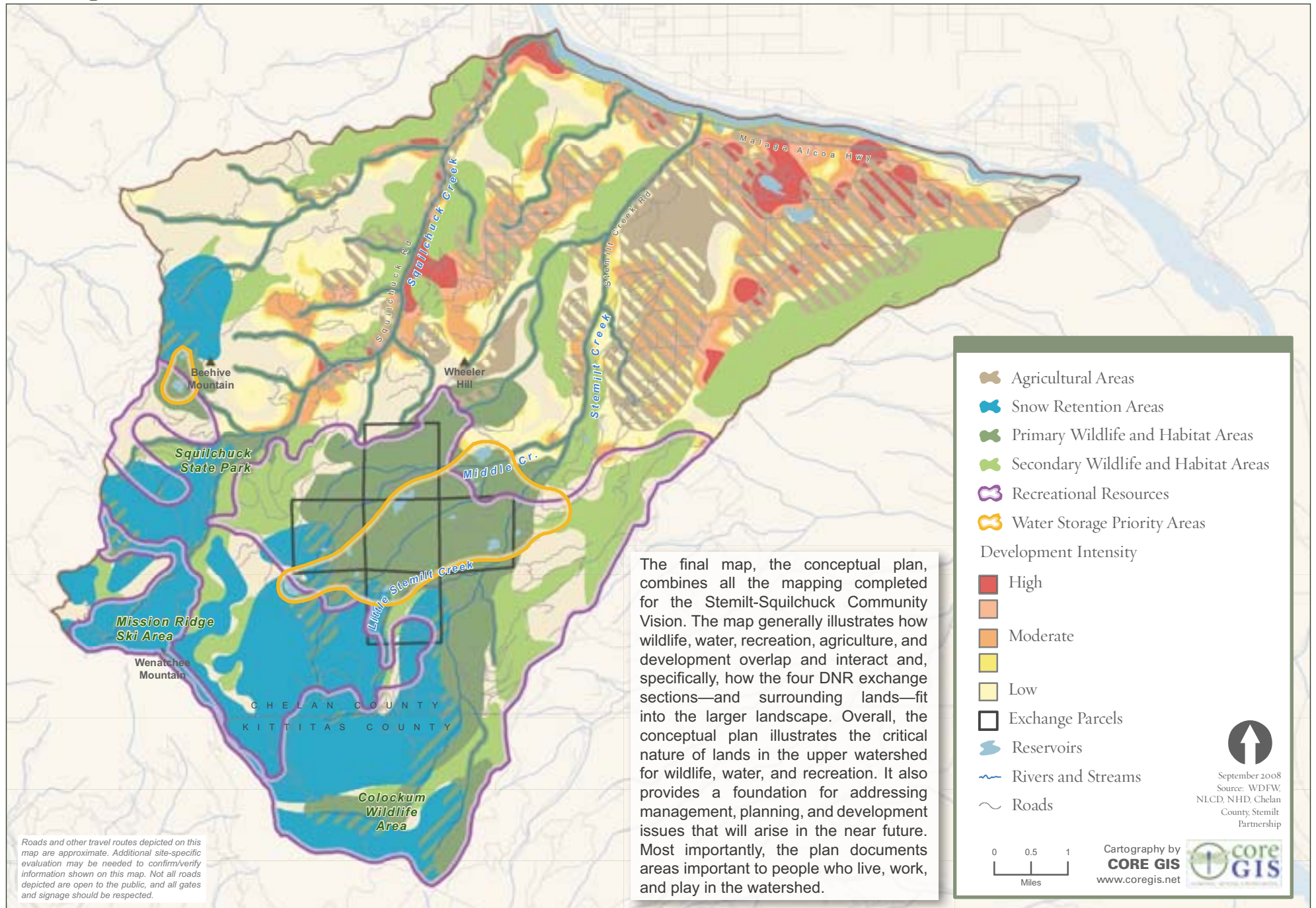
Some overall key considerations for the watershed include:

- An overlay district¹⁸ could be designated for a defined portion of the watershed that provides an additional level of protection for lands of high water, wildlife, or recreational value;

- Open-space design for future development proposals should be promoted to preserve important resources through incorporating features such as critical-lands buffers, public access requirements, and/or open space preservation standards;
- Chelan County and the Stemilt Partnership should work together to identify lands not appropriate for future development;
- In partnership with organizations such as the Chelan-Douglas Land Trust and Washington Department of Fish and Wildlife, Chelan County and the Stemilt Partnership could develop a guide to private land stewardship unique to the watershed, providing ideas and tools for accommodating water and wildlife resources;
- Chelan County, land-management agencies, and the Stemilt Partnership should evaluate road networks in the watershed to determine what roads should be considered for closure and where deterrent infrastructure is needed;
- All future management planning in the watershed should include the Stemilt Partnership, and planners should reach out to as many user groups as possible;
- Public-private partnerships should be encouraged and supported by the county and other land-management agencies to promote educational programs, trail-building, clean-up activities, enforcement, and other management-oriented efforts; and
- Land exchange between public agencies and private landowners is another viable, affordable tool for improving land ownership patterns and administrative efficiency and protecting critical conservation lands. The Chelan County Lands Dialogue is an ongoing forum for potential land exchanges in the county.

¹⁸ An overlay district is an additional zoning requirement that is placed on a geographic area but does not change the underlying zoning. Overlay districts have been used to impose development restrictions in specific locations in addition to standard zoning requirements. In Chelan County, the following overlay districts exist: (1) Icicle Valley Design Review Overlay District; (2) Airport Overlay District; (3) Planned Unit Development District; (4) Fish and Wildlife Habitat Areas Conservation Areas Overlay District; (5) Wetlands Areas Overlay District; (6) Aquifer Recharge Areas Overlay District; (7) Frequently Flooded Areas Overlay District; and (8) Geologically Hazardous Areas Overlay District.

MAP 6.4 CONCEPTUAL PLAN





7. TOWARD IMPLEMENTATION: OPPORTUNITIES FOR ACTION, COLLABORATION, AND NEXT STEPS

Turning the community vision into action is a critical step in the visioning process. In addition to the considerations presented in the conceptual plan, key actions and opportunities captured in this chapter provide a framework for implementation that the community and partner organizations can use as a road map for the future.

Major Opportunities

There are several opportunities for action and collaboration in the Stemilt-Squilchuck watershed that will play a key role in the fulfillment of the Stemilt-Squilchuck Community Vision.

The Future of the Stemilt Partnership

The Stemilt Partnership is a unique collaboration because of the broad-based interests it represents (see Appendix A for a list of members). Over the past year, the Partnership has successfully worked with Chelan County to remove the four DNR sections out of exchange efforts. The Partnership has also played a key role in attracting state, local, and private dollars to help with the visioning process.

Moving forward, the Stemilt Partnership has the potential to set a precedent for successful broad-based partnerships in Washington. Working toward the goals identified in the Stemilt-Squilchuck Community Vision, the Partnership will provide the necessary forum for the following:

- **Political Advocacy.** The range of interests the Partnership represents is powerful in Chelan County, Washington state, and at the federal level. As conservation funding opportunities grow increasingly com-

A view of the Stemilt-Squilchuck watershed in winter

petitive and funding pots shrink, a unified partnership—representing such diverse interests—will be critical to securing funding and advocating on behalf of maintaining or increasing relevant funding sources such as the Washington Wildlife and Recreation Program.

- **Informed Decision Making.** As a group composed of people who live, work, and play in the watershed, the Stemilt Partnership has an intimate understanding not only of major concerns and community sentiment, but also of the landscape and the natural environment. Acting as a community forum for activities or issues that impact the Stemilt-Squilchuck Community Vision, the Partnership can work closely with Chelan County to ensure that decisions affecting the watershed are well-informed and reflect the principles and values captured in the community vision and conceptual plan.
- **Interest Group Collaboration.** At present, the Partnership is composed of groups that represent water, agricultural, wildlife, recreation, conservation, development, and political interests. While the collaboration is broad-based, it could be even broader, capturing more representation and participation of other interest groups (e.g., equestrian and cycling clubs). Nonetheless, the Partnership provides a unique forum for interest groups to share concerns and priorities to help foster understanding across diverse interests and provide opportunities for further collaboration. In the future, the Partnership could provide an organizing forum for other interests such as a Stemilt Basin Trails Coalition.

Public-private Partnerships

“Public-private partnerships” are already at work in the Stemilt-Squilchuck watershed, and there is opportunity for more innovative collaborations. Some ongoing partnerships include: (1) the Wenatchee Sportsmen’s Association’s “Eyes in the Woods” program that helps civilians track rules and regulations violators and report them to relevant authorities; and (2) the Wenatchee Fly

Fisher’s partnership with irrigation districts to install signage and regularly clean up trash and debris at fishing reservoirs. Future partnerships could include:

- **Expansion of “Eyes in the Woods” Program to Other User Groups.** With public enforcement capacity severely limited, plenty of reckless, law-breaking, and destructive activities take place in the watershed. The Wenatchee Sportsmen’s Association’s Eyes in the Woods program is a model for future private-public citizen-monitoring partnerships. Getting other interest groups trained and involved would expand the reach of the program and hopefully come closer to bridging the gap in public enforcement capacity. Groups involved in such partnerships could also work with the county in establishing stiffer penalties for reckless behavior.
- **Private Landowners, Land Conservation Groups, and Public Agencies.** Private land conservation groups such as Chelan-Douglas Land Trust, Rocky Mountain Elk Foundation, The Nature Conservancy, and The Trust for Public Land can serve as a critical link between private landowners and public agencies. These groups can advise private landowners about the range of private land stewardship options such as conservation easements or wildlife-friendly site development, and help facilitate voluntary transactions between willing landowners and public agencies.
- **Education and Outreach Campaigns.** Educating user groups, landowners, and others about appropriate stewardship and user practices can help reduce negative impacts to water, wildlife, and recreational resources. Through trail signage, on-the-ground activities (including trail building or restoration), and other efforts, school groups, user groups, and others can learn about what it takes to keep the watershed healthy and safe. Public agencies can team up with groups in the Partnership or other community organizations to develop and implement such campaigns.

Future Planning Efforts

Although lots of planning has already taken place in the watershed—most recently the WRIA 40A Watershed Management Plan—there is opportunity to learn more about the watershed and develop more specific plans to help achieve the long-term goals of the Stemilt-Squilchuck Community Vision. A few opportunities include:

- **Continued Cooperation and Coordination with the WRIA 40A (Stemilt/Squilchuck) Planning Unit.** Protection of water resources has been identified as one of the major goals of the Partnership and the Planning Unit. Opportunity B.2 of the WRIA 40A Watershed Management Plan states: “Work with Chelan County Natural Resources Department (CCNRD) and other local governments to ensure the full consideration of the water resources implications associated with future land-use decisions in WRIA 40A. Continued participation in the Stemilt Partnership (Partnership), a public-interest and land-management group formed in February 2007, will allow the Planning Unit to address and collaborate with the Partnership on issues regarding land ownership changes and land use issues in the Stemilt basin and vicinity.” Currently the 40A Planning Unit is in the implementation phase (Phase 4) of their watershed-planning effort. By continuing to be part of the Partnership, the Planning Unit can ensure there is no duplication of efforts and that appropriate implementation actions are identified. Also, information and data collected as part of the watershed-planning effort will be available to the Partnership. Currently the Planning Unit is conducting a water storage feasibility study in order to increase water storage within the watershed. The results of the study could be used as part of future decision-making processes regarding water resource protection.
- **Land-management Plans.** With a likely change in ownership in the upper reaches of the watershed, new management plans will have to be

developed that meet future landowners’ management objectives. With new planning efforts come new opportunities to get the community involved in the process to ensure management goals and objectives meet local needs as best possible. The Partnership provides an excellent forum for providing citizen input into any future management planning efforts.

- **Additional Studies.** Although recent natural-resource-based planning has gathered and developed much-needed information on the watershed, future studies will provide greater insight into the water, wildlife, and recreational resources of the area. For example, a groundwater recharge study would help provide better understanding of the geology and subsurface function of the watershed, to accurately identify critical recharge areas. Also, the landscape is important to migrating elk and mule deer, and gaining a better understanding of ungulate movement and habitat would help inform future management efforts. Furthermore, for large-scale development proposals, feasibility and impact studies would shed light on how such development would affect community resources and the natural environment.

Conservation Funding Opportunities

The first step to implementing a community vision is identifying where the money will come from to support key actions such as land acquisition. TPL has completed a conservation finance feasibility study to provide an overview of local, state, and federal funding opportunities the local community can harness to achieve conservation objectives. (See Appendix E for entire study.)

Highlights from the Stemilt-Squilchuck Feasibility Study include:

- **Washington Wildlife and Recreation Program (WWRP).** WWRP is one of the most viable sources of state funding for land conservation activities in the watershed. In 2007, the program was awarded \$100

million to distribute among outdoor recreation, habitat conservation, riparian habitat protection, and farmland preservation grant categories. The amount of funding available for 2009-11 will be established during the 2009 legislative session. State and local agencies are eligible for funding through WWRP.

- **Washington Trust Land Transfer (TLT) Program.** The TLT program is also a viable option for funding in the watershed, given the DNR ownership of the four trust land sections in the upper watershed. The program transfers school trust lands suitable for natural or wildlife areas, parks, outdoor recreation, or open space to appropriate ownership while providing funding to schools equal to the timber or lease value of the transferred land. Each biennium, the DNR board prepares a list of candidates for the program. Since 1989, more than 79,000 acres of trust lands have been transferred to other public agencies or programs for protection and management.
- **Federal Funding Programs.** Federal programs such as the Cooperative Endangered Species Conservation Fund and the Land and Water Conservation Fund are potential funding sources for protecting the wildlife and recreational resources of the watershed.¹⁹
- **Conservation Futures Tax.** Local conservation funding can be generated through a number of mechanisms such as sales taxes, real estate excise taxes, and bonds. In Washington, local governments may also levy a Conservation Futures Tax (at \$.0625 per \$1,000 of assessed value) to purchase land and/or development rights for the purposes of protecting natural resources, open space, or working lands (e.g., timber and agriculture). Implementing this tax in Chelan County would generate roughly \$434,000, and would cost the average homeowner \$15 annually.

Additional conservation funding opportunities not included in the feasibility study, but of interest to the community, include:

¹⁹ Unfortunately, no federal or state funding programs exist that fund the protection of water resources as a means to protect the agricultural economy. As presented in Appendix E, the federal farmland protection program protects farms through purchasing development rights on farmland. No program sanctions the purchase of land in the upper watershed, for example, to protect the water source for farms in the lower watershed. There may be opportunities at the state and federal levels to raise awareness about the significance of this connection and additional opportunities for land conservation.

- **User Fee-based System.** Fee-based systems are often used to generate revenue for maintenance and stewardship of areas used by the public. Revenue is then most often used to maintain and operate public facilities. Ultimately, land ownership dictates if a fee-based system is put in place. There are several pros and cons for such a system.
- **2008 Farm Bill Opportunities.** The passage of the 2008 Farm Bill—the Food, Conservation and Energy Act of 2008—ushered in great gains for agriculture, farmland protection, land conservation, and more. Some highlights, relevant to the Stemilt-Squilchuck Community Vision, include: (1) a \$560 million increase in funding over five years for the Farmland Protection Program; (2) creation of a new grant program, the Community Forest and Open Space Conservation Program, which authorizes local governments, tribes, and nonprofits to purchase private forest lands for the creation of community forests through fee acquisition; (3) a two-year extension of the conservation tax incentive (first enacted in 2006) that provides more generous tax deductions for donations of conservation easements; and (4) a Forest Bonds provision that allows state and nonprofits to issue \$500 million in bonds (or similar financing mechanism) to address conversion of large-acreage forests adjacent to U.S. Forest Service lands. While great strides in food, farm, and conservation policy were made, they are not permanent; gains will be affirmed through the rule-making and appropriations process over the next year.²⁰

From the federal to the local level, there are many funding options to apply to land conservation in the Stemilt-Squilchuck watershed. Because funds are competitive and require match funding of some kind, two to three sources may need to be pursued simultaneously. Demonstrating local commitment through local funding sources and strong, broad-based partnerships are two key ingredients in a successful funding strategy.

²⁰ For a more detailed account of the provision of the 2008 Farm Bill, visit TPL's "Washington Watch" web page at http://www.tpl.org/tier3_cdl.cfm?content_item_id=22300&folder_id=2205 (accessed June 18, 2008).

Next Steps for the Stemilt Partnership

To set the wheels in motion for the implementation of the Stemilt-Squilchuck Community Vision, the Stemilt Partnership agreed to a set of guiding principles for plan implementation as well as specific actions to pursue over the next one to two years. The principles and actions provide the Partnership with a framework for implementation as activities move forward in the watershed.

Guiding Principles for Implementation

The implementation of the Stemilt-Squilchuck Community Vision shall be guided by the following principles, agreed upon by the Stemilt Partnership:

- Coordinate all implementation activities through the Stemilt Partnership;
- Capitalize on funding opportunities as they become available or are identified, particularly as outlined in the conservation finance portion of the Stemilt-Squilchuck Community Vision;
- Evaluate all implementation proposals for consistency with the Stemilt-Squilchuck Community Vision;
- Consider multiple interests when developing implementation proposals and, to the greatest extent possible, accommodate as many interests as possible;
- Consider long-term impacts to different uses when implementing the Stemilt-Squilchuck Community Vision; and
- Meet semi-annually or as needed to evaluate proposals and monitor implementation of the Stemilt-Squilchuck Community Vision.

Key Short- and Long-term Actions

Now that a community vision has been created and goals established for water, wildlife, and recreation, the Stemilt Partnership must take the lead to engage the community and garner the political and financial support necessary to make the vision a reality. A specific implementation framework, outlining key strategies and actions, partners, and time frame, is presented in Appendix F. The framework will guide the activities and focus of the Stemilt Partnership over the next one to two years.

Key actions to support over the short term include:

- Identifying alternative ownership and management scenarios in the upper watershed, specifically related to the four DNR sections and lands owned by Longview Fibre;
- Investing in technical surveys to resolve public and private easement issues and road management in the upper watershed;
- Aligning political support at the state and federal level for conservation efforts supported by the Stemilt Partnership and Chelan County;
- Raising mainstream awareness of the Stemilt-Squilchuck Community Vision and what it means for the future of the community; and
- Establishing a specific work plan and action agenda to drive the activities of the Stemilt Partnership over the next two years.

Over the long term, key actions include:

- Establishing strong political support at the state and federal levels for conservation efforts supported by the Stemilt Partnership and Chelan County;
- Coordinating with current government-funded planning efforts such as the implementation of the Stemilt-Squilchuck Watershed Plan (WRIA 40A); and
- Securing the necessary funds or political support to ensure the Stemilt Partnership continues to be a viable, effective coalition.

Chelan County, the Stemilt Partnership, The Trust for Public Land, and several other agencies and organizations stand ready to work together toward the goals presented in this report and make the Stemilt-Squilchuck Community Vision a reality.



Snowmobilers taking a break along one of the many groomed trails in the watershed

8. CONCLUSION

The Stemilt-Squilchuck Community Vision provides insight into the core values and priorities of people who live, work, and play in the Stemilt-Squilchuck watershed. The vision stresses the importance of water, wildlife, and recreational values and demonstrates the interconnected nature of the watershed—how values overlap, interact, and strengthen one another. Drawing from local knowledge and scientific data, the maps created as part of the visioning process provide a spatial representation of these values on the landscape.

The sustained involvement of the Stemilt Partnership, community leaders, and representatives from a variety of public and private organizations provides the foundation for the Stemilt-Squilchuck Community Vision. The long-term goals and guiding principles established through a community process provide direction for future actions in the watershed—direction that will manage growth in ways consistent with community values and priorities. Success will only be realized with the ongoing commitment and involvement of community leaders and people who benefit from the abundant resources in the watershed.

While there is plenty of work to be done to harness the momentum for collaboration and ideas presented in the community vision and conceptual plan, the groundwork for future efforts has been established to protect water resources, conserve wildlife resources, and maintain and enhance recreational access to public lands.



Arrowleaf balsamroot
flowers and the Stemilt
watershed

9. APPENDICES

- A. Stemilt Partnership Members
- B. Community Survey and Workshop Results
- C. Mapping Methodology
- D. Additional Maps
- E. Stemilt-Squilchuck Conservation Finance Feasibility Study
- F. Stemilt Partnership Implementation Framework

A. STEMILT PARTNERSHIP MEMBERS

The Stemilt Partnership (Partnership) is composed of more than 20 organizations representing a variety of interests in the Stemilt-Squilchuck watershed. The Partnership was formed in spring 2007 in response to the proposed sale of four sections of public land owned and managed by the Washington Department of Natural Resources (DNR). In July 2007, DNR removed the four sections of land from the land-exchange effort per the request of Chelan County and the Partnership.

Members of the Stemilt Partnership include:

Apple Country Snowmobile Club	Squilchuck Water Users Association
Beehive Irrigation District	Stemilt Irrigation District
Chelan County	The Trust for Public Land
Chelan County Public Utility District	Three Lakes Maintenance Corporation
Chelan-Douglas Land Trust	U.S. Forest Service
Citizens and Growers of the Stemilt and Squilchuck Basins	Washington Department of Fish and Wildlife
Highline Ditch Company	Washington Department of Natural Resources
Lake Cortez Water Association	Washington State Parks
Lockwood-Canady Irrigation Company	Wenatchee Heights Reclamation District
Lower Stemilt Irrigation District	Wenatchee Sportsmen's Association
Malaga-Colockum Community Council	Wenatchee Valley Fly Fishers
Malaga Water District	WRIA 40A Watershed Planning Unit
Mission Ridge Ski and Snowboard Resort	
Rocky Mountain Elk Foundation	

B. COMMUNITY SURVEY AND WORKSHOP RESULTS

Community Survey Results

Responses gathered as part of the Stemilt-Squilchuck Community Survey have been broadly characterized and summarized below. The community survey was open-ended, and responses varied widely. In total, 20 surveys were collected.

1. What do you consider special or unique about the Stemilt and Squilchuck basins? Any specific places?	
General	Specific
<ul style="list-style-type: none"> Wildlife habitat Multi-season, motorized and non-motorized recreation Watershed and irrigation qualities Close proximity to town Wild and rural quality Easy access to public lands Cherry orchards Current mix of orchards, development, forest, wildland Active volunteer groups who steward lands 	<ul style="list-style-type: none"> Squilchuck State Park Upper Wheeler Reservoir Flat plateau in Section 17 Lily Lake Mission Ridge

2. How have the Stemilt and Squilchuck basins changed positively or negatively in the last 10-20 years?	
Positively	Negatively
<ul style="list-style-type: none"> Increased recreation Increased development More irrigation infrastructure Maintenance of solitude More natural resources planning 	<ul style="list-style-type: none"> Increased recreation Increased residential development and industrial forest activity (more logging) Increased demand for water resources Increased pressure on wildlife habitat More people, more trash, more conflicts Illegal camping, ORV recreational use increases wildfire risk and trash (especially in summer)

3. How would you like the Stemilt and Squilchuck basins to change over the next 5 years? What do you want to remain the same?	
Change	Remain Same
<ul style="list-style-type: none"> Find balance between habitat and recreational use Develop multi-use trail network Better manage and protect land and water resources Limit large-scale and resort development watershed Any new development is low-impact and incorporates multiple uses where appropriate 	<ul style="list-style-type: none"> Migration corridors for game Habitat and recreation for all Land open to the public Protected high-quality forestland for wildlife and overall watershed health Undeveloped upper portions of basins Protected water resources Active forest management Recreational opportunities

4. What kind of growth, development, and/or activities <u>are</u> appropriate in the Stemilt and Squilchuck basins?
<ul style="list-style-type: none"> New, low-impact development (potentially clustered) adjacent to existing development, protecting the upper basins and migration corridors Designated areas and signage for recreational activities (hunting, snowmobiling, fishing, camping, biking, skiing, horseback riding, hiking, and other recreational activities) Public access to some of the water resources for fishing, camping Single-family housing, small family farms Agriculture Potential seasonal closures during calving periods Potential closures of roads for weather-related conditions (to save roads) Multi-use trails planning and development

5. What kind of growth, development, and/or activities <u>are not</u> appropriate in the Stemilt and Squilchuck basins?
<ul style="list-style-type: none"> Anything detrimental to watershed protection Unplanned or unregulated development Large-scale housing developments Large-scale mining or industry Development that would disrupt big-game movement patterns or limit access to public lands Unregulated off-road vehicle use

6. What action(s) need to be taken to protect what's special or unique about the Stemilt and Squilchuck basins? Please identify specific partnerships, activities, funding strategies, etc. key to this effort.
<ul style="list-style-type: none"> Secure funding to purchase DNR lands and to cover staff and maintenance costs of properties over the long term Create a land-use or subarea plan for the basins to better guide future development and protect land and water resources Continue collaborative work of Stemilt Basin Partnership and Chelan Lands Dialogue to address management and funding issues Engage volunteer groups in stewardship, restoration, and/or education and awareness activities Pursue broad-based trails planning that accommodates multi-season, motorized and non-motorized activities Map elk migration and movement patterns Gain a better understanding of water supply and source issues and secure funding for irrigation projects Increase enforcement of present rules and regulations Close or limit the use of some roads and trails The Stemilt Partnership should develop a land management and ownership strategy to help guide appropriate land uses in the basins Determine future of Longview Fibre lands

Community Workshop Results

The community workshop sought input on four major themes: recreation, development, agriculture and water resources, and wildlife resources. Summaries from each workstation are provided below. Note: the asterisks below represent dots gathered in a dot exercise, which captured workshop attendees' opinions on several topics; each attendee was allocated three dots (at most) per station.

Recreation

Key Questions	Desired Outcomes	Achieved?
1. What are the most popular recreational activities in the basins?	• Informal ranking of most popular activities	
2. What areas are most heavily used for recreation?	• Map of high-value recreational areas	
3. What are the top concerns about recreation in the basins?	• Informal ranking of top issues	
4. What are some major recreational opportunities looking ahead?	• Informal ranking of top issues	
5. Can any opportunities be mapped? (e.g., trail systems)	• Map of specific projects, ideas, project areas	

Popular Activities

Hunting*****

Hiking*****

Snowmobiling****

Wildlife viewing*****

Fishing****

Skiing – Alpine****

Camping****

Off-road vehicle use ***

Biking**

Skiing – XC*

Snowshoeing*

Horseback riding*

Motorcycle riding*

Top Concerns

Increased trash, dumping*****

Lack of enforcement*****

Increased vandalism*****

Habitat degradation *****

Violations of Green Dot rules*****

Lack of formal trail network***

User conflicts

Recreational Opportunities

Expansion of Squilchuck State Park*****

XC ski trail system***

Designated hunting areas**

Year-round activities at Mission Ridge**





Expanded ski terrain at Mission Ridge**

Designated motorized recreation areas*

Major Findings

- Lots of recreational use in the upper basins – both human and motor-powered. The area connects Wenatchee and Ellensburg via backcountry roads/trails;
- Lack of enforcement of regulations (e.g., Green Dot rules) are a big problem in the area;
- Increased human use of the upper basins would be a bad thing (already enough);
- Many want the upper basin area to remain open and undeveloped; and
- Concern about more formalized development recreational trails – would attract more people and more problems.

Development

Key Questions	Desired Outcomes	Achieved?
1. What are the most popular recreational activities in the basins?	• Informal ranking of most popular activities	
2. What areas are most heavily used for recreation?	• Map of high-value recreational areas	
3. What are the top concerns about recreation in the basins?	• Informal ranking of top issues	
4. What are some major recreational opportunities looking ahead?	• Informal ranking of top issues	
5. Can any opportunities be mapped? (e.g., trail systems)	• Map of specific projects, ideas, project areas	

Major Concerns

Increased demand on water resources*****

Losing access to public land*****

Increased habitat fragmentation and pressure*****

Increased pressure on agriculture****

Increased wildfire hazards***

Habitat degradation (e.g., erosion) ***

Sewer and septic pollution***



Increased land use regulation**

Major Findings

- Development in the basin is mostly dispersed residential and agricultural development; not a lot of commercial development;
- Future development in the upper basins should emphasize public access and some recreational opportunities. Higher-density development should occur in lower canyons, stretching from existing urban areas;

- Habitat fragmentation is big concern—it's happening, and movement patterns of game have changed;
- Demand for water is increasing; the watershed is already at maximum capacity; and
- There's concern about agricultural lands being taxed out of use, if kept out of Open Space tax designation (not all farmers want to put land into such status). Lessons can be learned from abroad – in New Zealand, a well-established agricultural district system has resulted in agricultural lands being valued higher for ag uses (as compared to other uses such as residential).

Agriculture and Water Resources

Key Questions	Desired Outcomes	Achieved?
1. Where are important water resources for agriculture?	<ul style="list-style-type: none"> Map of high-value water resource areas 	
2. What are the top concerns about agriculture and water resources in the basins?	<ul style="list-style-type: none"> Informal ranking of top issues 	
3. Where are there conflicts between agriculture and other uses?	<ul style="list-style-type: none"> Map of “conflict areas” 	
4. Where are critical farms in the basins? --Public views all the farmland as important. One view may be that the relative value of farming areas in WRIA 40A is based on access to water. --The group did indicate forestlands do not hold the same value for farming as the lower elevation areas that are in orchard.	<ul style="list-style-type: none"> Map of high-value farmland 	

Major Concerns




Effects of fire on water quality, quantity and irrigation infrastructure
 Recharge
 Increased water demand*
 Irrigation infrastructure vandalism
 Limited water storage capacity
 High-fenced agriculture in the upper basins may be necessary to prevent conflict with wildlife
 Water rights protection
 Urban growth

Major Findings

- Water quantity is a top concern;
- It's unclear how increased urban development would impact water resources and increase fire risk in the area – will likely be detrimental;

- The upper basin is the source for domestic and irrigation water for most of the basin. All the water in the basin is currently used; approximately 5,500-acre feet is actually imported to the basin from the Columbia River;
- The four sections are important source, recharge and storage areas. Proper forest management (harvesting and replanting, fire management, etc.) throughout the basin is critical to ensure water supplies;
- Need to increase storage capacity to compensate/prepare for climate variability (e.g., drought years) and maintain long-term sustainability of ag land;
- There is increased conflict between orchards and housing in the Three Lakes area;
- Orchards in general are being increasingly subdivided;
- Trespass and unregulated access to irrigation district infrastructure is a problem in the upper basin;
- The economic base of the region is influenced by ag in the basin;
- There is a general lack of understanding among non-ag community about water rights, agricultural practices, etc.; also concern over illegal water use;
- Many in the watershed believe the Columbia River, not the upper basin, is the primary source for groundwater (note: only three percent of the water used in the watershed is from the Columbia River); and
- There is general conflict between agricultural uses and elk and deer populations.

Wildlife Resources

Key Questions	Desired Outcomes	Achieved?
1. What are the top concerns about wildlife in the basins?	<ul style="list-style-type: none"> Informal ranking of top concerns 	
2. Where are important wildlife resources in the basins?	<ul style="list-style-type: none"> Map of high-value wildlife areas 	
3. Roads management seems to be a hot-button issue. Where are problem areas?	<ul style="list-style-type: none"> Map of problem areas for roads 	
4. Seasonal closures for wildlife has emerged as an idea to better manage wildlife in the area. What areas should be considered for potential seasonal closure?	<ul style="list-style-type: none"> Map of potential closure areas 	

- Habitat is becoming increasingly fragmented;
- The relationship between wildlife habitat and orchards is complicated – need to find appropriate balance that works for both; and
- May be opportunity to map existing elk fencing around orchards to help guide future development in the area.

Major Concerns

Improper road management*****

Increased trash, litter***

Increased habitat fragmentation and pressure**

Increased habitat degradation

Losing access to public land*

Wildlife harassment

Major Findings

- Road management is a major concern and is the source of many problems in the basin. All problem areas are generally south of the Stemilt Loop Road;
- Road management issues such as too high of road density per square mile, all roads open year round, no gate infrastructure to currently allow for seasonal closures, minimal road abandonment and off-road vehicle trespass;
- Improper road management, including the lack of enforcing “Green Dot” road rules, increases trash, litter, and trespass problems;

C. MAPPING METHODOLOGY

Goal 1: Protect Water Resources

The water resources model was created in an attempt to map areas crucial for delivering a steady supply of irrigation water throughout the growing season. Most of this water is “stored” (at least initially) in the form of accumulated snowpack in the higher reaches of the watershed, before it is collected and stored in the system of man-made reservoirs. There are several site characteristics that make some portions of the higher elevations more conducive to snowpack retention than others. In order to ascertain the distribution of these areas, we consulted with Greg Berdan, the system manager at Wenatchee Heights Reclamation District. Greg used his local knowledge of the watershed to draw on a map those areas that retain the most snow for the longest period of time, based on his extensive experience in the area.

These hand-drawn polygons were digitized and converted into ESRI SHP files. We then extracted site characteristics from within these polygons and extrapolated those characteristics to the balance of the watershed. These characteristics include:

- Aspect
- Slope
- Crown closure
- Vegetated/Unvegetated
- Precipitation
- Elevation

The values for crown closure and aspect extracted from the digitized polygons were analyzed using a reverse rolling total (Table C-1) to determine the threshold for extrapolation to the rest of the watershed.

This table is useful for showing the relative proportion of the area within the digitized polygons that is covered by different percentages of canopy closure (for

Table C-1.

Crown Closure Values within High Snow Retention Areas*

Stemilt-Squilchuck Community Vision 3/19/2008

Percent Crown Closure	Count	Acres	Percent	Reverse Rolling Total Percentage
0-9.9 percent	13	51.13	0.04	100%
10-19.9 percent	7	1.79	0.00	96%
20-29.9 percent	23	11.50	0.01	96%
30-39.9 percent	53	20.96	0.02	95%
40-49.9 percent	89	39.88	0.03	93%
50-59.9 percent	145	65.19	0.05	90%
60-69.9 percent	228	110.44	0.09	85%
70-79.9 percent	285	140.60	0.11	76%
80-89.9 percent	360	197.61	0.16	65%
90-100 percent	105	630.42	0.50	50%
		1,270	100%	

*As identified by technical subcommittee members

example, this table indicates that 85% of the polygons contain 60% or higher canopy closure). In general, the pattern shows that areas with a higher percent canopy closure cover increasingly more area, so we normalized the canopy closure data on a scale of 0-100 using the generalized equation:

$$([GRID] - MYMIN) * ((NEWMAX - NEWMIN)/(MYMAX - MYMIN)) + NEWMIN$$

Aspect values were extracted and analyzed in a similar fashion, as shown in Table C-2 below. The four most prevalent aspects in terms of area are Northeast,

East, North, and Northwest, respectively. Similar to the canopy closure, we normalized the aspect data by converting the percent area into the numerical score for each aspect class and normalizing to a 1-100 scale, using the same generalized equation as above.

Table C-2.

Aspect Values within High Snow Retention Areas

Stemilt-Squilchuck Community Vision 3/26/2008

Aspect	Count	Acres	Percent	Reverse Rolling Total Percentage
Southwest	4	3.07	0.24%	100%
Flat	1	7.67	0.60%	100%
South	2	11.76	0.93%	99%
West	9	43.72	3.44%	98%
Southeast	18	69.54	5.48%	95%
Northwest	39	155.18	12.22%	89%
North	88	223.18	17.58%	77%
East	47	346.65	27.31%	60%
Northeast	84	408.78	32.20%	32%
		1,270	100%	

Precipitation data from the WRIA 40A watershed plan was similarly scaled from 0-100 using the generalized equation.

For the remaining variables, vegetated/unvegetated areas were treated as a binary screen, where vegetated areas were assigned a value of one and unvegetated areas were assigned a value of zero (and therefore excluded from the model). Slope was also expressed as a binary screen, with areas above 25 degrees removed

completely from the analysis, due to the high likelihood of avalanche on these steep slopes.

Finally, based on input from the Water Resources Technical Review Committee, we applied an elevation cut-off of 3,000 feet or higher.

The variables were combined in both weighted and unweighted linear summations. After reviewing both results, the Water Resources Technical Subcommittee determined that the unweighted results more accurately reflected their understanding of the snow retention dynamics within the watershed. The draft results were presented to the larger Partnership, and they recommended we include the Mission Ridge ski area with the highest-scoring areas due to the snow-making and snow compaction that occurs throughout the ski area. We digitized this boundary and included it with the final results.

For the conceptual plan, we chose a threshold of 80 or higher (out of a potential score of 0-100) to create the generalized boundaries that indicate the areas most important for snowpack retention.

Goal 2: Conserve Wildlife Resources

The wildlife component of the Community Vision was created in close cooperation with the Wildlife Resources Technical Subcommittee. The Subcommittee considered a variety of potential models, including MARXAN and the Analytical Hierarchy Process, but after close examination and careful consideration of the available data, the objectives of the vision, and the rigorous timeline, decided to pursue an additive process that captures the 'Best of the Best' of the wildlife resources in the watershed. The data used to create the composite include:

- | | | | |
|-------------------------------------|---|-------------------------------------|--------------------------------------|
| • Potential Elk Summer Habitat | • Potential Mule Deer Winter Range | • cover 1 – 85 meters from forage | • forage 86 – 285 meters from cover |
| • Focal Bird Species Source Habitat | • Fish-bearing Streams and Other Riparian Areas | • cover 86 – 285 meters from forage | • forage 286 – 484 meters from cover |
| • Rare Forest Structure | • WDFW Priority Habitats & Species | • cover > 285 meters from forage | • forage > 484 meters from cover |
| | | • forage 1 – 85 meters from cover | |

Potential Summer Elk Habitat

The summer elk potential habitat model was based on a model developed by John Musser, et al, for the Colockum Wildlife Area. The model was run for the nine townships that intersect with the Stemilt-Squilchuck watershed (WRIA 40A). Results were summarized by John Musser in his report Elk Habitat Potential, Stemilt and Squilchuck Drainages (March 2008).

The area of interest includes nine townships (T20R19E, T20R20E, T20R21E, T21R19E, T21R20E, T21R21E, T22R19E, T22R20E, T22R21E) located south of Wenatchee in central Washington. We obtained USPLS TRS data and created a template of the townships to clip digital data layers so that resulting files overlay exactly.

Model Development Process

1. Used NLCD from the USGS Seamless Distribution site (<http://seamless.usgs.gov/>). Clipped to evaluation area. Reclassified to either cover (includes conifer and deciduous trees) or forage (all other except lakes). Developed buffer areas (below), then saved cover-forage buffer layer created for use in the model:
 - cover 1 – 85 meters from forage
 - cover 86 – 285 meters from forage
 - cover > 285 meters from forage
 - forage 1 – 85 meters from cover
 - forage 86 – 285 meters from cover
 - forage 286 – 484 meters from cover
 - forage > 484 meters from cover
2. Obtained 10m seamless digital elevation from USGS, clipped to evaluation area and converted to degrees of slope. Reclassified slope file (below) and saved the slope classification for use in the model:
 - Areas with 0 - 10 degrees slope
 - Areas with 11 – 20 degrees slope
 - Areas with > 20 degrees slope
3. Obtained digital hydrology layer from USGS National Hydrologic Dataset (NHD, <http://nhd.usgs.gov/>), clipped to evaluation area and reclassified all perennial and intermittent streams and lakes as water. Developed buffers (below) based on distance from water and saved distances for use in the model:
 - 0 – 200 meters from water
 - 201 – 400 meters from water
 - 401 - 600 meters from water
 - > 600 meters from water

4. Modeled summer elk habitat potential based on cover-forage buffers, slope categories and hydrology buffers created in steps 1 – 3.

Optimum Habitat

- Characteristics: Cover or forage within 85 meters of edge (cover withing 85 m of forage, forage within 85 m of cover); within 400 meters of water; has slope < 11 degrees
- Equation: $(([\text{dist_fr_cov2}] == 1) * ([\text{dist_fr_for2}] == 1) * (([\text{water_dist3}] == 1 \mid [\text{water_dist3}] == 2)) * ([\text{Reclass of slope_deg_v2}] == 1)$

Preferred Habitat

- Characteristics: Cover between 86 – 285 meters of forage; within 400 meters of water; slopes < 11 degrees
- Equation: $[\text{slope_lt_11}] + [\text{water_400}] + [\text{Reclass of cov86_285for}]$
- Note: Reclass new grid PREFERRED where 3 becomes 1, all else is 0

Suitable Habitat

- Characteristics: Cover within 285 meters of forage or forage within 85 meters of cover; within 400 meters of water; slopes between 11 and 20 degrees

Other Habitat

- Areas that do not meet definitions of optimum, preferred or suitable habitat

5. Determined the total acres of each model category (Optimal, Preferred, Suitable and other) for each section within the evaluation area. Provided a summary list in Excel format to John Musser for inclusion in his final report.

Focal Bird Species

Focal bird species habitat was modeled by James Begley, William Gaines and others at the Wenatchee National Forest (<http://www.fs.fed.us/r6/wenatchee/>). Species included in this component are:

- White-headed Woodpecker. This species is representative of larger, older, drier, more open forest habitats.
- MacGillivray's Warbler. This species is representative of wetlands and riparian habitats.
- Pileated Woodpecker. This species is representative of larger, older, wetter, high-percentage canopy closure forests.
- Northern Goshawk. This species is representative of similar habitats to the pileated woodpecker, but its habitat ranges much higher in elevation, nearly to the very top of the watershed.

Similarly to the PHS data, all source habitat distributions were treated similarly when they were combined into the composite map.

Rare Forest Structure

This variable was derived from both the size/structure and canopy closure variables developed by the Wenatchee National Forest.

Selecting out Rare Forest Types (forest habitats with large trees, widely spaced):

1. Selected crown closure from 20 – 29.9 percent from crown-closure grid; result is crownclos20_29.
2. Selected trees with Quadratic Mean Diameter (QMD):
 - Single story - 10 to 14.9 inches QMD; VALUE = 3
 - Single story - 15 to 19.9 inches QMD; VALUE = 4
 - Single story - 20+ inches QMD; VALUE = 5
3. Then Multiplied crownclos20_29 X snglstry10up to yield rare_for

The result represents the rarest forest habitat in the watershed, according to the technical subcommittee.

Mule Deer Winter Range Model

The Mule Deer Potential Winter Range maps were produced using a model adapted from thesis research conducted by Will Moore (Mule Deer Winter Range Use And Potential Habitat Enhancements In Chelan County, Washington, Central Washington University 2003). We adapted the parameters starting on page 53 (of Moore’s thesis) as follows:

Variable	Criteria	Weighting
Aspect	West	High – 3
	East/South	Med – 2
	North	Low – 1
Slope	Angle larger than 17 degrees	High – 3
	Angles between 8-17 degrees	Med – 2
	Angles between 0-8 degrees	Low – 1
Elevation	Less than/= to 750m	Included
	Greater than 750m	Excluded
Cover	Areas with no cover	High – 2
	Areas with cover	Low – 1
Distance to Cover	Areas greater than 400m	High – 2
	Areas less than 400m from cover	Low – 1

In the Stemilt, there are no areas greater than 400 meters from cover, so based on Mr. Moore’s research, we assumed that generally speaking the farther away from cover the better and used the following distances:

Distance (Feet)	Score
0 – 100	1
101 – 300	2
301 - 6833	3

Aspect, slope, and elevation were all derived from the 30m digital elevation model from the USGS described above under the Elk Summer Habitat Potential model. The distance to cover data was derived from the same distance to cover layer described under the Elk Summer Habitat Potential.

NOTE: We were not able to obtain data for the following variables:

Variable	Criteria	Weighting
Distance to bitterbrush	Areas more than 1200m	High – 2
	Areas less than 1200m	Low – 1
Herbaceous Classes	Yes herbaceous productivity	High – 2
	No herbaceous productivity	Low – 1

The study extent of the original winter-range habitat potential model was limited to a subset of Chelan County that stops just north of the Stemilt-Squilchuck watershed. Consequently, we were not able to use much of the data that was developed for the study, such as the distribution of bitterbrush and the herbaceous productivity layer. Our adaptation of the general approach should therefore be considered less rigorous than the model created by Mr. Moore; however, it was reviewed by the Stemilt Wildlife Resources Technical Subcommittee and was considered to be a generally accurate reflection of the observed winter range of mule deer in the Stemilt-Squilchuck.

Fish-bearing Streams and Other Riparian Areas

Fish-bearing streams were identified by Ron Fox and his colleagues at the Washington Department of Fish and Wildlife, as well as from the Washington Department of Natural Resources 1:24,000 state water-type data (<http://fortress.wa.gov/dnr/app1/dataweb/dmmatrix.html#Hydrography>). We used the union of these two sources, and based on the recommendation of the subcommittee, included all perennial streams as well. We buffered all streams included in this set by 100 feet. In the conceptual plan map, these areas are represented by ¼-mile buffers (1,320 feet).

WDFW Priority Habitats and Species

This dataset was obtained from WDFW (<http://wdfw.wa.gov/hab/phspage.htm>) and modified to remove elk and mule deer habitats, which were modeled separately and described below in this document. The PHS included in the wildlife composite map are:

- Bald eagle
- Cavity-nesting ducks
- Cliffs/bluffs (including additional areas of cliffs/bluffs digitized from 2006 USDA NRCS NAIP color orthophotography)
- Riparian zones
- Talus slopes (including additional areas of talus digitized from 2006 USDA NRCS NAIP color orthophotography)
- Waterfowl concentrations
- Wetlands
- Wood ducks

All of the PHS were treated similarly when they were combined into the composite map.

Goal 3: Maintain and Enhance Recreational Access

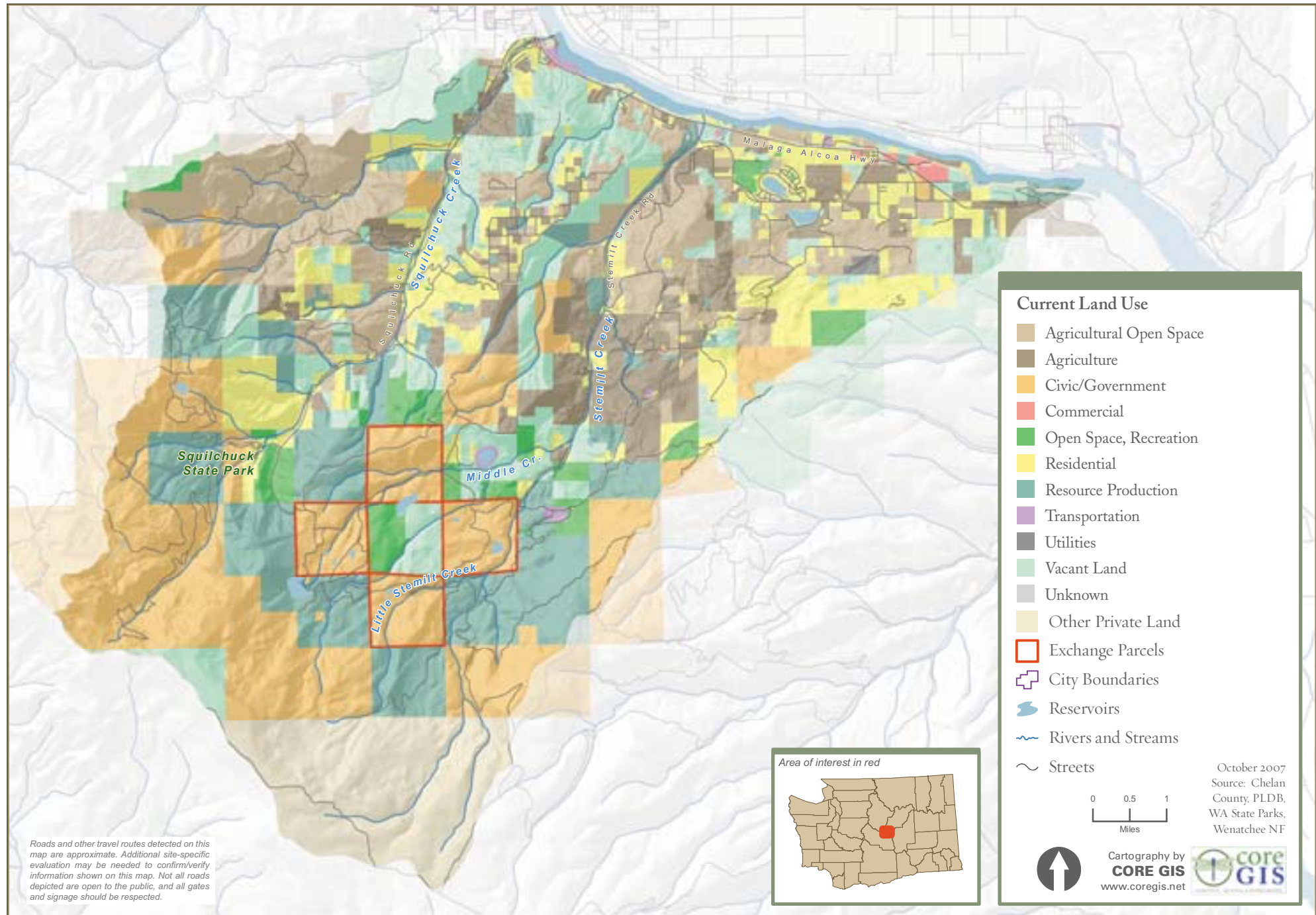
There was very little existing data on the recreational resources in the Stemilt-Squilchuck watershed. The vast majority of the mapped recreation data came directly from the Recreational Technical Subcommittee. Unlike for the first two goals, the subcommittee did not identify a need to model recreation within the watershed, but rather determined it would be more valuable to map the existing recreational infrastructure. In close collaboration with the subcommittee, we mapped 12 existing recreation feature types, and created a Potential Recreational Resources map reflecting the potential connections (or expansions) between existing recreation features.

Traffic-counter data included with the recreation maps was gathered by the Washington Department of Fish and Wildlife and Washington Department of Natural Resources. All potential recreation expansion areas/routes were identified by the technical subcommittee.

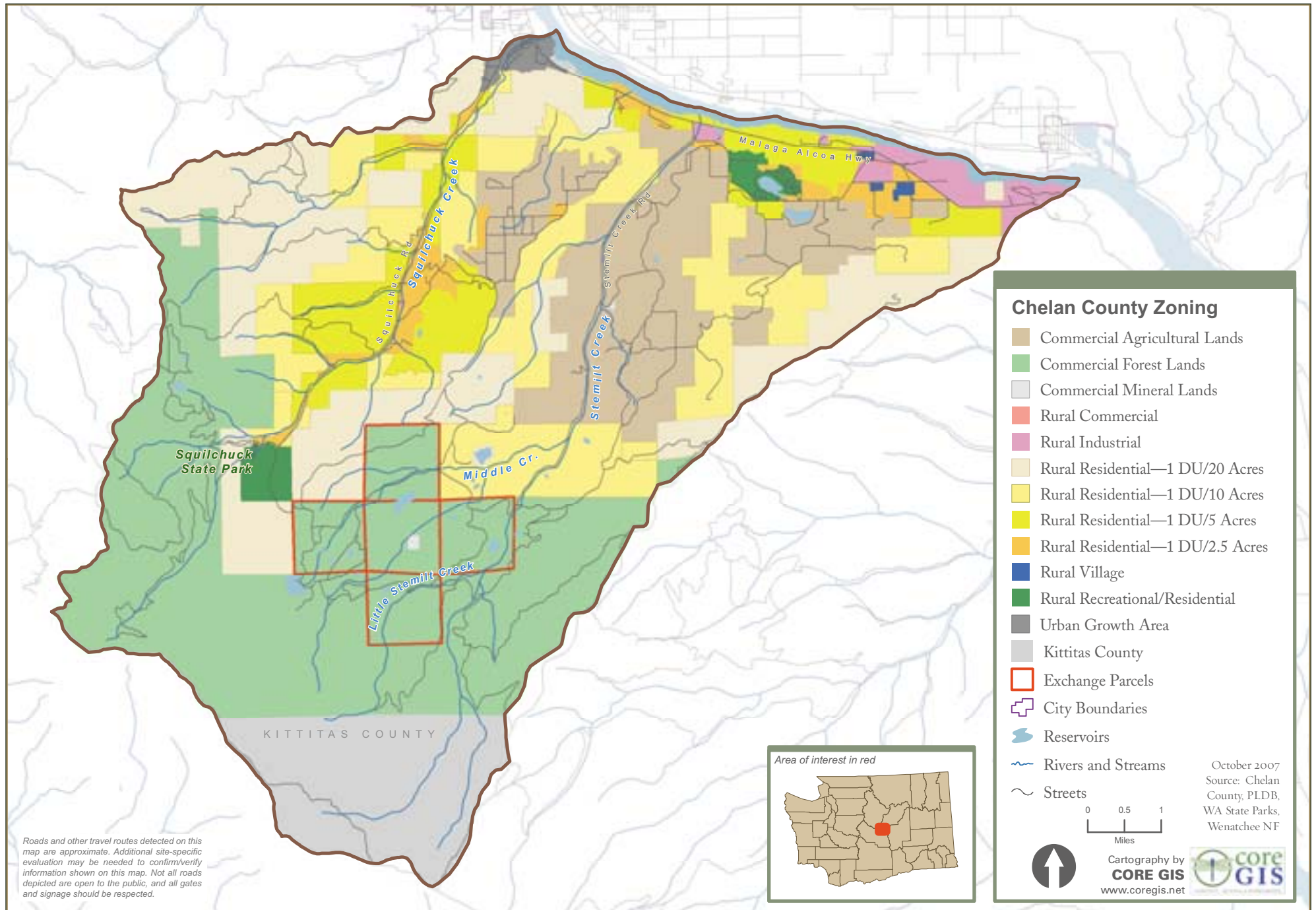
Recreation Information Sources

Feature Type	Source
Key Access Points	Identified by Technical Subcommittee
Key Access Routes	Identified by Technical Subcommittee
Parking	Identified by Technical Subcommittee
Informal Campsites	Identified by Technical Subcommittee
Green Dot Roads	Provided by WDFW
Popular Hiking, Biking, and Equestrian Routes	Identified at community workshop and by Technical Subcommittee
Other Bicycle Routes	Identified by Wenatchee Valley Velo Club, David Stipe
Other Equestrian Routes	Identified by Tony Gillin, John Lemkuhl
Groomed Snowmobile Trails	Provided by Washington State Parks
Popular Fishing Reservoirs	Identified by Technical Subommittee
Downhill Skiing	Digitized from color orthphotos
Generalized Hunting Areas	Identified by Technical Subommittee

MAP D.I CHELAN COUNTY CURRENT LAND USE



MAP D.2 CHELAN COUNTY ZONING



E. STEMILT-SQUILCHUCK CONSERVATION FINANCE FEASIBILITY STUDY

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This brief study presents funding options potentially available to Chelan County for financing the acquisition, restoration, and maintenance of land (or development rights) for conservation purposes. There are a number of potential public funding options that can be knit together into a “funding quilt” to protect land and increase access to public land in the Stemilt-Squilchuck watershed.

A funding quilt is the combination of funding sources —state, federal, local, and private— that are brought together to help achieve conservation objectives. The most reliable form of funding to achieve conservation objectives over the long-term is local funding. Due to the competition for state, federal and private funding, these sources often serve as supplements or incentives.

This report starts with a summary of relevant state and federal conservation funding programs that may be leveraged by the county. This information is followed by an examination of the options for generating and dedicating local revenue for conservation including the revenue-raising capacity and costs of several financing tools. Together, the information on the following pages will provide a guide for considering public finance options to fund the conservation of open spaces in the county.

FUNDING SOURCES FOR LAND CONSERVATION

State Programs

In many respects, the State of Washington is a model of consistency and commitment towards conservation land acquisition among the 50 states. Year in and year out, through difficult economic times and ever-changing priorities, since 1990 state legislators have continued to approve between \$45 million and \$60 million toward land conservation programs each year. And millions more on top of that come in from federal sources. In the most recent biennium, the legislature approved \$100 million for Washington Wildlife and Recreation Program (WWRP) projects. This represents the largest single two-year investment in land conservation in the state’s history.

Most of the land-acquisition programs that administer these funds encourage the use of matching funds, if possible, to stretch each program’s funding base and maximize the goals of the program. Local government programs throughout the state aggressively seek state- and federal-matching funds available through a variety of conservation and recreation programs. State programs such as the Washington Wildlife and Recreation Program, the Salmon Recovery Board, the stateside Land and Water Conservation Fund program (in funded years), and the Division of Historical Resources Special Category Grants; and federal programs such as the Endangered Species (Section 6), federal Land and Water Conservation Fund, and Forest Legacy program, offer match-funding opportunities, though the dollar amounts available are usually quite limited. Because there are a number of these smaller programs, many will not be discussed in detail here.

Washington Wildlife and Recreation Program

For most local governments seeking substantial acquisition funding and/or partnerships necessary to purchase property in today's real estate market, the programs that receive funds from the state's Wildlife and Recreation Program (WWRP) are at the top of the list.

The Resource and Conservation Office (RCO) is a state agency that serves the Resource and Conservation Funding Board (RCFB) and the Salmon Recovery Funding Board (SRFB). RCO's primary land conservation program is the Washington Wildlife and Recreation Program (WWRP), created by the Legislature in 1989. WWRP funding primarily comes from the sale of state general obligation bonds, with the legislature establishing funding levels on a biennial basis at approximately \$50 million. In 2007 funding levels were doubled to \$100 million.

State and local agencies are eligible for funding through WWRP, although a 50-percent match is required from local agencies. According to state statute, WWRP funds must be distributed equally between outdoor recreation and habitat conservation. WWRP grants are offered once every two years. The 2008 deadline for applications was May 1st. Contact the RCO at (360) 902-3000 or visit www.rco.wa.gov.

The WWRP programs most relevant to the Stemilt-Squilchuck Vision are listed below, along with their 2007-2009 appropriations.

In 2007 the Governor signed a two-year capital construction budget that increased funding for Washington Wildlife and Recreation Program (WWRP) grants to \$100 million. Those funds will be distributed as follows:

- Outdoor Recreation - \$36 million for state and local parks, trails, and shorelines.
 - Local Parks - \$10.8 million
 - State Parks - \$10.8 million
 - Trails - \$7.2 million
- Habitat Conservation - \$36 million for natural areas, urban, and critical habitat and land stewardship.
 - Critical Habitat - \$14.4 million
 - Natural Areas - \$10.8 million
 - Urban Wildlife Habitat - \$7.2 million
- Riparian Habitat Protection - \$19 million for acquisition or restoration of marine and fresh-water habitat areas.
- Farmland Preservation - \$9 million for conservation or restoration of working farms.

The amount of funding for the 2009-2011 WWRP will be established during the 2009 legislative session. The size of the appropriation by the 2009 Legislature will establish how much funding for projects will be available in the above categories. If the appropriation is again \$100 million, as it was in 2007, the above figures are likely to be the same. Since the WWRP only funds projects identified through the grant process, use of the WWRP for lands in the Stemilt-Squilchuck watershed requires that specific projects be proposed by May 1, 2008. WDFW submitted a project proposal in the Critical Habitat category for lands in the Stemilt-Squilchuck watershed.

Trust Land Transfer Program

Launched in 1989, the Trust Land Transfer Program run by the Department of Natural Resources (DNR) is a unique program that funds school construction

while protecting Washington's natural resources. The program transfers school trust lands²¹ suitable for natural or wildlife areas, parks, outdoor recreation, or open space to appropriate ownership while providing funding to schools equal to the timber or lease value of the transferred land. The program has successfully transferred ecologically valuable land out of trust lands and into appropriate conservation status with legislative appropriations. The program uses some funds to acquire properties that can be managed for greater returns for trust beneficiaries.

Some trust lands have low potential for income production due to factors such as steep, unstable slopes, critical fish and wildlife habitat, public use demands, environmental and social concerns, and other issues that complicate income production from certain trust lands. DNR identifies a list of such properties each biennium for consideration by the Board of Natural Resources and the Legislature as candidates for the TLT program. One key criterion is that candidate properties, in aggregate, have a high timber-to-land value to ensure the greater part of the appropriation is deposited directly to fund school construction in the current biennium. DNR coordinates the review and prioritization of the proposed list of transfer properties with other state agencies and programs. The list, along with maps and property descriptions, are assembled into an informational package that is presented to the Board of Natural Resources and then to the Governor's Office for submission to the Legislature. The Legislature reviews the proposal, determines the makeup of the final package, and sets an appropriation funding level. If approved, the transfer package is authorized and funded as a section in the Capital Budget Bill. Legislation generally provides for the direct funding of properties through the appropriation.

Since 1989, \$538,962,000 has been appropriated to fund the TLT Program. Over 79,000 acres of special Common School Trust property has been transferred to other public agencies or programs for protection and management. Agencies

receiving land through the program include the DNR Natural Area Preserve and Natural Resource Conservation Area Programs, Washington State Department of Fish and Wildlife, Washington State Parks and Recreation Commission, county and city governments, and local public park districts.

The four DNR sections in the heart of the Stemilt-Squilchuck watershed may be eligible for the TLT program.

Contact: Everett Challstedt at evert.challstedt@dnr.wa.gov or (360) 902-1605.

Salmon Recovery Funding Board

Funded by state and federal government, the Salmon Recovery Funding Board (SRFB) was created in 1999 by the state legislature to grant funds to protect or restore salmon habitat and assist related activities. The SRFB administers two grant programs, the Salmon Recovery Funding Board grants and the Family Forest Fish Passage Program (FFFPP). For SRFB grants, eligible applicants are cities, counties, non-profits, private landowners working on their own land, conservation districts, tribes, special purpose districts and regional fisheries enhancement groups. State agencies may apply but must have a local partner. Fifteen percent matching funds are required. The FFFPP is directed at small forest land owners who harvest from their own land and meet eligibility as described in Section 11 of SSHB 1095 and match is determined by cost estimate (see RCO requirements).

The SRFB grant program is coordinated by a local lead entity and other regional organizations. The Stemilt-Squilchuck area is WRIA 40A and included in the Chelan County Lead Entity area. Overseeing the Chelan County Lead Entity strategy is the Upper Columbia Salmon Recovery Board, a board that plans regionally for salmon recovery. Eligible applicants in WRIA 40A should

²¹School trust lands are public lands (forest, agricultural, range, or commercial properties) owned and managed by DNR for the purpose of generating revenue to fund schools, universities and other institutions. DNR strives to improve returns from state trust lands. DNR manages more than three million acres of trust lands.

work with the Lead Entity and Salmon Recovery Coordinator at the county to develop their projects for funding in the SRFB process.

Contact: Marc Duboiski at marcd@rco.wa.gov or (360) 902-3137.

Federal Programs

All the programs discussed in this section are administered by federal agencies but vary in how funds are delivered for on-the-ground conservation projects. For example, some of these program funds are directed to the states, which in turn decide what projects to fund, while other program funds are granted by a federal agency through a competitive process. In still other cases, Congress may “earmark” funds for individual projects. The descriptions provided below are meant to provide a broad overview of funding sources. TPL can provide additional information on program rules and accessibility.

Cooperative Endangered Species Conservation Fund

U.S. Fish and Wildlife Service

<http://www.fws.gov/endangered/grants/index.html>

Grants offered through the Cooperative Endangered Species Conservation Fund (authorized under section 6 of the Endangered Species Act) support participation in a wide array of voluntary conservation projects for candidate, proposed, and listed species.

HCP Land Acquisition Grants

Habitat Conservation Plan (HCP) Land Acquisition Grants provide funding to states and territories explicitly for land acquisitions that complement approved HCPs. These grants are available only for land purchases that go above and beyond the conservation responsibilities that nonfederal partners already bear under the terms of the HCP.

Specifically, the grants fund land acquisitions that complement but do not replace private mitigation responsibilities contained in HCPs; have important benefits for listed, proposed, and candidate species; and have important benefits for the ecosystems that support those species. In the last two fiscal years, Washington has received three HCP land acquisition grants totaling over \$11 million and conserving over 7,000 acres of endangered species habitat through this program.

Recovery Land Acquisition Grants

Recovery Land Acquisition Grants provide funds to states and territories for the acquisition of habitat, through both fee and easement, in support of federally listed threatened and endangered species recovery. These funds must contribute to the implementation of a finalized and approved recovery plan for at least one species under the Endangered Species Act. In the last two fiscal years, Washington has received \$1 million in Recovery Land Acquisition grants.

Land and Water Conservation Fund (LWCF)

U.S. Department of the Interior

Created in 1965, the Land and Water Conservation Fund (LWCF) is the largest source of federal money for park, wildlife, and open space land acquisition. Specifically, LWCF provides funding to assist in the acquiring, preserving, developing, and ensuring accessibility to outdoor recreation resources, including but not limited to open space, parks, trails, wildlife lands, and other lands and facilities desirable for individual active participation. The program’s funding comes primarily from offshore oil and gas drilling receipts, with an authorized expenditure of \$900 million each year. Under this program, a portion of the money is intended to go to federal land purchases and a portion to the states as matching grants for land-protection projects.

LWCF – Stateside

(National Park Service through the Washington State Recreation and Conservation Office)

<http://www.rco.wa.gov/rcfb/grants/lwcf.htm>

The stateside LWCF program provides a 50-percent match to states for planning, developing, and acquiring land and water areas for natural resource protection and recreation enhancement. Funds are distributed to states based on population and need. Once the funds are distributed to the states, it is up to each state to choose the projects, though the National Park Service has final approval. Eligible grant recipients include municipal subdivisions, state agencies and tribal governments, each of whom must provide at least 50-percent-matching funds from nonfederal sources in either cash or in-kind contributions and a detailed plan for the proposed project. Annual appropriations have ranged from a high of \$369 million in 1979 to four years of zero funding between 1996 and 1999. In FY 2006 and FY 2007, \$27.9 million was provided for stateside grants in each year. Just under \$25 million is provided for the program in FY 2008.

In Washington, the program is administered by the Recreation and Conservation Office, which received \$1.2 million in each of fiscal years 2006 and 2007. An applicant must submit a plan including goals and objectives, inventory, and a description of the public involvement process used. Recreation and Conservation Funding Board (RCFB) must accept the plan at least three months before the meeting in which the applicant's project is first considered for funding. Applications are usually due in the spring and are evaluated in a competitive process by an advisory committee. Applications are evaluated based on the technical merits of the project, the public/private partnerships, and how the project addresses the identified needs and priorities of Washington's statewide comprehensive plan (also called the State Comprehensive Outdoor Recreation

Plan, or SCORP). The advisory committee submits a ranked list to the RCFB for approval.

Federal Aid in Wildlife Restoration (Pittman-Robertson Act)

U.S. Fish and Wildlife Service

<http://federalasst.fws.gov/wr/fawr.html>

Implemented in 1938, the Federal Aid in Wildlife Restoration Act, or more commonly known as the Pittman-Robertson Act, provides funding from the Department of the Interior for the selection, restoration, rehabilitation, and improvement of wildlife habitat, wildlife management research, and the distribution of information produced by the projects. Funds are derived from an 11-percent excise tax on sporting arms, ammunition, and archery equipment and a 10-percent tax on handguns. Funds are apportioned to appropriate state agencies on a formula based on the total area of the state and the number of licensed hunters in the state. Each state wildlife agency determines the best use of their apportioned funds and grants awards to projects based on these priorities. Grants can be awarded for wildlife management, to conduct habitat research, population studies and surveys, or hunter education programs, as well as to acquire lands for both wildlife and public access.

The program is a cost-reimbursement program in which the state applies for repayment of up to 75 percent of approved project expenses. The state must provide at least 25 percent of the project costs from nonfederal sources.

In FY 2007 and FY 2008, Washington is expected to receive around \$8 million in funding through this program.

Forest Legacy Program (FLP)

U.S. Forest Service (USFS)

www.fs.fed.us/spf/coop/programs/loa/aboutflp.shtml

http://www.dnr.wa.gov/htdocs/amp/forest_legacy/final102504/

The Forest Legacy Program (FLP) was established in 1990 to provide federal funding to states to assist in securing conservation easements on forestlands threatened with conversion to non-forest uses. Fee transactions are also used under the program, either for the whole transaction or combined with easements to achieve a state's highest conservation goals. A state voluntarily enters the program by submitting an Assessment of Need (AON) to the Secretary of Agriculture for approval. These plans establish the lead state agency, the state's criteria for Forest Legacy projects, and Forest Legacy areas (FLA) within which proposed Legacy projects must be located. Once the AON is approved, the state lead agency can submit up to three grants each year for projects within the FLAs. The federal government may fund up to 75 percent of project costs, with at least 25 percent coming from private, state, or local sources.

The process begins with the state's Forest Stewardship Committee, which ranks the projects submitted (usually by late spring) to the state lead agency for submittal to the U.S. Forest Service (USFS) regional Forest Legacy Program staff coordinator. Each state may submit up to three projects, totaling no more than \$10 million, and the deadline for submissions is usually late October or November. In early January, a national ranking committee composed of USFS and state representatives ranks all projects, with the project's resource importance, strategic contribution and threatened status given most consideration. Once a

level of funding has been established in the annual budget proposed by the White House, the USFS publishes a list of ranked projects up to that level of funding. To date, Congress has relied on that list, with a few tweaks, to determine an appropriations level for the FLP that may or may not match the President's budget recommendation.

In FY 2007, the Forest Legacy Program was funded at \$56.4 million, providing grants to states for 31 forest conservation projects. Washington received \$1.88 million through FLP for the Tahuya Headwaters Pope project located in Kitsap County. The Forest Legacy Area in Chelan and Kittitas counties extends generally eastward to the Columbia River and includes lands in the southern portion of the Stemilt-Squilchuck watershed²².

National Fish and Wildlife Foundation Keystone Initiative Grants & Special Grants Programs

<http://www.nfwf.org/programs.cfm>

In 1984, Congress created the National Fish and Wildlife Foundation to benefit the conservation of fish, wildlife, plants, and the habitat on which they depend by attracting diverse investments to conservation and encouraging locally supported stewardship on private and public lands. Through their Keystone Initiatives Grant Program, NFWF funds projects to conserve and restore bird, fish, and wildlife populations as well as the habitats on which they depend. The Foundation awards matching grants to projects that address priority actions laid out by their strategic plan, work proactively to involve other conservation and community interests, leverage funding, serve multiple objectives, involve strong partnerships, and fit into a larger ecosystem approach to conservation. The most successful applications will display the long-term environmental benefits of a project that yields high-quality conservation returns.

²² A map of the Forest Legacy Planning area in south Chelan County can be accessed online at: http://www.dnr.wa.gov/Publications/amp_fl_map_nkitsokgn3.pdf (Accessed April 24, 2008).

Eligible grantees include federal, tribal, state, and local governments, educational institutions, and nonprofit conservation organizations. Grants range from \$50,000 to \$300,000 and typically require a 2:1 nonfederal match. Project proposals are received on a year-round, revolving basis with two decision cycles per year.

In addition to the Keystone Initiative matching grants, the Foundation administers a variety of special grant programs with specific conservation objectives, programmatic guidelines, and timelines. (See the Foundation's website for more information on these numerous grant opportunities or call NFWF's Western Partnership Office at (503) 417-8700.)

State Wildlife Grants

U.S. Fish and Wildlife Service

<http://wsfrprograms.fws.gov/Subpages/GrantPrograms/SWG/SWG.htm>

Created by Congress in 2001, the State Wildlife Grants program is a matching-grant program available to every state in support of cost-effective, on-the-ground conservation efforts aimed at restoring or maintaining populations of native species before listing under the Endangered Species Act is required. In order to maximize the effectiveness of this program, Congress required each state to develop a comprehensive wildlife conservation strategy for the conservation of the state's full array of wildlife and the habitats upon which they depend. These plans identify species and habitats of greatest conservation need and outline the steps necessary to keep them from becoming endangered. The State Wildlife Grants program provides matching funds that are to be used to implement the conservation recommendations outlined in these state wildlife action plans.

Funds appropriated under the SWG program are allocated to every state according to a formula based on a state's size and population. Each state then determines the best use of their grant funds with the understanding that the money must be used to address conservation needs, such as research, surveys, species and habitat management, and monitoring, identified within a State's Comprehensive Wildlife Conservation Plan/Strategy. These funds may also be used to update, revise, or modify a State's Strategy. Each state has its own process for the prioritization and distribution of these funds. Since its inception in 2001, Washington has received almost \$10 million in matching funds from this program.

Bonneville Power Administration

U.S. Department of Energy

The Bonneville Power Administration (BPA) is a power-marketing agency of the United States Department of Energy and supplies roughly half of the electricity used in the Pacific Northwest. Pursuant to various laws and agreements, BPA bears responsibility for fish and wildlife preservation, mitigation, recovery, and protection. Since 1980, BPA has incurred over \$6 billion in costs for its fish and wildlife obligations. As part of the development of the federal Columbia River power system alone, BPA acquired over 15,000 acres in fee title and easements or leases over roughly 3,700 acres at a cost of over \$65 million for wildlife habitat. BPA also contributed \$725,000 from its internal mitigation fund for the purchase of 350 acres for the Mountains to Sound Greenway in 2002.

Examples of a variety of BPA mitigation projects can be accessed on the BPA Web site, <http://www.efw.bpa.gov/>.

Transportation Enhancements (TE)

U.S. Department of Transportation

www.enhancements.org

<http://wsdot.wa.gov/TA/ProgMgt/GRANTS/ENHANCE.HTM>

The federal Surface Transportation Program provides states with funding for highway projects. States are allocated funds based on a combination of population, transportation systems, miles of roads, and other factors. Each state must reserve at least ten percent of its Surface Transportation Program dollars for transportation-enhancement (TE) activities. These enhancement projects include historic preservation, rails-to-trails programs, easement and land acquisition, transportation museums, water pollution mitigation, wildlife connectivity, and scenic beautification. All projects must be related, in some way, to transportation.

In each state, TE projects are selected through a competitive process. Applications are submitted by local government entities, often in partnership with nonprofit organizations. The federal government provides 80 percent of the funds and the municipalities need to contribute a 20-percent match.

In Washington, each Metropolitan Planning Organization (MPO) or Regional Transportation Planning Organization (RTPO) establishes its own criteria and selects projects up to the amount of TE funds sub-allocated to the region. Washington Department of Transportation's (WSDOT) statewide project selection criteria are used as a basis for regional selection procedures. Additionally, each MPO and RTPO submits its regionally selected list, plus up to five additional local project proposals not funded with regional TE funds, to WSDOT for competition in a statewide selection process. A statewide TE Selection Committee, consisting of representatives from WSDOT, cities, counties,

Indian Nations, and pedestrian, bicycle, trail, and historic/scenic groups, reviews these projects, ranks them, and makes final selections for funding. The federal government gives final approval to the projects and distributes the funds directly to the municipalities or nonprofits on a reimbursement basis.

In the 2006 round of funding, trail and sidewalk projects were funded in Chelan County. Nearly \$42 million was provided to projects statewide. No land-acquisition projects were funded in the state, but the TE Committee followed the priorities recommended by the MPOs and RTPOs. The RTPO for Chelan County is the North Central RTPO located in Wenatchee (<http://www.wsdot.wa.gov/regions/NorthCentral/>).

NRCS Farm and Ranch Lands Protection Program (FRPP)

Department of Agriculture

<http://www.nrcs.usda.gov/programs/frpp>

The USDA Farm and Ranch Lands Protection Program provides matching funds to assist in the purchase of development rights to keep productive farm and rangeland in agricultural uses and works with state, tribal, or local governments and nongovernmental entities. Grants are awarded by the Natural Resource Conservation Service (NRCS) to states, local governments, and nongovernmental entities on a competitive basis, according to national and state criteria and require up to a 50-percent non-NRCS match to cover the cost of the easement. Up to 25 percent of donated land value can be counted as the match.

In FY 2007, Washington received \$1,178,980 in FRPP funding for conservation easements on 419 acres. The Cascadia Conservation District (CCD) is the local NRCS office for the Wenatchee area. The CCD can be contacted at 509-664-0275, <http://www.cascadiacd.org/>.

Local Revenue Options

Nationwide, a range of public-financing options has been utilized by local jurisdictions to fund parks/open space preservation, including general obligation bonds, the local sales tax, and the property tax. Less frequently used mechanisms have included special assessment districts, real estate transfer taxes, impact fees, and income taxes. In Washington, local government funding options for land conservation have primarily taken the form of budget appropriations, property taxes, general obligation bonds backed by property taxes, sales tax, and less frequently, impact fees and the real estate transfer tax. Many communities also have had success in leveraging local sources with funds from Washington's state conservation programs and some federal programs.

Choosing a Funding Strategy

While most local governments can create funding for land conservation through their budgetary process, this either happens infrequently or does not yield adequate funding. In so-called “emergency room conservation” a city or county may rally to make an emergency appropriation to purchase a piece of land to avoid imminent loss to development or other use that impacts its natural or agricultural resource value. However, this is a high-risk strategy and one that often requires the local government to pay a high price to conserve land.

In TPL's experience, local governments that create funding via the legislative process provide substantially less funding than those that create funding through ballot measures. As elected officials go through the process of making critical budgetary decisions, funding for land conservation lags behind other public purposes, and well behind what voters would support. It is understandably often quite difficult to raise taxes without an indisputable public mandate for the intended purpose.

The power of conservation finance ballot measures is that they provide a tangible means to implement a local government's vision. With money in hand, local governments can proactively approach landowners to negotiate with them to protect land now, before bulldozers are ready to plow it under, and before land prices rise sky high. With their own funding, local governments are much better positioned to secure scarce funding from state or federal governments or private philanthropic partners. Rather than being “stuck with the rest,” local governments can go out and “protect the best.” Having a predictable funding source typically empowers the city or county to establish conservation priorities that protect the most valuable resources, are geographically distributed, and otherwise meet important community goals and values.

Overall, voter support of local conservation finance measures in Washington has been mixed. Roughly 40 percent of measures (20 of 50) on the ballot between 1998 and 2007 were approved, though the record has improved in recent years with 67 percent of measures (8 of 12) passing since 2004. Success at the ballot is hampered somewhat in the state by the high approval threshold (60 percent of the vote) required for local bond measures. TPL and its affiliate The Conservation Campaign²³ have supported 12 local conservation finance measures in Washington, 7 of which were approved. See the following “Local Conservation Finance in Washington” section for a full list of successful measures.

However, conservation finance measures are not right for every local government or they might not be the right approach at the moment. Budget appropriations and other revenue sources that can be implemented through the legislative process may well serve as short-term funding options while parks and conservation proponents develop a strategy and cultivate broad support for longer-term finance options.

²³ The Conservation Campaign (TCC) is a non-profit 501(c)(4) organization affiliated with TPL. TCC mobilizes public support for ballot measures and legislation that create public funds to protect land and water resources.

Dedicated Local Funding Sources

Significant, dedicated funding generally comes from broad-based taxes and/or the issuance of bonded indebtedness. The following options present opportunities for financing land conservation in Chelan County:

Property Tax

Chelan County may ask voters to increase the regular county property tax via a levy lid lift, which requires majority approval of voters in the county at a general or special election. For example, a 0.1 percent increase in the property tax levy would generate just under \$700,000 annually at a cost of \$24 per year to the average homeowner in the county.

Conservation Futures Property Tax

Chelan County also may levy a Conservation Futures Tax at the maximum rate of \$0.0625 per \$1,000 of assessed value (or \$6.25 per \$100,000 value). The county could impose this tax via an ordinance or resolution of the Board of County Commissioners. Revenues generated from the Conservation Futures Tax may be expended for the acquisition of development rights and other real property rights and interests of any open space land, farm and agricultural land, and timberland and the operation and maintenance of such lands. Implementing this tax at the full \$0.0625 levy would generate roughly \$434,000 annually and cost the average homeowner \$15 per year.

Estimated Revenue & Costs of Property Tax Increase Chelan County			
Tax Rate Increase	Assessed Valuation	Annual Revenue	Cost / Avg. House
0.0625	\$ 6,935,361,591	\$433,460	\$15
0.10	\$ 6,935,361,591	\$693,536	\$24
0.15	\$ 6,935,361,591	\$1,040,304	\$36
0.20	\$ 6,935,361,591	\$1,387,072	\$48

Sources: Total county assessed value, Chelan County Levy Book 2008;
median home price \$238,900, Q2 2007, Washington Ctr for Real Estate, WSU

Bonding

Chelan County could issue general obligation bonds and levy property taxes to pay the debt service on the bonds. For unlimited tax general obligation bonds, 60 percent of the electorate must approve issuance of general obligation bonds, which must be validated by a voter turnout of at least 40 percent of those who voted in the last general election. The county could also issue revenue bonds; however a revenue source must be identified to pay the debt service on these bonds. A \$5 million general obligation bond, payable over 20 years, would cost the average homeowner approximately \$14 annually.

Bond Financing Costs for Chelan County			
20-year Bond Issues at 5.0% Interest Rate			
Assessed Value = \$6.9 billion			
Average Home Value = \$239,000			
Bond Issue Size	Annual Debt Svce	Tax Rate Increase	Cost/ Year/ \$239K House
\$5,000,000.00	\$401,212.94	0.06	\$14
\$10,000,000.00	\$802,425.87	0.12	\$28
\$20,000,000.00	\$1,604,851.74	0.23	\$55
\$30,000,000.00	\$2,407,277.62	0.35	\$83

Sources: Total county assessed value, Chelan County Levy Book 2008;
median home price \$238,900, Q2 2007, Washington Ctr for Real Estate, WSU

Sales and Use Tax

Chelan County does not have any capacity to impose additional sales and use tax for parks and open space, though it may dedicate a portion of existing sales tax revenue for parks and open space purposes.

Real Estate Excise Tax

In its unincorporated areas, Chelan County may levy a Conservation Areas Real Estate Excise Tax (REET) upon purchasers of real property of up to one

percent to fund conservation areas. A majority of county voters must approve the tax at a specified rate and for a specified period of time.

The money generated by the additional one percent REET is used exclusively for the acquisition and maintenance of conservation areas, defined as “land and water that has environmental, agricultural, aesthetic, cultural, scientific, historic, scenic, or low-intensity recreational value for existing and future generations, and includes, but is not limited to, open spaces, wetlands, marshes, aquifer recharge areas, shoreline areas, natural areas, and other lands and waters that are important to preserve flora and fauna.”²⁴ In Washington, only San Juan County has exercised its authority to levy this conservation area REET.

Special Purpose Districts

Special purpose districts, such as park and recreation districts, park and recreation service areas, public facilities districts, public utility districts, and water-sewer districts, may levy property taxes and/or assessments, or issue general obligation bonds for parks and recreational facilities. A public facilities district may also levy sales taxes. In general, approval of 60 percent of 40 percent of voters who participated in the last preceding general election is necessary to implement these financing mechanisms. In some cases formation of a district requires a petition signed by registered voters in the proposed district and subsequent approval by a majority of voters, though park and recreation service areas and public facilities districts may be initiated by resolution of the Board of County Commissioners. Special districts are discussed in somewhat more detail in “Special Purpose Districts” section of this report.

Of these options, the Conservation Futures property tax presents the best option for Chelan County to fund parks and open space. The county may levy up to \$0.0625 per \$1,000 of assessed value (or \$6.25 per \$100,000 value) to acquire development rights and other real property rights and interests of any

²⁴ §36.32.570.

open space land, farm and agricultural land, and timberland and to operate and maintain such lands. Besides offering dedicated funding for land conservation acquisition and stewardship, the Conservation Futures Tax may be levied by the county without approval of the voters and is not subject to limitations upon regular property tax levies. Should Chelan County impose the Conservation Futures Tax, it could raise an estimated \$434,000 a year for parks, open space, and land conservation throughout the county.

Supplemental Funds

Additional local revenue sources could be sought to supplement a county open space program, such as impact fees associated with development projects and recreation user fees. Impact fees, or monetary exactions other than a tax or special assessment, are levied by counties, cities and towns in connection with the approval of a development project to defray all or part of the cost of public facilities related to the development project. Public facilities include publicly owned parks, open space and recreational facilities; public streets and roads; school facilities; and fire protection facilities.²⁵

In general, impact fees may not exceed the estimated reasonable cost of providing the service or facility and shall not be levied to make up for deficiencies in public facilities serving existing developments. Impact fees also may not be used for maintenance and operation. The local ordinance by which impact fees are levied must include a schedule of impact fees, which shall be adopted for each type of development activity based on a formula, or other such calculation that considers the cost, availability of other funding, amongst other items.²⁶ Proceeds from impact fees must be earmarked specifically and retained in special interest-bearing accounts, and must be expended or encumbered within six years of receipt.²⁷

²⁵ §82.02.090(7).

²⁶ §82.02.060.

²⁷ §82.02.070.

Drawbacks to impact fees include potential opposition from developers and affordable housing advocates, as the fees are generally passed on to buyers in the form of higher prices. Also, fees are often used in very specific locations, although they have in some instances been utilized to provide city and countywide services.

Other smaller local revenue sources exist to support a county parks and conservation program, such as donations, bequests, and philanthropic support, but have not been examined in this report. Within Washington, even the most successful land trusts and conservation organizations have very limited financial resources in comparison to formal, funded local government programs.

Special Purpose Districts

In Washington, special purpose districts are limited purpose local governments separate from a city, town, or county government. Generally they perform a single function, though some perform a limited number of functions. They provide an array of services and facilities including electricity, fire protection, flood control, health, housing, irrigation, parks and recreation, library, water-sewer service and more recently stadiums, convention centers, and entertainment facilities that are not otherwise available from city or county governments. Over the years, the Washington legislature has enabled more than 80 different special purpose districts.

Special purpose districts are generally created through the county legislative authority to meet a specific need of the local community. The need may be a new service or a higher level of an existing service. The districts are usually quasi-municipal corporations though some are statutorily defined as municipal corporations.

Most special purpose districts in Washington derive revenues from real property assessments and are called taxing districts. The Department of Revenue uses the term “benefit assessment district” to mean a district formed to provide a specific service or benefit to lands contained within its boundaries. A district’s charges are based on the benefit to property rather than value of the property. Districts that can levy a benefit assessment include diking and drainage districts, horticultural districts, irrigation districts, mosquito districts, river and harbor improvement districts, and weed districts.

While there are some 80 different special purpose districts, the legislature has narrowly defined the purposes of these districts and their revenue authority. As such, it does not appear that authorization exists for creation of a special district that is specifically permitted to acquire land for open space purposes.

There are two types of districts that may offer potential as a vehicle for conserving land in the watershed – they are a Parks and Recreation Service Area and an Irrigation District.

Park and Recreation Service Areas²⁸

Any county may create park and recreation service areas to finance, acquire, construct, improve, maintain, or operate any park, senior citizen centers, zoos, aquariums, and recreation facilities. Such facilities must be owned or leased and administered by a county, city or town, or park and service area. As a quasi-municipal corporation, a park and recreation service area may purchase athletic equipment; provide for the upkeep of park buildings, grounds and facilities; and provide custodial, recreational and park program personnel.

The county legislative authority serves as the governing body of any park and recreation service area created within the county, and areas including city and

²⁸ §§36.68.400 to .620.

towns must be governed by an interlocal agreement. After a park and recreation service area is organized, it may be enlarged to include additional area.

The stated statutory purpose for allowing the creation of park and recreation service areas is to provide a higher level of park services and shall not diminish the right of a county to provide a general park program financed from current expense funds.²⁹

As of January 2004, seven park and recreation services areas exist in Washington State in the following counties: Clallam, Kittitas, Snohomish, Spokane, Yakima, and King County has two park and recreation service areas.³⁰

Financing a Park and Recreation Service Area

To finance capital or operational expenditures, park and recreation service areas may levy property taxes or issue general obligation bonds. The petition or resolution forming the district may propose that the initial capital or operational costs be financed by regular property tax levies for a six-year period, an annual excess levy, or issuance of general obligation bonds for capital costs upon approval of voters in the proposed district.³¹ Details of these finance mechanisms are similar to the park and recreation district financing, with the exception that park and recreation service areas may issue general obligation bonds together with any voter and nonvoter-approved debt equal to 2.5 percent of the value of taxable property (1.25 percent for park and recreation districts).

Formation of a Park and Recreation Service Area³²

A park and recreation service area may be initiated in unincorporated areas of the county by resolution adopted by the county legislative authority or by a petition signed by ten percent of registered voters within the proposed area.

²⁹ §36.68.590.

³⁰ "Number of Known Washington Special Purpose Districts as of January 2004," Municipal Research and Services Center of Washington.

³¹ §36.68.480.

³² §§36.68.410 to .470.

Incorporated areas may be included via a certified copy of the resolution of the governing body of the city or town that approves inclusion within the service area.³³

The resolution or petition must include the proposed boundaries, description of the purposes for formation, and estimate of initial cost of any capital improvements or services authorized in the service area. For the first year of operation, initial costs include "land to be acquired or leased for neighborhood park purposes by the service area to establish a park or park facility specified in the resolution or petition," capital improvements, formation costs, and personnel, maintenance, or operation expenses.

If the petition is accepted or resolution passed for the formation of a service area, the county legislative authority must order a feasibility and cost study; hold a public hearing; and find whether or not the service area's objectives align with the county's comprehensive park plan and general park policies, the exact boundaries of the service area, a full explanation of the improvements or services to be financed by the service area, whether the objectives of the service area are feasible, and the number or name of the service area. If the findings are satisfied, a majority of voters in the proposed service area must approve formation of the park and recreation service area.³⁴

Irrigation Districts

There are several irrigation districts within Chelan County. In addition to the primary purposes for which irrigation districts are authorized (i.e. construction or purchase of works for the irrigation of lands), they may participate in and expend revenue on cooperative watershed management actions, including

³³ §36.68.610.

³⁴ The proposition must substantially state as follows:

FORMATION OF PARK AND RECREATION SERVICE AREA

Shall a park and recreation service area be established for the area described in a resolution of the legislative authority of... County, adopted on theday of20..., to provide financing for neighborhood park facilities, improvements, and services?

Yes..... No.....

³⁵ §87.03.019.

watershed management partnerships and other intergovernmental agreements, for purposes of water supply, water quality, and water resource and habitat protection and management.³⁶

A watershed management partnership may create a “separate legal entity” to conduct the cooperative undertaking of the partnership. Such a separate legal entity may contract indebtedness and may issue general obligation bonds.

Implementation

If either of these districts seems to be an appropriate vehicle for conserving land in the watershed, then additional information would be needed to determine the revenue-generation capacity of the entity, including the potential boundaries of the district, the taxable value of all property, current overlapping tax rates, and the number of parcels. In addition, since there is little precedent for utilizing such districts for land conservation purposes, it is advisable to obtain a formal legal opinion on the subject.

LOCAL CONSERVATION FINANCE IN WASHINGTON

Local Washington Conservation Measures Approved by Voters 1998-2007

Jurisdiction Name	Date	Description	Total Funds Approved	Conservation Funds Approved	% Yes
Bainbridge Island	Feb-95	Proposition No. 1, Bond issue for acquisition and development of specified lakefront property	\$2,575,000	\$1,287,500	64%
Bainbridge Island	Nov-01	Proposition 1; Bond for acquisition and preservation of forested areas, open space, wildlife habitat, farms, and trails and park creation	\$8,000,000	\$8,000,000	68%
Bellingham	Nov-90	Property tax for \$7,000,000 for open space	\$7,000,000	\$7,000,000	67%
Bellingham	Nov-97	Property tax for \$20,000,000 for open space	\$20,000,000	\$15,000,000	58%
Bellingham	May-06	10-year, 57 cents per \$1000 property tax increase to fund the acquisition of greenways, open space, parks, and trails	\$44,000,000	\$44,000,000	59%
Gig Harbor	Nov-04	Bond to acquire waterfront open space and land to initiate restoration of boatyard for historical, cultural, and recreational purposes	\$3,500,000	\$3,500,000	62%
Greater Clark Parks District	Feb-05	27 cents per \$1,000 property tax to create a metropolitan parks district	\$40,000,000	\$40,000,000	50%
Issaquah	Nov-88	Bond to purchase parkland	\$600,000	\$600,000	61%
Issaquah	Nov-06	Bond for the purchase of natural areas, parks, and trails, and for park improvements	\$6,250,000	\$3,500,000	74%

³⁶ §39.34.210.

LOCAL CONSERVATION FINANCE IN WASHINGTON, CONTINUED

Local Washington Conservation Measures Approved by Voters 1998-2007

Jurisdiction Name	Date	Description	Total Funds Approved	Conservation Funds Approved	% Yes
King County	Nov-89	Bond for green space, open space, parks and trail acquisition and improvement	\$117,640,000	\$117,640,000	67%
King County	Aug-07	6-year, 5 cents per \$1,000 of assessed valuation for open space and trail acquisitions and for the Woodland Park Zoo	\$105,000,000	\$84,000,000	59%
Kirkland	Nov-02	Levy for Park Safety, Improvements and Maintenance; Bonds for open space, natural areas, wildlife habitat, playgrounds, playfields and parks	\$8,400,000	\$1,000,000	64%
Metro Parks Tacoma	Nov-05	Park improvement bond with some funding for land acquisition (3/5 required)	\$84,300,000	\$5,000,000	62%
Olympia	Sep-04	3% utility tax increase for parks, open space, and sidewalks	\$45,000,000	\$30,000,000	57%
Puyallup	Nov-97	Proposition No. 1, Bond for Purchase and Development of Bradley Lake Property	\$5,900,000	\$5,900,000	70%
San Juan County	Nov-99	Land Bank Proposition, 12-year, 1 percent real estate exise tax for conservation	\$18,000,000	\$18,000,000	73%
Seattle	Nov-00	Property tax increase for park maintenance and acquisition	\$59,024,000	\$31,000,000	55%
Shoreline	May-06	Bond for open space, parks and trails	\$18,795,000	\$10,000,000	70%
Spokane County	Nov-97	5-year, .6 mill Property Tax Extension for the Existing Conservation Futures Tax for Parks, Open Space, Agricultural Lands, Water Quality, Wildlife Habitats	\$5,000,000	\$5,000,000	54%
Spokane County	Nov-02	5-year, 6 cents per \$1000 property tax extension for open space, water quality, agricultural land	\$5,500,000	\$5,500,000	60%
			\$604,484,000	\$435,927,500	

Funding Quilt Case Studies

Below are two examples of how communities in the West are leveraging multiple funding sources to acquire land for the protection of agricultural lands, water resources, and the provision of open space, and recreation.

Gallatin County, Montana: Open Land Bonds

Over the past 35 years Gallatin County, in the Northern Rockies, saw its population increase by nearly 140 percent. To respond to growth and the community's desire to protect working ranches, Gallatin County pursued the development of an Open Land Conservation System implemented through various county plans, task force reports and regulatory changes. The Gallatin County Open Lands Board, a 15-member citizens' advisory panel, in conjunction with the Gallatin County Commission, the Planning Department, federal conservation agencies, local land trusts, conservation organizations, including The Trust for Public Land (TPL), and other stakeholders provided input and information throughout the strategic planning process.³⁷

To support the Open Land Conservation System, citizens were asked in 2000 and 2004 to authorize the county to sell up to \$10 million dollars in General Obligation Bonds, for conservation of agricultural and natural resource lands and water quality and quantity and to provide recreational opportunities. The voters overwhelmingly approved the two requests for a total of \$20 million. In FY 04 the county also began receiving revenues generated by the sale of Open Land license plates.

The county's Open Lands Board reviews and approves all open space expenditures. The county has been extremely successful in leveraging its local bonds with state and federal money, including matching funds from the federal Farm and Ranchland Protection Program (FRPP), and from private donations, especially from the Doris Duke Charitable Foundation. To date the Open Lands

³⁷ Gallatin County Open Land Board History and Strategic Plan, January 1, 2008. http://www.gallatin.mt.gov/Public_Documents/gallatincomt_openlands/chapter1rebuild.pdf

Board has completed 22 conservation easements and three park projects. The value of completed easements is more than \$60 million. The county leveraged its investment of \$12 million in local bond funds for easements by nearly \$5 to \$1 through funding from state and federal agencies and private donations of money and land value.³⁸

For example, TPL, together with Gallatin Valley Land Trust (GVLT), Gallatin County Open Lands Board and Natural Resource Conservation Service (NRCS), completed a major conservation easement purchase, which protected 1,572 acres of farm and ranchland in the heart of the Gallatin Valley. The project was the largest conservation easement purchase ever funded in Montana through the FRPP. The easement, which has been appraised at \$2,170,000, was purchased for a bargain price of \$1,075,000. Funding for the purchase includes \$437,500 from the Gallatin County Open Space Program, \$537,500 from the FRPP, and \$100,000 from the Doris Duke Charitable Foundation as part of its Greater Yellowstone Land Protection Initiative. The conservation easement, which significantly limits the future development potential of the property, allows traditional farming and ranching activities to continue and will be held by the Gallatin Valley Land Trust for long-term monitoring and stewardship.

³⁸ Ibid.

Boise, Idaho: Foothills Conservation Levy

For more than 30 years, Boise City officials, staff and citizens have thoughtfully considered plants, wildlife, rivers, slopes, recreation and public open spaces integral to the quality of life in their community. Numerous planning efforts have guided the city's growth and protected its natural resources, setting the table for an important community decision: How does the community protect public open space in the Boise foothills in the face of increasing development pressure? With leadership of the Mayor, City Council and a grass-roots community coalition, the citizens of Boise passed a \$10 million serial levy on May 22, 2001. The levy provides the city with an important tool to work with private property owners in conserving important open space corridors and creating a valuable public resource for future generations.³⁹

The Foothills Conservation Advisory Committee, a 12-member body, appointed by the Mayor and confirmed by City Council, makes recommendations for the permanent protection of natural open space in the Boise Foothills and ensures that levy funds are spent wisely. As of the end of 2007, the City of Boise has protected a total of 3,198 acres with a market value of more than \$27 million. The city leveraged its investment of \$6 million in local levy funds by nearly \$4 to \$1 through funding from state and federal agencies and private donations of money and land value.

³⁹ Excerpted from City of Boise.org. <http://www.cityofboise.org/Departments/Parks/Foothills/Conservation/History/page12101.aspx>

F. STEMILT PARTNERSHIP IMPLEMENTATION FRAMEWORK

The purpose of the implementation framework is to provide the Partnership with concrete next steps to work toward the community vision of protecting water, wildlife, and recreational resources in the watershed. The framework should be expanded and regularly updated as the Partnership defines a short- and long-term work plan.

Strategy/Action	Lead/ Key Partners	Time frame	Status
1. Support public ownership proposals of high-conservation-value lands in the watershed. <ul style="list-style-type: none"> a. Support Washington Department of Fish and Wildlife's efforts to acquire all or part of Sections 1, 7, 29, 33, 27, 26, 23, 13. b. Pursue Trust Land Transfer funding to acquire the four (4) Department of Natural Resources sections (Sections 16, 20, 22, 28) and transfer ownership to Washington Department of Fish and Wildlife. 	WDFW, Stemilt Partnership members Chelan County, DNR, WDFW	Ongoing Fall 2008-Winter 2009	<ul style="list-style-type: none"> • WDFW submitted proposal for 2008/9 WWRP Critical Habitat program • Chelan County nominated the 4 sections for the 2008/9 TLT program
2. Explore private land-stewardship opportunities of high-conservation-value lands in the watershed. <ul style="list-style-type: none"> a. Identify private lands of high-conservation value in watershed. b. Identify tools and opportunities for private land stewardship. c. Meet with landowners to discuss plan and opportunities for private land stewardship. 	Stemilt Partnership Chelan County, CDLT, WDFW Chelan County	Winter-Spring 2009 Winter-Spring 2009 Spring-Summer 2009	
3. Resolve road easement issues on the four (4) DNR sections. <ul style="list-style-type: none"> a. Convene meeting between Chelan County, DNR, Glen Clock, and others to layout needs, timing, and strategy for completion of survey. 	Chelan County, DNR, Irrigation Districts	Fall 2008	

F. STEMILT PARTNERSHIP IMPLEMENTATION FRAMEWORK, CONTINUED

Strategy/Action	Lead/ Key Partners	Time frame	Status
<p>4. Work with the WRIA 40A planning team to coordinate implementation activities with proposals and activities related to community vision and plan.</p> <p>a. Provide Stemilt Partnership with regular update on WRIA 40A activities and plans, and discuss opportunities for coordination.</p>	Chelan County	Ongoing	
<p>5. Address future management issues and opportunities of upper watershed lands.</p> <p>a. Convene discussion to address seasonality needs of wildlife in the watershed; compare with recreational use and discuss balanced management approach.</p>	Chelan County, WDFW	Winter 2008-9	
<p>6. Raise awareness and build community support for the Stemilt Partnership and secure buy-in for future of collaboration.</p> <p>a. Finalize community vision report and share with community to gather input and gain community support.</p> <p>b. Organize legislative tour of the Stemilt to educate legislators about issues and opportunities in the watershed and the visioning process.</p> <p>c. Gather Stemilt Partnership to develop specific work plan and action agenda for 2009-10.</p>	<p>Stemilt Partnership, Chelan County</p> <p>Stemilt Partnership, Chelan County</p> <p>Stemilt Partnership, Chelan County</p>	<p>Fall 2008</p> <p>Fall 2008</p> <p>Fall-Winter 2008</p>	

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CONSERVING LAND
FOR PEOPLE

THE TRUST FOR PUBLIC LAND
NORTHWEST REGIONAL OFFICE
1011 WESTERN AVE. SUITE 605
SEATTLE, WA 98104
TEL (206) 587-2447
FAX (206) 382-3414

State of
Washington
House of
Representatives



October 4, 2018

Department of Community Development
Attention: Lilityh Vespier
316 Washington Street, Suite 301
Wenatchee, WA 98801

Regarding the Mission Ridge Expansion:

I am pleased to write share my strong support of the Mission Ridge expansion with you.

- The existing Mission Ridge Ski and Board Report has been a part of the Wenatchee Valley Community for over 50 years. The Mission Ridge Expansion will provide new recreational opportunities for local and visiting outdoor enthusiasts that the current resort is unable to offer due to site limitations. This includes:
 - Improved access and terrain for beginning skiers
 - Nordic skiing and snowshoe trails
 - Overnight accommodations including a lodge and up to 873 new condominiums, townhomes, duplexes, and single family detached homes
 - Non-skiing activities to engage the whole family, such as hiking and biking trails
 - Commercial uses such as shops, restaurants, and entertainment for the entire family
- Of the 502 acres, 72% will be left as open space; reports have been provided to the county to show that any adverse impacts to the environment are adequately mitigated.
- The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort.

I believe this project creates new jobs, a vision for the future, and would have a positive impact on the community. I hope to see this project move forward.

Respectfully,

Mike Steele
State Representative
12th Legislative District

RECEIVED

OCT 09 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:10 AM
To: Wendy Lane
Subject: FW: Mission Ridge Expansion Plan

From: Tex Steere [<mailto:tex.steere@att.net>]
Sent: Friday, October 19, 2018 1:15 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Cc: expansion@missionridge.com; Tex Steere <tex.steere@att.net>
Subject: Mission Ridge Expansion Plan

I wrote an email previously, but it was rejected.
Can you let me know if you receive this, as it's a new email given to us.

I fully support the Mission Ridge Expansion Project.
I have been involved in the ski and snowsports business since my early 20's, now I'm 78, retired, and moved to Wenatchee 8 years ago from the Seattle area. I am fully aware of the effects a local ski area can have on a community, especially like Wenatchee and the North Central Washington area.

I believe the organizers have done an excellent job of outlining all facets of this project. The pros outweigh any cons at least 50 to 1, in my opinion. As you may know, the snowsports industry is in a phase of consolidation, with large entities buying up ski areas across the country. When they do, the corporate goals are often different than the communities near those areas. Wenatchee and Mission Ridge are unique, and I feel would be affected negatively if acquired by one of the conglomerates.

Thanks for allowing me to submit this to you.

Douglas (Tex) Steere
1610 Quail Hollow Lane
Wenatchee WA 98801
tex.steere@att.net
206-499-5844

Tex Steere
206-499-5844

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of Stemilt Growers and all 2,000 team members of Stemilt; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

Stemilt employs over 2,000 year around team members in the Wenatchee area. We need healthy and vibrant recreational assets to sustain the growth of our communities. The Mission Ridge Ski Area is in need to expand their foot print to become more sustainable. This expansion will allow Mission to invest in facilities necessary to remain a high quality experience. Moreover, Mission drives huge tourism into Wenatchee versus having them concentrated at Lake Chelan and Leavenworth. We need Mission to grow to keep up with the demands of tourism. The greater Seattle area is growing fast and they need weekend recreation. Mission will drive tremendous traffic to Wenatchee in the Winter for restaurants, hotels and retail. We need this as a community!

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future. The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent A. Nutt". The signature is fluid and cursive, with a large, stylized "B" and "N".

President and Owner of Stemilt Grower LLC
3135 Warehouse Road
Wenatchee, Washington 98801

Gigi Stephens
114 W Montgomery Ave.
Spokane, WA 99205

Attention: Lilith Vespier
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf of myself and my family we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to the Wenatchee community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to great, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Sternilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

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The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years. This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community and our region in the "Our Valley Our Future" plan. Support for this project is deep and wide.

I have been skiing on this mountain since I was four years old and every winter I still look forward to returning back to Wenatchee to ski some of favorite runs. I would be so excited to have a new addition to Mission Ridge to make my experience on the mountain even better!

Sincerely,

RECEIVED

Georgia Stephens

OCT 18 2018

Nick and Miko Stephens
2452 NW Columbia Ave. #10
East Wenatchee, WA 98802

Attention: Lilith Vespier
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Mrs. Vespier:

On behalf ourselves, our family, and Nick's business, we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to the Wenatchee community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to great, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

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The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years. This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community and our region in the "Our Valley Our Future" plan. Support for this project is deep and wide.

Our family has been skiing on this mountain since 1999 and every winter we still look forward to skiing some of our favorite runs. We would be so excited to have a new addition to Mission Ridge to make our experience on the mountain even better!

RECEIVED

Sincerely,



OCT 18 2018

Lilith Vespier

From: Kirsten Larsen
Sent: Monday, October 1, 2018 7:16 AM
To: Lilith Vespier
Subject: FW: Important Expansion Update

Hi Lil,
Here is a public comment for Mission Ridge.
Thank you,
Kirsten

-----Original Message-----

From: strt nw@gm [mailto:stratnow@gmail.com]
Sent: Friday, September 28, 2018 2:21 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>; pressoffice@fs.fed.us
Subject: FW: Important Expansion Update

Bought my pass months ago and registered with Mission Ridge at that time - got this email this AM - first I heard of this - see email below.

PS USFS Scoping

Submit your supportive comments to the USFS via their public comment page for the project here: ... comment period ends **** September 28, 2018.

...

PSS. Given what I have seen of projects like this at other similar ski areas in this neck of the wood - the local backcountry just got a lot more attractive...

From: Mission Ridge [mailto:marketing@missionridge.com]
Sent: Friday, September 28, 2018 12:15 PM
Subject: Important Expansion Update

Expanding the future of outdoor recreation in the Wenatchee Valley

Dear Valued Season Passholder,

We are excited to announce that the application for The Mission Ridge Expansion has been officially submitted to Chelan County! As many of you know, getting to this milestone has been a long time coming and we are thrilled to have

this monumental project moving forward. We strongly encourage you to express your personal reasons for supporting this project.

Below are a few key points that we have highlighted during conversations about this project:

* The existing Mission Ridge Ski and Board Resort has been a part of the Wenatchee Valley Community for over 50 years. The Mission Ridge Expansion will provide new recreational opportunities for local and visiting outdoor enthusiasts that the current resort is unable to offer due to site limitations. This includes:

- * Improved access and terrain for beginning skiers
- * Nordic skiing and snowshoe trails
- * Overnight accommodations including a lodge and up to 873 new condominiums, town homes, duplexes, and single family detached homes
- * Non-skiing activities to engage the whole family, such as hiking and biking trails
- * Commercial uses such as shops, restaurants, and entertainment for the entire family

* Of the 502 acres, 72% will be left as open space; reports have been provided to the county to show that any adverse impacts to the environment are adequately mitigated.

* The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort.

The Mission Ridge Expansion has been designed to enhance and diversify recreational and economic opportunities in Chelan County. We have worked diligently within the community to develop a Master Planned Resort that complements the natural and cultural attractiveness of the area without significant adverse effects to the environment or historic and cultural resources. Supplemental reports have already been produced outlining how these goals are being met. Since its inception in 1966, Mission Ridge Ski & Board Resort has been providing exceptional outdoor recreation opportunities to Chelan County residents and visitors alike. This project is designed to complement the existing ski area in this endeavor while also developing additional recreational opportunities, accommodations and amenities that will make the Mission Ridge experience even more memorable. It will consist of five phases and is expected to build out over a 20 year time frame.

We fully understand that there will be folks that will oppose this project.

We don't shy away from opposition and have worked very hard within the community to have an open door to people and their opinions. Our approach has been to include anyone who is willing to lay down their position and work together toward solutions. Many aspects of this plan have been formed through this collaboration and we are proud of our effort.

This project has tremendous community support, however it is essential that everyone's voice be heard in order to move this project forward successfully. We appreciate your support and thank you in advance for any comments that you may provide.

Thank you for your support!

Josh Jorgensen
Mission Ridge, General Manager

For additional information on this project please visit the project website:

Or contact: expansion@missionridge.com

Comments and letters can be submitted here:

Chelan County Public Review and Comment Period: PUBLIC COMMENT ON THIS PROPOSAL IS ENCOURAGED, and no action will be taken on the project until the Agency comment period ends on October 19, 2018. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. Public comments will be accepted at any time prior to the close of the public record on project permits. Chelan County welcomes written public comment on all proposed land use actions. Comments must include your name, current address, original signature, and should be as specific as possible. All persons have the right to receive notice, participate in any hearings, request a copy of the final decision and appeal the decision as provided by law. Written comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: Lilith Vespier or email lilith.vespier@co.chelan.wa.us for additional information or to review application materials.

USFS Scoping

Submit your supportive comments to the USFS via their public comment page for the project here: comment period ends September 28, 2018.

Follow Us:

Mountain Partners

Pepsi Copyright C 2018 Mission Ridge, All rights reserved.

You are receiving this email because you are a 2018/19 Mission Ridge Season Passholder.

Our mailing address is:

Mission Ridge
PO Box 1668
Wenatchee, WA 98807-1668

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:09 AM
To: Wendy Lane
Subject: FW: Mission Ridge Development comments
Attachments: mridge devel.pdf

From: jamie tackman [<mailto:jptackman@hotmail.com>]
Sent: Friday, October 19, 2018 2:13 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge Development comments

Ms. Larsen, it is my understanding that you are the one to receive comments to the county for the proposed land development at Mission Ridge. If that is not the case please advise as soon as possible. thanks j. tackman

Kirsten Larsen

Kirsten Larsen@CO.CHELAN.WA.US

Mission Ridge Development

I would like to take the opportunity you have provided to comment on the 870 unit development proposed by Mission Ridge on private property owned by Mr. Scrivanich, near Mission Ridge.

First, I have been a wildland firefighter for 44 years, the last 20 I have worked as a lead plane pilot, and air attack. This work has me travel all over the US fighting the most dangerous and destructive wildfires, most of these involve infrastructure (primarily homes) built in the wildland interface. I have thousands of hours directing fire crews fighting wildland fires. Additionally I am an avid skier, by that I mean I ski over 100 days a year, many at Mission Ridge.

The development like the one proposed will have a significant impact on the Squilchuck basin, and the ski area, my intent is not to advocate for or against the development but point out what I believe to be are serious concerns in the infrastructure development, and oversight of that development.

My biggest concern is the road to the planned development, as it is currently proposed, it is one way in, one way out. This is a fatally flawed design. In many parts of the west, where catastrophic wildfire have raged through subdivisions, destroying hundreds of homes and killing dozens of people, they have prohibited one way in one way out road systems. Here locally, a coworkers son, along with a another firefighter, were killed when they went up a one way in/ no way out road, to protect houses in a subdivision. Their escape was compromised by heavy smoke, they drove off the road and were killed by the fire, another firefighter was critically burned. It's particularly important to understand that it's not if but when there is a fire in the Squilchuck basin, the development will sit between the Sternilt and Squilchuck basins making it vulnerable to fires in either area.

It troubles me that in an area that has so much collective knowledge regarding catastrophic wildfire we would allow a development that disregards such fundamental fire safe design. The Squilchuck community fire plan already identified the Squilchuck basin as a high risk area, and identifies the one way in one way out of Forest Ridge as a high hazard area. As a professional firefighter every time I fly over it I wonder how that development ever got approval. Please don't add to the problem by allowing another development with one way in no way out.

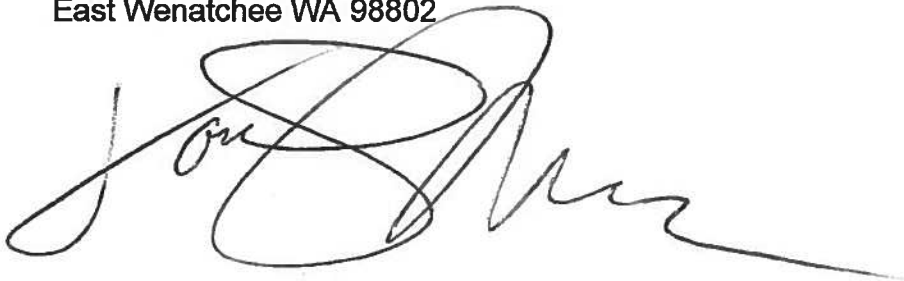
The Mission Ridge media campaign suggest that the reason for this development is to save skiing at Mission. The reason to build the development is to make money, probably lots of it. They have also stated that they want to keep the home town hill feel, and do the development as good stewards of the land and public trust. They have convinced the Forest Service, Chelan County, and public safety official task with oversight of this process, that it is good for everyone and they can be trusted to do a great job.

Their first step in the process makes me think otherwise, the Forest Service gave them permission to build a road (prior to actually having permission to start the development) using the least restrictive oversight process. Mission was unable to construct the road and stay in compliance, this represents a two part failure. The Forest Service for not providing adequate oversight and Mission for not taking appropriate precautions with the construction.

It feels to me like the agencies responsible for the oversight of this project have signed on, not as unbiased regulators, but as fully vested partners intent on seeing this development through with minimal oversight.

I suggest this development can be done in a much more responsible manner and it falls to the Forest Service, Chelan County and public safety officials to to see that this happens.

Jamie Tackman
2261 8th Street S.E
East Wenatchee WA 98802

A handwritten signature in dark ink, appearing to read 'Jamie Tackman', with a long horizontal flourish extending to the right.

Pamela Talbot
9345 Hwy. 97 Alt.
Wenatchee, WA 98801

10-8-18
Attention: Lilith Vespier
Department of Community Development
316 Washington St. Suite 301
Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

I support the Mission Ridge Expansion Project.

I see the need for more terrain, parking and activities for all the guests arriving on the mountain, as a volunteer Mountain Host for the past eleven years.

The resort and its owners have planned, collaborated, and collected feedback from partners and stakeholders in the community as due diligence.

Mission Ridge is an important community resource for all ages recreating, for the local economy business' and as a large employer in our valley.

"Mission Ridge exists to improve the lives of our guests – to fill their hearts with unexplainable joy, freedom, fun, excitement of exploration - all while enhancing and strengthening our community."



Pamela Talbot

RECEIVED

OCT 11 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Lilith Vespier

From: Cindy Uren <urenski123@gmail.com>
Sent: Saturday, September 29, 2018 9:53 AM
To: Lilith Vespier
Subject: Mission Ridge Expansion 2018

Hello Lilith,

Please consider this email my public comment on Mission Ridge Expansion proposal. I am a full time Forest Ridge resident and have some concerns regarding the Ingress and Egress of Forest Ridge Drive. With the Mission Ridge expansion will come a dramatically increased volume of traffic on Mission Ridge road. I would like to see something in the expansion plan addressing these issues as it is currently a safety concern for the residents of Forest Ridge for the following reasons:

- Egress from Forest Ridge Drive has a VERY short / limited sight distance of oncoming traffic.
- Resort traffic travelling to and from Mission Ridge frequently exceed the 25 MPH speed limit at the intersection of Mission Ridge road and Forest Ridge.
- It is currently a dangerous situation for Forest Ridge residents turning either direction onto Mission Ridge road during winter conditions with very HEAVY traffic flow going to and from the resort.
- There is very little to no traffic / speed enforcements on this road.

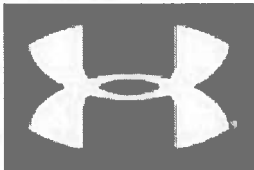
I would like to see something in the expansion proposal to address these issues on Mission Ridge Road. With the enhanced recreational opportunity will come an even heavier flow of traffic.

I recommend some type of mitigation for these issues be done to eliminate traffic accidents as the flow of traffic increases over the years to come. A designated Turn lane into and out of Forest Ridge from mission Ridge road would be a very good idea!

6661 Forest Ridge Drive
Wenatchee WA 98801

Thanks!

Cindy U'Ren
urenski123@gmail.com
425-765-7156



Lilith Vespier

From: Dean U'Ren <durenski@charter.net>
Sent: Monday, October 1, 2018 7:40 AM
To: Lilith Vespier
Subject: Mission ridge expansion

Dean U'Ren
6661 forest ridge dr
Wenathee wa 98801

As a forest ridge resident I'm a 100% behind the Mission ridge ski area expansion.

My only concern is the extra road traffic the extra 800 beds the will be bring mission ridge rd.
There needs to be a turn lane into Forest ridge dr as people drive over the 25mph speed limit.

Deano U'Ren
Head Wintersport
C 425 765 0888

Lilith Vespier

From: Jordan Valente <jordan@jordanvalente.com>
Sent: Monday, October 1, 2018 9:18 AM
To: Lilith Vespier
Subject: public comment

I support the Mission Ridge expansion project. It will be good for myself, my family and the community. Please allow this project to proceed.

Thanks,

Jordan Valente
245 W Emerson Dr
Orondo, WA 98843
425.765.3497

Lilith Vespier

From: George Velazquez <georgeavelazquez1@gmail.com>
Sent: Monday, October 8, 2018 8:59 PM
To: Lilith Vespier
Cc: Mat Lyons; Travis Hornby; Alix Whitener; Jeff Ostenson; Jennifer Korfiatis; Mary Bean; Joel Rhyner; Bob Bugert; Josh Jorgensen
Subject: TREAD Support for Mission Ridge Expansion
Attachments: Mission Ridge Support Letter 10-8-18.pdf

Hello Ms. Vespier,

Please find attached a letter of support for the Mission Ridge Expansion Project. Feel free to contact me if you have any questions or concerns a (509)669-0592.

Thank you,

George Velazquez



137 North Wenatchee Avenue
P.O. Box 850
Wenatchee, WA 98801
(509) 662-2116

October 8, 2018

Attention: Lilith Vespier,
Department of Community Development
316 Washington St., Suite 301
Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Vespier,

On behalf of TREAD (Trails Recreation Education Advocacy and Development), I am writing to express our strong support for the Mission Ridge Expansion Project. TREAD Board of Directors strongly believes that this expansion will not only benefit the many individuals and families in the region but will also have wide, lasting impacts on Wenatchee's growing outdoor recreation economy.

Mission Ridge is a critical asset in our community and, as a core driver of the valley's winter economy contributes greatly to a healthy outdoor recreation community. This expansion project will create new local jobs, benefiting our retailers, restaurants, hotels, and other businesses.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region, in the "Our Valley Our Future" plan. Additionally, the project has been planned and developed thoroughly. The Mission Ridge development team has worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community.

The Mission Ridge Expansion addresses capacity related issues that have existed for many years and are now critically important to correct. We must ensure a vibrant future for this important community resource. This project aligns with TREAD's mission, values, and vision. Our organization strongly supports this project, and we encourage you to do the same.

Sincerely,

George Velazquez

Wenatchee Valley TREAD Board Chair

October 19, 2018

attention: Kirsten Larsen
Planning Manager

Dept. of Community Development
316 Washington St. Suite 301
Wenatchee, WA 98801

Re: Support for the Mission Ridge
Expansion Project

Dear Mrs. Larsen,

My husband and I whole heartedly support the Mission Ridge Expansion Project. We are retired and have lived in Wenatchee for 21 years. We recognize the importance of the Mission Ridge Ski + Snowboard Resort for the Wenatchee Community and surrounding area. Both for the recreation and economic value it provides. We hope it is approved.

RECEIVED

OCT 22 2018

Sincerely,
Mary Ellen Wix and
David D. Wix
2026 Broadway North
Wenatchee WA 98801

Attention: Lilith Vespier,
Department of Community
Development, 316 Washington
St., Suite 301 Wenatchee, WA
98801

RECEIVED

OCT 22 2018

RE: Support for the Mission Ridge Expansion Project

CHELAN COUNTY COMMUNITY DEVELOPMENT

Dear Mrs. Vespier:

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

Jerry & Junell Wentz
The Muffler Shop
The Cherry Pit Orchard
104 Bohart Rd
Wenatchee WA 98801

Junell Wentz

10/17/2018

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 8:43 AM
To: Wendy Lane
Subject: FW: support for Mission Ridge

From: caseyannewwhite@yahoo.com [<mailto:caseyannewwhite@yahoo.com>]
Sent: Monday, October 22, 2018 3:32 PM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Cc: Christopher Neuberger <fitbychris@gmail.com>
Subject: support for Mission Ridge

Department of Community Development
316 Washington St.
Suite 301 Wenatchee, WA
98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Kirsten Larsen,

On behalf of myself, my family, and my business; we support the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. The project falls within the outlined land uses in both the USFS forest plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have worked for three years to plan, collaborate, and collect feedback from partners and stakeholders in the community. They have gone above and beyond in their efforts to meet the legitimate business needs of our community while maintaining our core values. Mission Ridge has always been a good Steward of our public land and I am confident that they will continue to maintain this tradition into the future.

Recent events in the State of Washington Ski Industry highlight the importance of moving quickly to implement this project. Local resorts like Mission Ridge have never faced more fierce competition from outside interests. The recent Vail Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal Mountain, in addition to the previously present Boyne Resorts, present a new threat to the few remaining local resorts. The struggle an independent resort like Mission Ridge faces to remain viable is tremendous. The Mission Ridge Expansion addresses capacity related issues that are critical to ensure a vibrant future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future. The Mission Ridge Expansion has been appropriately identified as an "action item" by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Sincerely,

Casey White

Attention: Lilith Vespier,
Department of Community
Development

RE: Support for the Mission Ridge Expansion Project

To whom it may concern:

On behalf of myself and my family I am writing in support of the Mission Ridge Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value system. The resort was founded by our community over fifty years ago and is still alive today due to good, local ownership. Mission Ridge contributes to our quality of life and is one of our region's core drivers of the winter economy. This project will create new local jobs and benefit our economy.

This season marks my 21st year of working at Mission Ridge. Currently I am the Director of Mountain Operations for Mission Ridge where I control all aspects of outside operations at the ski area. Each day during the ski season I have the opportunity to interact with guest from both near and far locations. Locals and visitors consistently reiterate how impressed they are with the size and quality of the mountain experience we provide. However, the struggle for an independent resort like Mission Ridge to remain viable is tremendous in this modern world. As Wenatchee becomes more accessible both regionally and nationally, the services offered to our guest must also become more in line with what is expected from a ski area. Customers now expect to see improved lifts, snowmaking, facilities, and grooming equipment when they come to a resort. These equipment and facility upgrades add up to millions, and at the current visitation rate we see make their purchase impossible for our owner. The Mission Ridge Expansion addresses capacity and monetary related issues that are critical to ensure a vibrant future for this important community resource.

Mission Ridge has long been a good Steward of our public lands. With the expansion I am confident that we will improve this tradition moving forward. With a small staff we strive to maintain healthy stands of forest, control noxious weeds, manage erosion control, recycle materials, and respect the wildlife around us. The expansion project will help with funding that could be used for increased forest health treatments on both private and public lands, a benefit to all who live downstream (and downwind) in the Squilchuck drainage by protecting the headwaters of Squilchuck Creek and the forest stands above the Wenatchee area.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

Sincerely,

Brad Whiting
Director Of Mountain Operations
Mission Ridge Ski and Board Resort

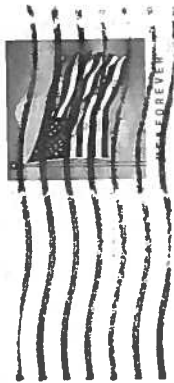


RECEIVED

OCT 22 2018



★★
Bradley D. Whiting
5695 Squilchuck Rd.
Wenatchee, WA 98801 ★



Department of Community Development
316 Washington St. Ste 301
Wenatchee WA 98801

RECEIVED

OCT 22 2018

9880134105 0022

CHelan COUNTY COMMUNITY DEVELOPMENT

Wenatchee Heights Reclamation District

330 E. Bohart Rd., Wenatchee, WA 98801

(509) 663-5488

whrd@nwi.net

October 19, 2018

Chelan County Community Development
316 Washington St, Suite 301
Wenatchee WA 98801

RE: MISSION RIDGE EXPANSION PROJECT

The Wenatchee Heights Reclamation District still has un-addressed concerns that your proposed development has with regards to trespassing and contamination of the District's Upper Wheeler Reservoir. As you well know, the sheer beauty of the area and the lake will attract those adventurers seeking to hike the area. The encroachment upon our reservoir and potential contamination from swimmers and/or polluters will have a serious impact on local water-users and their ability to meet the new Federal "Food Safety Modernization Act" water quality standards.

In addition, orchard and other farm land is already impacted by others in the reduction of wildlife habitat and rerouting migration corridors.

Domestic water supplies, if from the drilling of wells, will have impact on the District's water sources in lower streams.

**WENATCHEE HEIGHTS RECLAMATION DISTRICT
BOARD OF DIRECTORS**

RECEIVED

OCT 19 2018

CHELAN COUNTY COMMUNITY DEVELOPMENT

Lilith Vespier

From: Ian Woodford <ian.woodford@gmail.com>
Sent: Wednesday, October 10, 2018 8:41 AM
To: Lilith Vespier
Subject: Re: Mission Ridge Expansion Application Request

Having read the application I would like to express my support for this request.

Thank you!

On Thu, Oct 4, 2018, 9:18 AM Ian Woodford <ian.woodford@gmail.com> wrote:
Thank you!

On Mon, Oct 1, 2018 at 7:51 AM Lilith Vespier <Lilith.Vespier@co.chelan.wa.us> wrote:

The materials are available on the County's ftp server:

<ftp://ponyexpress.co.chelan.wa.us/cd/Online%20FTP/Mission%20Ridge%20MPR%202018-128/>

Please let me know if you have any questions.

Lilith Vespier, AICP

Phone: (509) 667-6586

From: Ian Woodford [mailto:ian.woodford@gmail.com]
Sent: Thursday, September 27, 2018 8:18 PM
To: Lilith Vespier
Subject: Mission Ridge Expansion Application Request

Hi Lilith,

Can you please let me know how I can obtain a copy of Mission Ridge's Chelan County application for review?

Thank you,



Wenatchee Valley Chamber of Commerce
PO Box 850
137 N. Wenatchee Avenue, Suite 101
Wenatchee, WA 98807
509-662-2116
www.wenatchee.org

October 19, 2018

Chelan County Department of Community Development
Attention: Lillith Vespier
316 Washington Street: Suite 301
Wenatchee, Washington 98801

RE: Support for the Mission Ridge Expansion Project

Dear Ms. Vespier,

The Wenatchee Valley Chamber of Commerce is excited to express its enthusiastic support for the expansion plan for the Mission Ridge Ski and Board Resort.

The Wenatchee Valley Chamber of Commerce represents and promotes the interests of the businesses in our community. The Chamber also serves the community by promoting our region as a destination for business, sports, and leisure travel including tournaments, competitions, trade shows, corporate meetings, and conventions to maximize additional overnight visitors, visitor expenditures, state and local tax revenues, and job opportunities.

Mission Ridge has been a jewel in this community for more than 50 years. Generations of Chelan County residents learned to ski and enjoy the outdoors at Mission Ridge. The expansion plan will ensure that future generations can ski, hike, snowshoe and enjoy the outdoors during all times of the year.

The Mission Ridge plan aligns with the Chamber's vision for increasing outdoor recreation in the region and aligns with our values because it was developed collaboratively with the community, neighbors and stakeholders. The expansion will create 200 new jobs during the first decade of implementation and increase Mission Ridge's economic contribution to the Wenatchee Valley from \$14 million per year to \$30 million per year. It will bring financial stability to Mission Ridge and allow investments to upgrade existing facilities.

We urge Chelan County to approve the permit application for the Mission Ridge Expansion Project. The project will bring new visitors and economic activity to our region and provide new outdoor recreation opportunities for current and future generations.

Sincerely,

Shiloh Burgess
Executive Director
Wenatchee Valley Chamber of Commerce

Wendy Lane

From: Kirsten Larsen
Sent: Friday, October 26, 2018 9:40 AM
To: Wendy Lane
Subject: FW: [Lilith.Vespier]Mission Ridge Expansion

-----Original Message-----

From: Mary Young [<mailto:young655@nwi.net>]
Sent: Friday, October 26, 2018 1:07 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: [Lilith.Vespier]Mission Ridge Expansion

Hello,

I would like to voice my concerns for the Mission Ridge Resort Expansion as a 26 year resident of Wenatchee Heights. I hope that the expansion is only allowed if Squilchuk Road is widened and this is paid for, in large part, by the developers as a condition of approval. Squilchuk is very narrow and winding and to add the amount of traffic that would be created by this expansion would create a dangerous road hazard. We already deal with bicycles on this road 7 months of the year and we are required to put our cars into the oncoming lane of traffic, often around blind corners, in order to avoid hitting them. The road needs to include a bike lane. If you are wanting to create a world class ski resort and development you must be forward thinking enough to also include the infrastructure to support such development. If you go to Bend, Or., Boise, Idaho you see that these cities have taken the expected growth into account and that is what makes them world class destinations. I believe Wenatchee has the potential to become the same type of area, but we must plan for that continued growth in the beginning.

Thank you,

Mary Young

Lilith Vespier

From: tim zanol <timzanol@gmail.com>
Sent: Tuesday, October 9, 2018 9:30 PM
To: Lilith Vespier
Subject: Mission Ridge Expansion Project

Attention: Lilith Vespier, Department of Community Development, 316
Washington St., Suite 301 Wenatchee, WA 98801

RE: Support for the Mission Ridge Expansion Project

On behalf of myself, my family, and my business; we support the Mission Ridge
Expansion Project.

Mission Ridge is a critical asset to our community and embodies our value
system. The resort was founded by our community over fifty years ago and is still
alive today due to good, local ownership. Mission Ridge contributes to our quality
of life and is one of our region's core drivers of the winter economy .

The Mission Ridge Expansion Master Plan Resort meets all the general
requirements as outlined in Chelan County Code 11.89.040 for a Master Planned
Resort. The project falls within the outlined land uses in both the USFS forest
plan and the Stemilt Partnership's Visioning Plan. The resort and its owners have
worked for three years to plan, collaborate, and collect feedback from partners
and stakeholders in the community. They have gone above and beyond in their
efforts to meet the legitimate business needs of our community while maintaining
our core values. Mission Ridge has always been a good Steward of our public
land and I am confident that they will continue to maintain this tradition into the
future.

Recent events in the State of Washington Ski Industry highlight the importance of
moving quickly to implement this project. Local resorts like Mission Ridge have
never faced more fierce competition from outside interests. The recent Vail
Resorts and Alterra Mountain Company acquisitions of Stevens Pass and Crystal
Mountain, in addition to the previously present Boyne Resorts, present a new
threat to the few remaining local resorts. The struggle an independent resort like
Mission Ridge faces to remain viable is tremendous. The Mission Ridge
Expansion addresses capacity related issues that are critical to ensure a vibrant
future for this important community resource.

The Mission Ridge Expansion will also enhance the economic vitality of our community as a whole. Mission Ridge is a large employer and contributor to our economy during critical winter months when agriculture and other related jobs have ended for the season. This expansion will double the economic impact of the resort in the first ten years.

This project offers our region and state amazing potential for recreation opportunities and enhanced quality of life for decades into the future.

The Mission Ridge Expansion has been appropriately identified as an “action item” by our community, and our region in the Our Valley Our Future plan. Support for this project is deep and wide.

Thank you,

Tim Zanol

Wendy Lane

From: Kirsten Larsen
Sent: Tuesday, October 23, 2018 9:13 AM
To: Wendy Lane
Subject: FW: Mission Ridge expansion project

From: tim zanol [<mailto:timzanol@gmail.com>]
Sent: Friday, October 19, 2018 9:20 AM
To: Kirsten Larsen <Kirsten.Larsen@CO.CHELAN.WA.US>
Subject: Mission Ridge expansion project

Kirsten,

I would like to express my support for the Mission Ridge expansion project. It's a good time to make sure that home town ski areas like Mission Ridge continue to be viable in the future. I've been in the snow sport industry for over 30 years and have been seeing major corporation take over the business. This can cause the sport to become elite and out of reach for the average family. Mission Ridge will continue to be a family oriented area that ensures that local skiers will have an affordable area to ski and ride at. Please give our mountain a positive response to the plan.

Thanks
Tim Zanol