

January 17<sup>th</sup>, 2020

Chelan County  
Community Development Department  
316 Washington St, Ste. 301  
Wenatchee, WA 98801  
Attn: Dave Kuhl, Director

RE: Mission Ridge Master Plan Resort Expansion  
Fourth Submittal

Dear Mr. Kuhl,

LDC, Inc., on behalf of Mission Ridge Ski and Board Resort, is pleased to resubmit a revised application and supporting materials for the proposed Mission Ridge Expansion Master Planned Resort application. This cover letter provides an overview of the limited changes from the previous submittal. It does not catalog every change in wording or analysis in the various reports; rather, it lays out the broad elements of site features, phasing, and unit mix that distinguish the current proposal from what was submitted in 2018 and early 2019.

### **Project Overview**

The total site area and overall range of uses and improvements have not changed from previous submittals, and the project remains substantially the same. The proposed MPR still includes five phases of development over 20 years, which is anticipated to be governed by a Development Agreement that is being negotiated with the County.

The limited changes from the prior application primarily involve the residential and commercial mix within each phase and a new set of site plans showing greater detail. This submittal also responds to comments received from the county.

### **Outline of Changes**

The primary changes to the proposal are:

- Twenty-five additional residential units
- Revised phasing of residential units
- Addition of 80 beds of on-site employee housing
- Lodge with 57 beds instead of 50
- Additional commercial square footage (including a mountain-top restaurant and conference space) and revised commercial phasing
- Confirmation that we will propose annexation to the fire district. The updated site plans also indicate an on-site fire station location should the district wish to build a station in the future.
- Revised site plans

The tables on page 2 show the development phasing for this submittal compared to the previous phasing plan.

Updated Proposal

	Condos, Townhomes and Duplex Units	Single Family Detached Units	Lodge	Commercial Space/Skier Services (sq ft)	Employee housing
Phase 1	172	102	-	60,000	-
Phase 2	162	50	57	20,000	40*
Phase 3	156	41	-	18,500	-
Phase 4	131	41	-	11,500	40*
Phase 5	-	41	-		-
<b>Total</b>	<b>621</b>	<b>275</b>	<b>57</b>	<b>110,000</b>	<b>80*</b>

\* Employee housing is envisioned as dormitory-style and open-concept bed options for seasonal employees. Some beds may provide more permanent accommodations if needed. Phasing of employee housing could change depending on employment needs.

Original Proposal

	Condos, Townhomes and Duplex Units	Single Family Detached Units	Commercial (sq ft)
Phase 1	118	60	48,172
Phase 2	148	73	-
Phase 3	161	75	-
Phase 4	186	52	41,050
Phase 5	-	-	50-room lodge
<b>Total</b>	<b>613</b>	<b>260</b>	<b>89,222 + lodge</b>

**Application Materials Included**

The application materials being submitted today for Chelan County's review include the following except as otherwise noted:

Application Element	Date Current	Notes
1.0 Project Narrative	01/17/2020	Updated with new site design information, unit counts, phasing, and revised sub reports
2.0 Site Plans	01/08/2020	Updated site plans from EcoSign; includes ski trail earthworks plan and streams, wetlands, and riparian areas plan
3.0 Master Planned Resort Application	04/12/2018, 06/20/2018	Unchanged from first submittal; not included
4.0 Draft Development Agreement	01/16/2020	Updated for county review; placeholders included for reference materials
5.0 SEPA Checklist	01/16/2020	Updated with new project information and updates from sub reports
Appendix A: SEPA Historical Materials	07/18/2018	Unchanged from first submittal (included in electronic materials for reference)

Appendix B: Traffic Impact Analysis	12/10/2019	Updated with new unit counts, site features, and phasing; includes memo summarizing changes
Appendix C: Cultural Resources Report	09/18/2017	Conclusions of original report unchanged; includes memo dated 12/30/2019 addressing site plan changes; conclusions of original report unchanged
Appendix D: Fire Protection Plan	12/07/2019	Updated to reflect new site plan information and drawings; includes memo dated 12/17/2019 summarizing changes to the report (majority of analysis remains unchanged)
Appendix E: Aquatics, Wildlife, and Botany Resources Report	01/06/2020	Additional data from field surveying and analysis regarding northern spotted owl and elk habitat; includes memo stating that conclusions of original report remain unchanged
Appendix F: Geologic Hazards Report	12/19/2020	Updated with memo and geologic constraints map showing mass wasting and talus deposits; conclusions of original report unchanged
Appendix G: Hydrology Memorandum	03/26/2018	Includes memo dated 12/31/2019; conclusions of original report unchanged
Appendix H: Economic Significance Report	12/19/2019	Updated executive summary based on revised unit counts, square footage, and phasing

We believe this full resubmittal facilitates Chelan County’s review of the project and issuance of a SEPA determination, as well as facilitates review of the application for compliance with Chelan County Code. Please note that coordination with the Washington Department of Fish and Wildlife and the US Forest Service – Wenatchee River Ranger District on an Environmental Assessment is ongoing. A draft EA is expected soon, which will allow the County to incorporate any additional information and mitigation into a SEPA determination as needed.

We will continue to work with Chelan County to answer any questions that may arise, and we look forward to a successful project that will be an enormous asset to the community!

Sincerely,

**LDC, Inc.**

Clay White  
 Director of Planning