

**From:** [j tack \(via Google Docs\)](#)  
**To:** [RJ Lott](#)  
**Subject:** Chelan County Comments re Mission Ridge  
**Date:** Sunday, March 29, 2020 1:17:52 PM  
**Attachments:** [Chelan County Comments re Mission Ridge.pdf](#)

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**External Email Warning!** This email originated from outside of Chelan County.

[jptackman@gmail.com](#) has attached the following document:



Chelan County Comments re Mission Ridge



Mr Lott, could you please confirm you have received my comments to the Mission Ridge "Expansion" thank you, Jamie Tackman

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**From:** [Marla Fox](#)  
**To:** [RJ Lott](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)  
**Subject:** Comment on Mission Ridge Expansion Application  
**Date:** Thursday, March 26, 2020 11:56:33 AM  
**Attachments:** [2020 03 25 Wenatchee Ski Development Comment.pdf](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Hello,

Attached please find a public comment on the Mission Ridge Expansion Application.

Thank you,  
Marla Fox

**From:** [Lowell Skoog](#)  
**To:** [RJ Lott](#)  
**Subject:** Comments on Mission Ridge expansion plan, 2020  
**Date:** Saturday, March 7, 2020 3:32:18 PM

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**External Email Warning!** This email originated from outside of Chelan County.

7 March 2020

Dear Sir or Madam:

I would like to comment on the proposed expansion plan for Mission Ridge Ski Area currently under consideration by Chelan County and the U.S. Forest Service.

I am a Seattle resident and skier with many visits over the years to ski the lifts at Mission Ridge as well as the adjacent backcountry. I skied the chairlifts at Mission with several Wenatchee friends just a week ago. From my friends I heard about the proposed expansion plans and obtained more detailed information. My comments follow.

**Summary:**

I am concerned that the residential development proposal is too large and may be unsustainable in the long term. I am particularly concerned about fire safety and over-demand on available water sources. I feel that the proposal provides relatively minor improvements for recreational skiing, improvements that could be made without such a major residential development.

**Specific Comments:**

The proposal I'm reviewing is from Ecosign Mountain Resort Planners Ltd., dated 20 November 2019. It calls for 621 new Duplex/Condo/Townhome units, 275 Single Family Homes, 57 Lodge Rooms, and 80 beds for employee housing. Total Pillows estimated at 3800-4000, plus 11,000 square-feet of office space.

My first concern about the proposal regards fire safety. Wenatchee Mountain is dry, east-side forest. 2015 was the largest wildfire season in Washington state history. Homes around the town of Wenatchee were threatened and fire almost crossed Wenatchee Mountain from the heavily-burned southwest flank to the Squilchuck Basin where the ski area is located.

I believe that the proposed residential development would be indefensible in the event that fire swept through the Squilchuck Basin. I'm concerned that the single access road proposed for the new development would not be adequate to provide entry by firefighting resources, or exit by residents, in the event of a major fire.

I am also concerned about water sources for the proposed development. It's a dry area. Is there enough ground water in the area to support such a large development? Are there plans to pump water from another source, perhaps the Upper Wheeler Reservoir? It would be good to know what the plans are and how feasible they would be in light of other usage demands and expected climate change. The availability of water also bears on the risk posed to the development by wildfire.

I do think that the proposed ski lifts integrated with the proposal could be beneficial for Mission Ridge Ski Area. Mission doesn't have much beginner terrain, and I think the proposed Lift 8 would improve this. I'm not familiar enough with the terrain to judge what sort of skiing the proposed Lifts 6 and 7 would offer. These lift improvements, combined with a much smaller residential proposal, would be acceptable to me. I'm not in favor of the proposed Lift 5 because it would essentially eliminate the best backcountry skiing at Mission Ridge, into Stemilt Basin.

Beyond these site-specific comments, I'm concerned about the broader impact of the proposed development. It seems to me that the proposal is only minimally related to skiing and the ski area—it's chiefly a large, year-round real estate development. This will contribute substantially to traffic on the Squilchuck Creek road and will contribute to sprawl, generally, in the Wenatchee Valley. It probably won't contribute significantly to the viability of Mission Ridge as a ski area.

My conclusion is that the proposed development has significant environmental and safety issues that I would need to see addressed before I would consider supporting it.

Thank you for this opportunity to comment.

Lowell Skoog  
1524 NE 88<sup>th</sup> Street  
Seattle, WA 98115  
[lowell.skoog@alpenglow.org](mailto:lowell.skoog@alpenglow.org)



**From:** [Andy Dappen](#)  
**To:** [RJ Lott](#)  
**Cc:** [Bob Bugert](#)  
**Subject:** Comments on Mission Ridge Proposed Expansion  
**Date:** Friday, March 27, 2020 2:22:46 PM  
**Attachments:** [MissionRidgeExpansion-LetterCounty2-Andy.docx](#)

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**External Email Warning!** This email originated from outside of Chelan County.

March 27, 2020

RJ Lott, Planning Manager;  
Community Development Department  
316 Washington St., Suite 301  
Wenatchee, WA 98801

Re: Mission Ridge Proposed Expansion

Mr. RJ Lott,

In October 2018, I submitted the attached letter in regards to Tamarack Saddle LLC's proposed plans to develop a new ski village immediately east of the Mission Ridge Ski Area. I've attached the old letter to this comment because the very same issue pertaining to wildfire still exists and have not been adequately addressed.

Particularly during the hottest, driest months of the fire season, the safety of village residents and visitors are endangered if the County does not follow its own codes by insisting that there be two separate means of entering and exiting the development. Failure to have secondary access not only threatens the lives of villagers during an emerging large wildfire, it all but ensures that regional and federal firefighting resources will not be sent to the village to protect property. This is because agencies will not endanger the lives of their firefighters by sending them into the fire trap this development presents. Approving the project as it stands now makes the County complicit in endangering people's lives and exposing those people to great financial loss. Someday major wildfire will sweep through this development just as wildfires have done in faraway places like Colorado, California, and Alberta, and just as wildfires have done in nearby places like Pateros and Wenatchee itself.

The fire protection plan for Tamarack Saddle's Project Application argues that section 104.8 of the International Fire Code (IFC) allows the fire code official to grant modifications for individual cases when the code is impractical. The noted section of the IFC very clearly states that modifications are allowed only when they do not threaten life and fire safety requirements. Clearly there is a threat to life and fire safety if a growing summer wildfire engulfs the one road (an entirely realistic scenario) and leaves the occupants of a development with 4,000 beds with absolutely no means of escape and no safe way for other resources to help.

Not only could the wildfire losses to this development be immense, but those losses could put the county on trial, morally and maybe even legally, if the codes are ignored when the region's own recent history, when nationally known fire experts, and when its own citizens have given the county fair warning that the project's measures for contending with wildfire are grossly inadequate.

I made this point in the first letter and have researched it slightly, and I believe it's a point the

County's legal counsel should not take lightly. If the project is approved with only one road in and out, and if a wildfire catastrophe causes loss of life and great financial loss of property, could the county be held liable and financially responsible for negligence in violating its own codes? Some lawyers I've interviewed say the county would be given governmental immunity. Other lawyers have not been so confident that the county would escape being sued. In a number of cases the Washington State Supreme Court have swept away the protection of governmental immunity when a county's disregard of codes have resulted in catastrophic loss to the public it was entrusted to protect.

I urge you not to put our county in any such a position by strictly adhering to all codes meant to protect the public as they apply to this development. Chelan County should review the proposal with a leaning toward safety and full compliance with code, rather than demonstrate a willingness to make exceptions that benefit the developer but put the community and county itself at risk.

Another major issue with the proposed development, which applies tangentially to fire, is water. Different Squilchuck irrigation districts report the summer water in the entire drainage is already maxed-out and that during low-water years the pre-existing water rights of residents and farmers in the Squilchuck Valley are already not being met. This project claims to draw its water from deep aquifers but those familiar with the hydrology of the drainage know that the shallow and the deep water are connected, and that drawing from deeper water steals from the shallow water. In summer as the development draws water for domestic use and for its fire-protection needs, it will take water from those with pre-existing rights and a tangle of legal issues the county contributed toward will ensue. Before approving this plan, insist that the developer produce a study from a non-partial firm (and one approved by the different irrigation districts), that proves this development will not impact the water rights of everyone downstream (which is virtually everyone else in the Squilchuck drainage).

Between 2018 and now my concerns with the proposed village have grown well beyond fire (and water). I'm concerned about how the development will impact the migration, calving, and mating of the Colockum elk herd, an issue I suspect the Wenatchee Sportsmen will address with more authority, but a resource many of us don't want negatively impacted by the resort's spring, summer, and fall use. I'm concerned how the development violates the fundamental principles behind the formation of the Stemilt Partnership, which was formed to keep future development from damaging the water, wildlife, and recreation of the upper Stemilt Basin – all of those elements will be greatly impacted by all the people this development brings to live and play in the woods.

I'm concerned about the impact on traffic – use of the Squilchuck Road, the proposal's own study shows, will grow five to six fold. Is it right that one developer's property rights have such a large negative impact on everyone down canyon? This is a why adherence to RCW 36.70A.110 matters. The Washington State Legislature enacted this law because *"uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and quality of life in Washington."* The law says that counties *"shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature."* Tamarack Saddle's village was not designated as an urban growth area by Chelan County but, with a bed base larger than the city of Cashmere, it is definitely urban in nature. It's not just a violation of the law itself but a case study for the problems that arise when urban-type growth is not carefully managed.

The developer hopes to squeeze through a loophole in the GMA allowing Master Planned Resorts (MPR) outside of the urban growth area. However, this development meets neither the intent nor character of an MPR and its designation as such is probably illegal. The development is not self-contained, does not consist of short-term visitor accommodations, and does not preserve the rural character of the upper Stemilt and Squilchuck basins or the rural nature of the lower Squilchuck valley between the ski area and Wenatchee. All of this is necessary for the development to qualify as

an MPR.

Connected to the problems arising from poorly managed growth is what will happen to Wenatchee itself once Tamarack Saddle begins an aggressive marketing campaign for its mountain village. Many West Side skiers fed up with the chaos of skiing Crystal Mountain, Snoqualmie Pass, and Stevens Pass will come looking into a second residence to enjoy skiing that's only 2.5 hours away. And once they come looking many will decide to purchase in Wenatchee itself rather than in the village. This will steadily escalate the cost of housing and property taxes within the city of Wenatchee, escalating the housing problems and gentrification issues the city is already experiencing.

In conclusion I will state the obvious: It's a terrible solution that purports to fix one problem (the ski area's long-term viability) but creates ten equally serious problems (increased hazard of fire creation, decreased fire protection and fire safety, battles over water rights, increased issues like traffic for pre-existing down-valley residents, over-use of surrounding public lands, violation of codes, violation of the Stemilt Partnership's, and degradation of the community fabric).

A solution that spawns a host of legal, environmental, and social problems needs to be rethought. There are other solutions to Tamarack Saddle's claims that the development is needed for the ski area to survive. Around the country, there are some 20-nonprofit ski hills run as community hills. Three examples are Bogus Basin (above Boise), Bridger Bowl (above Bozeman), and Mt. Spokane (above Spokane). All three of these operate as community hills rather than destination resorts, have equal or better infrastructure to Mission Ridge, are of similar size or larger, and cost 10 to 17 percent less to ski. And they are all surviving financially. If the owner is not making a suitable return on his investment and no longer wishes to run a community hill, one serious solution we should explore is turning this community asset over to community control.

Rather than starting a chain reaction of bad outcomes, say 'no' to this problematic proposal by enforcing all the codes the Proposed Expansion violates. Let the owner and/or the community rethink the single issue of how to make the finances of our hometown hill work while it continues operating as a hometown hill. We have a robust local ski community, and as a community working together, we can find a far better solution than the one Tamarack Saddle has spent several years 'selling' us.

Andy Dappen  
2332 Westview Drive  
Wenatchee, Washington 98801

P.S. Please send notice that this message was received and will be added to the public record.

**From:** [Peggy Cahill](#)  
**To:** [RJ Lott](#)  
**Cc:** [jim.brown@dfw.wa.gov](mailto:jim.brown@dfw.wa.gov); [Kevin Overbay](#); [Gwen.Clear@ecy.wa.gov](mailto:Gwen.Clear@ecy.wa.gov); [wyatt.leighton@dnr.wa.gov](mailto:wyatt.leighton@dnr.wa.gov); [Claudia M. Newman Henry](#); [Audrey Clungeon](#)  
**Subject:** Comments on Mission Ridge Ski Area's Amended Application for a Master Planned Resort Overlay District, Development Agreement, and SEPA Review  
**Date:** Monday, March 30, 2020 12:40:41 PM  
**Attachments:** [image001.png](#)  
[2020 03 30 Newman to Lott - Comment Letter.pdf](#)  
[2020 02 21 Newman and Clungeon to Kaputa - Scoping Comments.pdf](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Planning Manager Lott:

Attached please find a letter from Claudia Newman to you (and an attachment) regarding the above-referenced matter.

Thank you for your attention to this matter.



Peggy S. Cahill  
Legal Assistant  
Bricklin & Newman, LLP  
1424 Fourth Avenue  
Suite 500  
Seattle WA 98101

ph.: 206.264.8600  
fax: 206.264.9300

Spokane Office:  
25 West Main  
Suite 234  
Spokane, WA 99201

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**From:** [Mike Rolfs PE](#)  
**To:** [RJ Lott](#)  
**Cc:** [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [Mike Kaputa](#)  
**Subject:** Comments regarding the Mission Ridge 2020 Project Application  
**Date:** Tuesday, March 24, 2020 12:46:58 PM  
**Attachments:** [2020 Chelan County Comment Letter - MRR 2020-03-23.pdf](#)  
[2018 Chelan County Comment Letter - MRR 2018-10-19.pdf](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Mr. Lott,  
Attached are my comments regarding the Mission Ridge 2020 Project Application. Also attached is the comment letter I submitted regarding the 2018 Mission Ridge Project Application. Those comments are still valid. Please respond to confirm that my comments have been received and recorded into the project record.

Thank you,  
Mike Rolfs

Stuart Smith  
3096 Tamarack Pl  
Wenatchee, WA 98801

RECEIVED

MAR 27 2020

R. J. Lott  
Planning Manager  
Chelan County Department of Community Development

CHELAN COUNTY  
COMMUNITY DEVELOPMENT

March 25, 2020

Dear R. J.,

Thank you for the opportunity to comment on the proposed expansion at the Mission Ridge ski area. I am in opposition to the proposal for the following reasons:

Most importantly, this proposal is nothing more than a thinly-veiled disguise to market (and subsequently churn) real estate. It has everything to do with profiting from real estate transactions, and little to do with skiing, and I resent that it is being sold to the community as a skiing "enhancement". Rather than improving the skiing experience, it will place an undue burden on the local services and infrastructure to accommodate and clean up after this development.

In addition to the profiteering aspect of the development, I am opposed to more people (a potentially Cashmere-sized population!) living high up Squilchuck canyon for the following reasons:

1. The only access is via a narrow, twisting, one-way county road. During the inevitable wildland fire, the additional panicked traffic down that road will create conditions that contribute to a deadly human disaster.
2. Speaking of wildland fire, thousands of vacationers (many of whom with no understanding about living in a fire-prone environment) staying at the development during the dry summer will only exacerbate the risk of human-caused fire in the area.
3. The proposed road between the existing ski area parking lot and the proposed housing area has serious engineering and environmental concerns.
4. A development of this magnitude will draw considerable water for human and commercial use, negatively impacting in-stream flow for fish and other downstream species.
5. Proper sewage disposal will be impossible with a development of this size. The future public will be left to clean up the increased bacterial and turbidity load in Squilchuck Creek.
6. Local authorities will be hard-pressed to pay for and accommodate this remotely-located community regarding fire, police, first responders, planning, inspections, and the myriad of other legally-required governmental actions and oversight. Here's but one, of many, examples: How will the county road department, with an already-stretched budget, handle the more frequent maintenance and repair requirements on Squilchuck road and its many bridges from the increased traffic?

## RJ Lott

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**From:** Mark Kacmarcik <mark.kacmarcik@gmail.com>  
**Sent:** Friday, April 10, 2020 7:30 PM  
**To:** RJ.Lott@co.chelan.wa.us  
**Cc:** kevin.overbay@co.chelan.wa.us; Bob Bugert; doug.england@co.chelan.wa.us  
**Subject:** Proposed Mission Ridge Expansion

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Dear Mr. Lott (cc: commissioners Overbay, Bugert, and England):

I am a resident of Wenatchee and providing comment on the proposed Mission Ridge Expansion. I am a skier and buy a ski pass to Mission Ridge every year. I support our town and I support Mission Ridge, however i cannot support this proposed development. In short, i strongly urge you to stop, or require significant reduction in the magnitude of this proposed development.

As an avid recreationalist and County resident i can think of no greater negative impact on our recreational opportunities, dark skies, wildlife, and County residents than to allow construction of a 4,000-person-town at Mission Ridge. After reviewing the submitted documents i have come to the overall opinion that this is a private real estate development which endeavors to extort the County infrastructure, National forest access, Wenatchee valley viewshed, water quality, forest health, and taxpayer dollars for their own marketing and personal profit.

The proposal has little to do with skiing, or with the well-being of Wenatchee. This is a private real estate development that is absolutely incompatible with the geography of the Squilchuck Valley.

I encourage the Commissioners to uphold County development ordinances, land use codes, partnerships, and guidance and look out for the welfare of County residents and visitors. I highlight my largest objections to this proposal below:

1. The proposed development is situated in an area of high fire danger, with only ONE means of ingress/egress-narrow, winding, landslide-prone, Squilchuck road. Many experts have vocalized that people will die if this project is constructed. This risk is simply too much to bear. We saw this in 2015. Mission Ridge need not be the next Paradise, California.
2. The proposed development calls for use of septic systems for wastewater treatment. The shallow rocky soils of mission ridge are not well suited to this type of wastewater treatment. This is an environmental and human health concern. This project, which endeavors to install a small city the size of present-day Cashmere, up the Squilchuck Valley should NOT be allowed without modern wastewater treatment. Approval of this development should not come without a requirement to construct a suitably sized treatment plant to treat the waste and provisions for build-out. It is not fair for responsible County taxpayers to cover this expensive infrastructure.
3. As mentioned above, the submitted traffic study notes HUGE and nearly unimaginable increases in traffic volume on Squilchuck Road. Undoubtedly this will negatively impact valley residents and put enormous strain on County infrastructure. The road is landslide prone and another substantial risk of blockage to ingress or

egress to the development. This development should not be permitted without a requirement for the development to pay for improvements to this road.

4. As an avid backcountry skier, hiker, runner, and bird watcher I am saddened to think of the degradation of the outdoor experience with so many additional people residing up this valley. What is now a remote and wild area with opportunities to recreate, observe nature, hunt, fish, and explore will be degraded and overcrowded as an urban or suburban area. Perhaps selfishly, I'm sad that this proposal seeks to degrade these activities through overcrowded and overuse of a relatively small area. There are truly limited areas in the County where you can take improved roads to access these sorts of environments. The convenient access from Wenatchee to Mission Ridge is a great way to quickly visit the snow, to experience temperatures 10-15 degrees cooler than town in the heat of summer, and away from the bustle of town. This development will detract from that experience, pressure the surrounding environment, and require more driving and expense for residents to find quiet solace.

5. While it is somewhat endearing to see the Mission Ridge night-skiing lights visible from town, they are on for a short time and for limited evenings during operation. I am frankly disgusted at the thought of looking up from Wenatchee and seeing the light pollution and development scars of this proposed real estate development. Please protect the scenic beauty of our town.

6. The current paradigm at Mission Ridge is for day use. Very few folks spend the night camping in the parking lot. Skiers drive or bus up in the mornings and down in the afternoon. It's dark and quiet at night. This allows some reprieve for residents and wildlife. Folks from out of town stay in hotels or rental housing and support local businesses, they shop locally. Installation of a large private development does not support our towns--Wenatchee will become a frustrating traffic jam on the way to Mission Ridge where folks will spend their time at their private condos.

7. Lastly, it strikes me that this development goes against what makes Mission Ridge a great place to ski. It goes against the fun friendly local vibe where skiing is fun and available for locals. It seeks to irresponsibly develop a private resort for the benefit of the few and at the expense of our local residents and County infrastructure.

This proposal comes with heavy marketing campaign touting jobs, economic development, growth, etc. The marketing includes convincing heartstring-pulling videos which are heavily produced by paid marketing firms to "sell" the idea of this development as a community asset. What these films and commercials do not show are:

- traffic jams on Squilchuck Road,
- community meetings of distraught Squilchuck valley residents upset by unwanted traffic, noise, and roadway widenings
- Landslides blocking Mission Ridge access,
- Editorials from distraught locals about the loss of quiet recreational areas close to home.
- Light pollution,
- Contaminated soils and water from parking lots, sewage lagoons, septic tanks,
- Water shortages and rationing and calls for construction of water lines, treatment facilities, pump stations, and infrastructure to produce water for the ill-conceived town,
- Members of the Stemilt Partnership angry at the County failing to follow up on their commitments.
- These marketing videos do not show animations of people terrified as a fire threatens their home with no way to escape.

I hope that you can see through the marketing and see this for what it is--a terrible idea.



Wenatchee is truly Washington's only real ski town. A small, uncrowded, local hill that's cherished by the town, where you can ski with your friends on uncrowded slopes, support the local business, and enjoy a unique experience in this day and age. It's a key reason why we moved here.

Please stop or significantly reduce this development.

I support the well-researched arguments made by the El Sendero organization and Mr. Mike Rolfs, which have been shared with me. I expect that all of these well researched arguments against this development will be addressed in a thorough, rational, and unbiased manner.

thank you for your time and consideration,

Mark Kacmarcik  
140 S. Emerson Ave  
Wenatchee, WA 98801

**From:** [Rosa Perez](#)  
**To:** [RJ Lott](#)  
**Subject:** FW: EHP 7701 Other Land Use Referral Comments  
**Date:** Wednesday, March 18, 2020 8:23:00 AM  
**Attachments:** [image001.png](#)  
[Other Land Use Referral Comments for Tamarack Saddle LLC MPR2018-128 3.17.20.docx](#)

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Good morning,  
Please see attached OSS Comments from Dean Butz.

Thank you,

Rosa Perez

*EH Program Assistant*

Chelan Douglas Health District

200 Valley Mall Parkway

East Wenatchee, WA 98802

**E.** [rosa.perez@cdhd.wa.gov](mailto:rosa.perez@cdhd.wa.gov)

**P.** 509.886.6426 **F.** 509.886.6449



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**From:** Dean Butz <dean.butz@cdhd.wa.gov>  
**Sent:** Tuesday, March 17, 2020 5:14 PM  
**To:** EHSupport <EHSupport@cdhd.wa.gov>  
**Subject:** EHP 7701 Other Land Use Referral Comments

Time spent entered.

**From:** [Chester](#)  
**To:** [RJ Lott](#)  
**Subject:** Fwd: Mission Ridge Expansion Proposal  
**Date:** Tuesday, March 10, 2020 2:26:29 PM

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**External Email Warning!** This email originated from outside of Chelan County.

**Subject:** Mission Ridge Expansion Proposal  
**Date:** Tue, 10 Mar 2020 13:15:03 -0700  
**From:** Chester <[northfork@nwi.net](mailto:northfork@nwi.net)>  
**To:** [rj.lott@co.chelan.wa.us](mailto:rj.lott@co.chelan.wa.us)>

Comments on Mission Ridge Expansion Proposal:

I support the Mission Ridge Proposal in concept, with several specific remarks described below. The Okanogan-Wenatchee National Forest Draft EA substantially justifies the project in its Purpose and Need section, and will not be duplicated here. However, the USFS Purpose and Need narrative supports the project in concept only, and does not refer to the specific scale of the final village build-out described in the Mission Ridge Resort Development Application sent to Chelan County (the project narrative). The 900-plus accommodation units is a large development, approaching the population (pillow count) of a small town. As a matter of comparison, the 1980s Constellation Ridge Resort proposal called for significantly less housing units, although greater ski terrain. It is interesting to note that the Constellation EIS mentioned the proponent's desire to utilize PUD water for their domestic water needs. Given the scale of the present Mission Ridge proposal, the use of PUD water would alleviate concerns over stressing the water capacity from the use of wells drilled within the boundary of the Squilchuck watershed. This watershed is already taxed, and it would seem risky to jeopardize it with a major water withdrawal for the proposed village. I assume water districts in the Squilchuck will strongly oppose such withdrawal. PUD water offers a guaranteed supply. Assuming the project will have the positive economic impact for the county that are projected, PUD involvement could be justified. Further, the scale of the resort (# of overnight units) should be examined closely by Chelan County; Is the 900-plus capacity the minimum needed for financial viability, or would a more modest total create a successful project with less impact on Squilchuck Road traffic, and soften other environmental issues? Other aspects of the village--beginner terrain, snow-play, additional parking, nordic trails, lift access, etc.--are vital and will doubtless further support the viability of Mission Ridge.

Respectfully,

Chester Marler--retired administrative staff, Stevens Pass ski Resort

Leavenworth, WA

**From:** [Becky Cate](#)  
**To:** [RJ Lott](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)  
**Cc:** [Becky Cate](#)  
**Subject:** Mission Ridge - Tamarack LLC development plan comments  
**Date:** Sunday, March 29, 2020 9:09:28 PM

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**External Email Warning!** This email originated from outside of Chelan County.

I am against the proposed Master Development Plan as it currently exists. The following are some of my objections:

Access - the applicant has not shown legal access to the parcel proposed for development.

Zoning - this large development which is the size of a small city is not consistent with the intent of RR20 zoning. Even with the open spaces, this clearly is more like a community development, not rural in nature at all. The RR20 zoning is for minimum 20 acre parcel size. The master development plan process should not supersede zoning put in place to preserve the rural nature of the lands within this designation.

Economic impact - Most of the buyers of the houses and condominiums will not be local people. Hotels and commerce in Wenatchee will not benefit by travelers staying in local hotels and eating at local restaurants. Instead those dollars will be spent at the resort and go directly to the owner's of Mission Ridge and Tamarack LLC.

Water - The amount of water required for a development this size will reduce the amount of ground water flowing into Squilchuck creek, leaving less for irrigation and other residents below. Beehive Irrigation District (senior water right) and Mission Ridge (junior water right) use the winter snowpack to fill their reservoirs. Existing water rights in the Spring and Summer exceed the available flow in the creek with Miller water users having their water rights regularly cut when the stream flow is inadequate to cover all existing water rights. The development proposes to drill wells and pump water from the deep aquifers which are hydraulically connected to the surface waters of the Squilchuck drainage. There is no available water to be removed from the aquifer. Any water that the development removes directly affects current water right holders who already consume the entire stream flow. One of the critical findings of the Stemilt Partnership's report is that the upper watershed cannot support Urban-level development, yet this is what is being proposed.

Fire - The fire plan argues for exceptions from code-required fire flows and cites County code allowing downward modification of fire flow where full fire-flow requirements are impractical. The same county code, 15.40.040, also contains a provision allowing the fire flow to be modified upward where conditions indicate an unusual susceptibility to group fires of conflagrations.

The County should deny the request for exceptions contained in the fire protection plan. In fact, the fire marshal should increase fire-flow requirements for this high-risk development placed in a fuel-rich dry forest. The required fire flow is not impractical if the water supply comes from the PUD. However, the PUD has indicated in their October 18, 2018 Agency Comment letter on MPR 2018-128 that:

“In summary, water service is considered not available at this time until determined permissible and feasible. Significant water system infrastructure will be required and the design, permitting, planning and construction of such infrastructure is a multiyear effort.” This suggests that municipal water will not be immediately available. Until the water issue is resolved, the plan should not be approved.

This development will only have one way in and one way out, putting residents at extreme risk during a fire situation. Code requires an alternate exit. Modifying this code would surely risk life and safety of the residents.

Sewer - there is no waste water treatment plant plan. A development this large..again the size of a small city would likely warrant it's own treatment plant.

Traffic - the increase of traffic on Squilchuck road could be up to 7 times the current rate. This will impact all residents living along the road from a safety standpoint and quality of life.

Urban growth - RCW 36.70A.110 states that counties “....shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. “ The Mission Ridge area was not designated an Urban Growth Area by Chelan County. The Washington Legislature enacted this law because they “found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and quality of life in Washington.” The Mission Ridge Development would add 4000 pillows making it a community the size of Cashmere. Clearly the development is in violation of this law and its intent.

I want to see Mission Ridge succeed, but not at the cost of making our small town ski hill into a crowded, non-local zoo. If this plan goes forward, it will change the dynamic of Mission Ridge completely, and in my opinion, not for the better.

Thank you for your consideration.

Becky Cate  
136 23rd St NE  
East Wenatchee, WA 98802

**From:** [Shannon Claeson](#)  
**To:** [RJ Lott](#)  
**Subject:** Mission Ridge development application  
**Date:** Thursday, March 12, 2020 9:43:29 AM  
**Attachments:** [Chelan Co. Mission Ridge comment letter.docx](#)

---

**External Email Warning!** This email originated from outside of Chelan County.

RJ Lott,  
Please see the attached comment letter to Mission Ridge - Notice of Amended Application (file # MPR 2018-128).  
Thank you, Shannon Claeson

**From:** [Matt Jones](#)  
**To:** [RJ Lott](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)  
**Subject:** Mission Ridge Expansion comment for public record - Matt Jones  
**Date:** Wednesday, March 18, 2020 12:40:52 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To all it may concern,

My name is Matt Jones, I'm a biologist at the WSU Tree Fruit Research Center here in Wenatchee. I'm an avid skier who both holds a mission ridge season's pass and who enjoys backcountry skiing.

I have been tuned into the conversation regarding the expansion of Mission Ridge and have tried to be open to the diversity of opinions being presented. I have attending listening sessions and tried to be as informed as possible by reading the most up to date plans available. Here I would like to briefly voice both some support, as well as some concerns, regarding the expansion plans:

Support:

- I feel that the expansion of the nordic trails would open the terrain up to a wider group of users without causing undue environmental impact, this is wonderful.
- I feel that modifying the parking area to better handle the pre-existing crowds would do a lot to increase the usability of the mission ridge parking area for both in-bounds and backcountry skiers/snowshoers/hikers (up to Clara Lake)
- I feel that the plans to upgrade some of the preexisting lifts/lodges would go a long way towards making Mission Ridge a better day-use experience which would surely increase revenues.

Concerns:

- I do not think there is any way the road can support the proposed increase in numbers of people coming and going to the ski hill. I think that having the proposed numbers of people going up the canyon to ski would make the trip up the mountain unbearable for locals.
- I think that hotels/condos/houses would be an eye-sore in a beautiful area
- I have heard speculation that the Squilchuck drainage cannot handle the amount of human waste/sewage that would be generated by that increase in people. Gross and damaging!
- I have heard that there is not enough water to support this infrastructure. If this is true, this is a terrible idea.
- I feel that the increased usage, especially if the location becomes an overnight destination, would put a lot of pressure on the places a lot of local residence go to enjoy nature (Clara Lake and Stemilt Basin) both as hikers and backcountry skiers.
- I think providing lift access to Stemilt basin is a terrible idea, the mountain has expressed concerns already about being understaffed with ski patrollers to adequately patrol the mountain. Adding this new terrain would further increase that difficulty and create a potentially dangerous situation for skiers.
- I think folks are kidding themselves to think that this expansion will increase

downtown businesses, especially if the plans are to get a lot of people staying up on the mountain overnight. I just can't see this expansion providing high quality jobs, affordable housing, or any real business opportunities for anyone other than the owners of Mission Ridge.

In short, I think the thing so many people love about Mission Ridge is that it IS a low-key, relatively affordable, local mountain that is close to town, and super fun. Frankly, most of us love that Mission is not a "Vail-type" resort with accommodations and nightlife, etc. I think there are things Mission Ridge can do to improve user experiences and revenues that do not involve as extreme of an expansion as is being proposed. If Mission Ridge would be open to working with skiers to provide some uphill skiing routes, work on the dismal parking situation, increase bus-transit during the week, and overall, just be more transparent about what they need to be a sustaining business in our area, I'd like to think that skiers of Wenatchee and the surrounding area would rally at the chance to find creative ways to make sure Mission is taken care of for future generations. Most of us want to see Mission Ridge improve and make modifications and upgrades, but as it has been proposed, this expansion is just too big, and too poorly thought-out to be a good idea for our community.

I look forward to continuing to be involved in the conversation that surrounds the expansion. Thanks very much for taking the time to read my comment and include it in the public record.

Sincerely,  
Matthew Jones



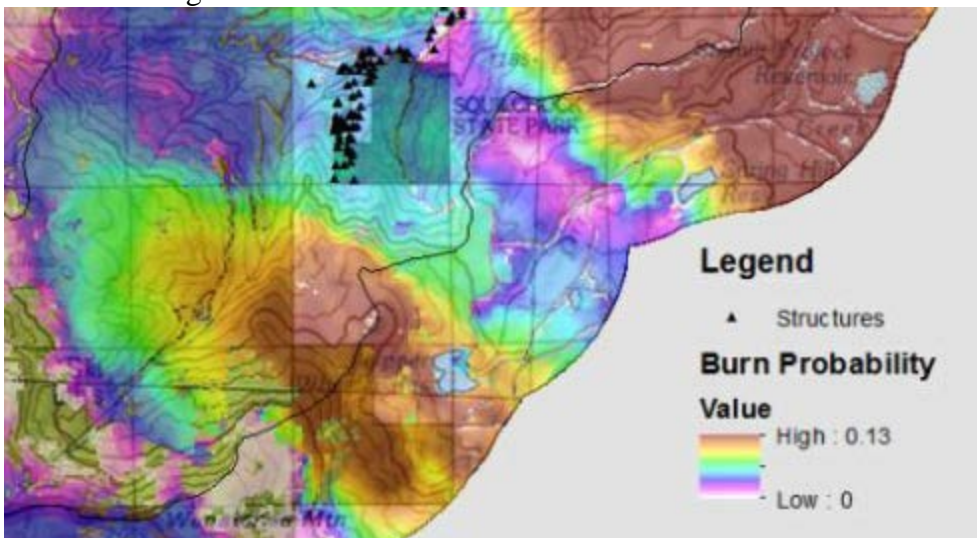
**From:** [neffa3\\_](#)  
**To:** [RJ Lott](#)  
**Subject:** Mission Ridge Expansion comment  
**Date:** Friday, April 10, 2020 2:16:30 PM  
**Attachments:** [image.png](#)

**External Email Warning!** This email originated from outside of Chelan County.

To whom it may concern,

I strongly oppose this development as currently presented for the following reasons.

1. The Hydrogeologic Assessment states that any future water supply for the proposed development will be connected to surface waters of Squilchuck Creek. The additional water necessary for the domestic uses would be year round but would need to be interruptible as they'll be junior to existing rights. Some of the existing rights are already interrupted when flows aren't met, this is unacceptable for domestic uses. Ecology is leaning more and more on the County's to determine water availability. This has not been adequately addressed. The water rights need to be in-hand prior to any authorization from the County. Climate change will only exacerbate the lack of water issue.
2. The dated FEIS from 1986 is holy unacceptable for documenting current environmental conditions. The referenced updated EA is not included. I project this large absolutely demands an EIS. The County must require one.
3. There is mention of a Geologic Report but that is not available for review on the County website. I don't know how anything can be approved if the complete document package is not available for public review.
4. SEPA Checklist, Section 1(d), is a flat out lie. There is plenty of recent evidence that the formation underlying the proposed development is still moving or susceptible to moving. Not only is the road to Mission Ridge constantly sliding and requiring pavement repair, but there was a LARGE slide within the ski area, visible from the lodge, not two years ago! We already have Whispering Ridge and Cramer lane, does Chelan County want the next Oso too? Section 3 (b), again more lies. DOH says each household averages 350 gal per day, they are proposing almost 1,000 housing units, that equates to almost 400 acre-feet/year, not the 90 they list.
5. The wildfire protection plan is not acceptable. The proposed development is located within some of the highest risk areas for wildfire risk:



It is complete irresponsible to allow so many residential units to be developed at the end of a very long dead end access. The majority of their fire protection is plan is how they're not required to meet existing codes or should be exempt. Very little is actually directed at actual ways to mitigate wildfire risk.

I hope the County takes it's responsibility to the greater public seriously and rejects this application.

Thank you for you time.

Adam Neff

**From:** [Eric Smith](#)  
**To:** [RJ Lott](#)  
**Cc:** [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)  
**Subject:** Mission Ridge Expansion Comments  
**Date:** Sunday, March 29, 2020 8:12:50 PM  
**Attachments:** [Mission Ridge expansion WW comments.pdf](#)

---

**External Email Warning!** This email originated from outside of Chelan County.

Thank you for the opportunity to comment on the proposed Mission Ridge expansion. My comments are attached.

Thanks,  
Eric Smith, PE

**From:** [Mark P](#)  
**To:** [RJ Lott](#)  
**Subject:** Mission Ridge Expansion Comments  
**Date:** Tuesday, March 17, 2020 4:17:15 PM

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**External Email Warning!** This email originated from outside of Chelan County.

RJ,

I wanted to comment on the proposed Mission Ridge expansion plan. My family has 5 season passes at Mission Ridge, we are local Wenatchee residents. I think the expansion plan is flawed in many ways. My personal ones are the added stress of all of those people. They do not have the water, sewer or safety services up there to keep it clean and safe. I think if community members read through documentation on why this should not be allowed they would agree with me. Just look at how they built the road road without supervision and then gated USFS property. If they messed the road up that badly I can only imagine what they would do with the other infrastructure.

Regards,

Mark Peaslee

**From:** [Cody Gillin](#)  
**To:** [RJ Lott](#)  
**Subject:** Mission Ridge Expansion Master Planned Resort comment  
**Date:** Thursday, March 26, 2020 11:03:17 PM

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Mr. Lott,

Thank you for the opportunity comment on the proposed Mission Ridge expansion. I understand Chelan County Community Development takes seriously its responsibility to review proposed developments and consider the perspectives/findings of interested members of the public. After reviewing the proposal narrative, appendices, and other pertinent documents, I identified deficiencies in the proposal documents as well as misalignment between proposal information pertaining to growth and resource management in Chelan County and Washington State. Here is a summary of my review and conclusions:

1. **Affordable Housing:** The expansion proposal forecasts no problems with resort employees securing affordable housing either in dedicated workforce housing at the new village complex or elsewhere in the Wenatchee Valley. This runs contradictory to the Our Valley Our Future initiative's recent report on affordable housing in the Wenatchee Valley and surrounding areas. The OVOF housing report identified a direct link between a lack of affordable housing with an inability of major employers to fill vacancies as well as families double-occupying dwelling units. The report goes on to list many factors that contribute to a growing lack of affordable housing, all of which are out of the purview of the expansion proposal. In communities with large ski resorts and live-in villages, the gap in housing affordability is actually wider than other nearby locations (this is a well-documented problem that results from the housing stocks being converted to vacation homes and short-term rentals that either sit vacant most of the year or are unavailable for a low-wage workforce that operates and maintain a ski area, village, and on-site services). The expansion proposal housing report appears to not have considered any of the information or documentation on this problem. Since Chelan County is a sponsor and board member of the OVOF initiative, it should ensure that new developments in the region align with the recommendations emerging from the OVOF process, including making strides to improve (not exacerbate the existing deficiency of) affordable housing.
2. **Wildfire, Fire-Flow, and Ingress-Egress:** The proposed expansion would place hundreds of structures and thousands of people into a high-risk wildfire area where fire is a healthy, necessary component of a functioning ecosystem. As presently proposed, the expansion is requesting downward modifications to existing Chelan County code for fire flow/fire protection (15.40.040). Ingress and egress would be available on only a single road constructed on a steep slope with the village located upslope. A community with a population the size of Cashmere situated upslope of a sure-to-burn-forest with only one way out and inadequate fire flow protection poses grave threat to public safety. No municipal water supply is presently available to support fireflows.
3. **Water Availability:** At present, winter and summer streamflows in Squilchuck Creek are allocated and during low-flow periods are overallocated. The Stemilt-Squilchuck Watershed Plan identifies several reasons to be extremely cautious with the proposed new development, and only one indecisive result which could support new development in that "a portion of winter and spring runoff, return flow from irrigation and base flow may be available for diversion to new or additional storage" (there is no irrigation return flow that high in the basin so all water needed for the expansion would come from base flow). The proposed expansion appears to require an undefined rate/quantity of additional water for domestic and snowmaking purposes that would be supplied by drilling deep wells into a the

upper Squilchuck Basin aquifer. The Hydrology Memo is vague and hesitant in its conclusions that “the availability of future water needs may be present in deep bedrock fractures in the vicinity of the proposed Mission Ridge Expansion project” and “the potential availability of groundwater for domestic and snow making uses may be available from deep bedrock fractures at the site”. The Hydrology Memo indicates that the deep bedrock fractures where drilling is recommended “appear to be in hydraulic continuity with the surface waters near the ski area where current water right diversions are being utilized”. If surface water flows are at best fully allocated (as indicated in the Stemilt-Squilchuck Watershed Plan) and the proposed groundwater supply is in connectivity with surface water then new withdrawals from the aquifer could steal water from existing water right holders. No municipal water supply is presently available to support domestic and/or snowmaking purposes.

4. Urban Growth and Community Vision: RCW 36.70A.110 requires counties to “designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature.” The proposed expansion adds 4000 pillows (analogous to the population of Cashmere), which is urban growth in nature and seems to be in violation the intent of Washington urban growth law. Furthermore, the expansion proposal does not seem to align with the Stemilt-Squilchuck Community Vision (in which Chelan County was a lead partner) which found that the upper Squilchuck Basin cannot support urban-level development (an expansion to include hundreds of condominiums, restaurants, lodges, transportation, and other services to support 4000 overnight residents and many thousands more day users is unmistakably urban).

5. Community Cost-Benefit Comments/Observations: The proposed development, if realized, would offer some benefits to recreation and the economy. There could be new opportunities for hikers, mountain bikers, trail runners, and Nordic skiers. Additional terrain will be opened for downhill skiing. An expanded resort will provide jobs and visitors will patronize local businesses. But there also appears to be great risk of many deleterious, irreversible impacts. Water supplies will be compromised in an already thirsty region. Wildlife habitat will be reduced in an already fragmented area. Traffic is projected to increase over five-fold and greatly reduce the current level of service in the travel route. Wildfire risk will increase and pose threats to a community that is already struggling to cope with increased frequency, magnitude, and intensity of fire. Wildfire protection, as proposed, is lacking. The way of life for the rural Squilchuck community already pressured by development and increased recreation will be irreversibly altered. A greater strain will be placed on already deficient affordable housing. Areas presently used by backcountry recreation will be forever lost.

Again, thank you for the opportunity to comment on the Mission Ridge expansion proposal. I support local businesses and efforts aimed at improving recreation and tourism, but not when it comes at the expense of the resources, ways of life, and physical safety of the community, and not when proposed actions fail to align with planning efforts and community initiatives aimed at guiding sustainable development and wise stewardship of the region's natural resources. I do not support the proposal as presently submitted.

Best,

Cody Gillin

621 Lowe Street

Wenatchee WA 98801

**From:** [Gustav Bekker](#)  
**To:** [RJ Lott](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#); [Mike Kaputa](#)  
**Subject:** Mission Ridge Expansion project  
**Date:** Friday, March 27, 2020 1:11:11 PM  
**Attachments:** [El Sendero WWA letter to Chelan County 2020-03-27.pdf](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Dear Mr. Lott,

We appreciate the opportunity to provide these public comments on the Mission Ridge Expansion Project in Chelan County, Washington.

Comment letter attached.

Gus Bekker

President

El Sendero Backcountry Ski and Snowshoe Club

PO Box 5622

Wenatchee, WA 98807

Hilary Eisen

Policy Director

Winter Wildlands Alliance

PO Box 631

Bozeman, MT 59771

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**From:** [Squilchuck Miller Water Users](#)  
**To:** [RJ Lott](#)  
**Cc:** [Mike Kaputa](#); [mark.schuppe@ecy.wa.gov](mailto:mark.schuppe@ecy.wa.gov); [Gordon Zimmerman](#); [Norm Gutzwiler](#); [Terry Fitzpatrick](#); [Tony Eastman](#)  
**Subject:** Mission Ridge Expansion  
**Date:** Monday, March 23, 2020 12:12:33 PM  
**Attachments:** [MRE-County Letter.pdf](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Hello,

Please find attached our comments regarding the Mission Ridge Expansion.

Please confirm receipt,

Thank You,

*Tanya Reece*

Beehive Squilchuck Miller Water Users  
4593 Squilchuck Rd  
Wenatchee, WA 98801  
(509)662-6675  
beewater@nwi.net



**From:** [Nancy Buchanan](#)  
**To:** [RJ Lott](#)  
**Subject:** Mission Ridge proposed development-- comment  
**Date:** Thursday, March 26, 2020 1:36:24 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To whom it may concern:

I have reviewed the Mission Ridge proposed development and am concerned about the project because the water that the development requires has already been reserved for the Beehive Irrigation District and the current needs of Mission Ridge. Miller water users lower in the valley already face restrictions to their water usage during drought, so it would be irresponsible to allow the Mission Ridge Development to increase water usage to the detriment of those with senior rights. Drilling into aquifers (as the development suggests) would only diminish the water supply in Squilchuck Creek anyway because those are the springs that feed the creek.

The development also suggests dispersing wastewater into the ground, but I am concerned that the drainfield is not adequate for a community of 4000. It's not worth the risk to our community to contaminate the groundwater used to irrigate the orchards and homes in the valley.

I appreciate the decision makers taking into account the impact of the Mission Ridge development on the whole community and environment in various capacities.

Thank you,

Nancy Buchanan

3037 Monterey Dr

Malaga, WA 98828

**From:** [cluksus@nwi.net](mailto:cluksus@nwi.net)  
**To:** [RJ Lott](#)  
**Subject:** Mission Ridge Ski Area Expansion  
**Date:** Thursday, March 19, 2020 10:10:53 AM

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External Email Warning! This email originated from outside of Chelan County.

Dear Mr. Lott,

I am writing ask you to deny the approval of the current Mission Ridge Expansion Plan based on conditions around wildfire risk, uncertainty of water availability within the Squilchuck Basin, as well as violation of Urban Growth RCW 36.70A.110. Since the data presented by the developer is minimal at best, I urge Chelan County to seek consultation from a qualified, independent hydrologist and a wildland fire risk manager who can evaluate the technical reports submitted by the developer, and to determine future potential liabilities the development that will fall on the county to fund. Chelan County needs to incorporate climate-change forecasts for eastside Cascade Mountains the next 50 years, developed by the University of Washington and available through the Climate Impacts Group <https://cig.uw.edu/>.

WNR Group who did the hydrology report for the project is clear in their lack of certainty due to incomplete knowledge of the how the ground water and surface-water flows in the Squilchuck Creek drainage interact, vary, and how groundwater recharge occurs. At a minimum, Chelan County needs to hire a independent, qualified hydrologist to evaluate the WNR Group report and to incorporate climate-change forecasts, developed by the University of Washington and available through the Climate Impacts Group <https://cig.uw.edu/>. The irrigation district already has concerns about supplying enough water to the households and orchards in its jurisdiction. In dry years the reservoirs have been sucked dry. Despite statements in the proposal that claim that the resort will be primarily be populated during the winter, we feel that in fact the resort will have to operate as close to full time to be financially viable. Where is the water to support a community 10 times the current Forest Ridge community supposed to come from on a year round basis? In addition there will be a pool and irrigation needed to maintain the grounds. In an area with as steep a terrain as the proposed building area is in, which also has stream and wetlands around it, we fail to see provision for adequate sewage treatment that will keep the water in the area and downstream from becoming polluted.

The County should deny the request for exceptions contained in the fire protection plan. In fact, the fire marshal should increase fire-flow requirements for this high-risk development placed in a fuel-rich dry forest. The required fire flow is not impractical if the water supply comes from the PUD. However, the PUD has indicated in their October 18, 2018 Agency Comment letter on MPR 2018-128 that:

“In summary, water service is considered not available at this time until determined permissible and feasible. Significant water system infrastructure will be required and the design, permitting, planning and construction of such infrastructure is a multiyear effort.” This suggests that municipal water will not be immediately available. Until the water

issue is resolved, the plan should not be approved.

Modification to international fire code 104.8 is allowed only when the modification does not lessen life and fire safety requirements. Having a 4,000-pillow community trapped by an engulfed access road during an emerging catastrophic fire is a grave threat to fire safety and to life.

The road, as currently planned, upslope of a 30% (+) side hill is unsuitable as a stand alone egress route. The proposal should be reviewed with a life-safety bias for the public, not a financial bias benefiting a private developer and other businesses seeking opportunities within the project. To approve the single access layout of this project is irresponsible on the County's part.

Violation of Urban Growth Area RCW 36.70A.110 This RCW states that counties "...shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. " The Mission Ridge area was not designated an Urban Growth Area by Chelan County. The Washington Legislature enacted this law because they "found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and quality of life in Washington." The Mission Ridge Development would add 4000 pillows making it a community the size of Cashmere. Clearly the development is in violation of this law and its intent.

In addition we are very concerned about the effects that this development will have on traffic, wildlife, overcrowding and overuse of natural resources. We ask that the developer resubmit a plan that is solidly within the RCW's, Fire Codes, and be less destructive to the environment and quality of recreational opportunities for the general public vs resort clientele.

Thank you for the opportunity to comment.

Sincerely,

Cynthia M Luksus  
2777 Number 1 Canyon Rd  
Wenatchee, WA 98801  
(509) 888-0245

**From:** [Ronald](#)  
**To:** [RJ Lott](#)  
**Subject:** Mission Ridge, MPR 2018-128  
**Date:** Monday, March 16, 2020 12:24:35 PM  
**Attachments:** [Mission Ridge Development - 2020.docx](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Attached are our comments about the proposed Mission Ridge expansion.

Thanks,  
Ronald Balzer  
509-886-3562

**From:** [Dean O'Daffer](#)  
**To:** [RJ Lott](#)  
**Subject:** MPR 2018-128  
**Date:** Tuesday, March 10, 2020 5:49:56 PM

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**External Email Warning!** This email originated from outside of Chelan County.

I am writing this letter as public comment in regards to the proposed Mission Ridge Resort Development Expansion. I say Expansion as a loose term because the proposed resort is many times larger than the present resort. Now there is a Lodge and a few other buildings, there will be 900 + buildings. This expansion seems way out of proportion to the present situation. Is this reasonable? If you are an investor, maybe so, if you are a present county resident who uses this area or if you are part of the ecology of this area now, maybe not so.

This new Mega Vision for Mission Ridge is about building and selling Real Estate . This will be a problem for the surrounding natural areas. The Lake Clara and Stemilt Basin areas will be heavily used by recreationalists:, hiking, biking, motorcycling, and 4 wheeling. The animals will be pushed out, the air quality diminished and the silences become naught, This Proposed village will eventually cause demand for more skiing terrain, putting more pressure on the surrounding natural areas

It is also ironic that the Resort will provide services to its residences, when Climate Change transitioning seeks to centralize services away from the suburbs. Wenatchee has all the services that visitors need. The proposed Clock Tower in the Plaza is taken directly from the Vail Colorado playbook, with its nearby businesses and condominiums. . Chelan County has Leavenworth and Chelan, both are heavily invested in the tourist industry. Are these cities going to have to compete with the Resort? More tourism may not be in the best interest for our Chelan County, why put all our eggs in one basket?

The hydrology reports seems a bit vague. Yes there are existing water rights, yes there is surface water and yes there is deep well water. But how much is needed and how much is available? How will this affect the Squilchuk growers and also how will it affect the Stemilt growers because the deep wells most likely will be drawing from water tables that are common to both drainages. Have these questions have been answered?

This entire area is prone to landslides and slumps. In the last few years, this geology weakness has been seen in the Ski area, Beehive road and the Heights area. Building a road through this steep and heavily forested terrain seems risky. If there is a Wildfire in this area, the slides will become more of a risk. When the road slides, who will be responsible for fixing it and for the trapped residents. Under no circumstances should Chelan County put itself in this position.

Just a short note on the employee housing. This housing will most likely not be for local residents, but will be for foreign workers. That is the model being used in some Colorado resort areas.

Dean O'Daffer

1509 3rd Street

Wenatchee, Wa.

**From:** [Erin Andrade](#)  
**To:** [RJ Lott](#)  
**Subject:** MR Expansion  
**Date:** Sunday, March 29, 2020 6:27:56 PM  
**Attachments:** [Erin Andrade MR Expansion Comments.docx](#)

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**External Email Warning!** This email originated from outside of Chelan County.

RJ Lott,

I reviewed the El Sendero meeting summary, detailing some of the greatest concerns noted with the current proposed project.

I included, in red in the attached document, the things I most agree with, namely:

- *The concern of creating an overcrowded recreation area*
- *The significant negative impact on traffic*
  - o *Specifically, although there is more parking; there is not a new road built to accommodate the extra vehicles that would be getting to the new facilities*
  - o *The housing development is too large for the current infrastructure*
  - o *The impact on the local residents and users will be significant, creating a negative experience, similar to that at Stevens Pass or Snoqualmie Pass*
- *This proposal violates the Stemilt Partnership Mission, by potentially impacting our wildlife as well as our recreational experiences by having an urban development so close to that area*
- *I also agree with the other concerns regarding potential fire hazards*
- *I also agree with the concerns detailed below regarding water use*

I reviewed promotional videos and the project proposal for the expansion.

I agree with the following comments:

- The expansion will increase beginner terrain
- The expansion will increase parking

- The expansion will add other activities such as cross country skiing, which I could see myself enjoying

I disagree with the following comments:

- “Maintain the values of stewardship, community, and small mountain vibe – aka the MR way of life... keep our soul intact while growing. Keep our roots and our ties to the community”

I watched the promotional video for MR, with Dr. Freed, Mayor Frank Kuntz, and Shiloh Burgess. I moved here about 4 years ago from Seattle (transplanted from Indiana), so I am not a true local. I am a physician at Confluence Health and I was attracted to Wenatchee because of the ease of outdoor access, including Mission Ridge. On the same side of the coin, in Seattle I was already living close to 3 ski resorts – Crystal Mountain, Stevens Pass, and Snoqualmie Pass. Why would I move to Wenatchee when I had access to these larger mountains? The answer is that I wanted to get away from the crowds, traffic, and overcrowding of Seattle. Even after moving to Wenatchee, I still owned season passes to both MR and SP, but ultimately, after the overcrowding became too much at SP; my husband and I only own MR passes now. MR is special because it is a community asset. It is a local ski hill. Creating condominiums and housing up there is not needed because:

- Most locals already live <30 minutes from the hill
- The downtown area is already expanding with a number of new hotels
- The city itself is expanding with more homes being built throughout the valley as Wenatchee is expanding

If we are truly doing this project to benefit the community, unfortunately I see us losing our “local ski hill” vibe. We will become another touristy, overcrowded resort with traffic issues. The ability of the residents of Wenatchee to escape to the trails and find solitude will be permanently impacted. We will lose our small mountain vibe.

As we continue to attract physicians and other professionals to the area, how can we continue to distinguish ourselves as having a local ski hill with solitude when we are no longer the local ski hill, but rather a resort?

I do understand the positive financial impact of this expansion, but there are more sustainable options to positively impact our community than an apparent economic boost that is accompanied by the loss of our small mountain feel, with the current project proposal. If the housing structures of the project expansion were significantly downsized, thus reducing the demand on the area with too many users, I would be in greater agreement with this project.



I greatly appreciate your consideration of the potential impact of this project.

Sincerely,

Erin Andrade

**From:** [Jens Holsten](#)  
**To:** [RJ Lott](#)  
**Cc:** [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)  
**Subject:** Proposed Expansion at Mission Ridge  
**Date:** Sunday, March 29, 2020 3:40:21 PM

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External Email Warning! This email originated from outside of Chelan County.

I am writing in regard to the proposed expansion of Mission Ridge. As a passionate backcountry skier who has called Chelan County home for over 15 years, I have many issues with this development. I will focus on two of my biggest concerns.

My first concern is water. As you know, the winter run off from Squilchuck Creek is spoken for. There is no available water to be removed from the aquifer. One of the key findings of the Stemilt Partnership (which the County helped form and is a part of) was that the watershed cannot support development like what is proposed in this expansion.

My second concern is more of a reminder. The County, as a member of the Stemilt Partnership (see paragraph above), purchased 2,500 acres of DNR land in 2007. This purchase was made to protect forest around and in Stemilt Basin, therefore defending water resources, fish and wildlife habitat, and recreational access to public land. Again, this is a reminder of those worthy goals the County has committed to achieving. Those goals cannot be met while supporting this development.

Jens Holsten  
8977 North Road  
Peshastin, WA 98847

Sent from my iPad

**From:** [dave](#)  
**To:** [RJ Lott](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)  
**Subject:** Proposed Mission Ridge expansion  
**Date:** Monday, March 30, 2020 3:38:54 PM

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**External Email Warning!** This email originated from outside of Chelan County.

To Planning Manager and Commissioners of Chelan County,

I would like to comment on the proposed development by Mission Ridge. I believe the the permit should be denied. There are too many negative issues in my opinion and the request lacks important information regarding water, sewer and access. My objections are as follows:

- **Water:** Information provided is incomplete. There is no estimate of quantities needed. This should include all use including domestic and snow making. The large amounts of water required would take away from current users. The Squilchuck basin, Stemilt basin and springs on the Kittitas county are all connected in underground aquifers, and all will be impacted by the water usage of thousands of people. the hydrology report based conclusions on seasonal use, but the homes and businesses are intended for year round use. Springs like the two that feed the streams running across the proposed access road will likely be depleted, reducing flows to already stressed Squilchuck Creek.
- **Sewer:** Current plans essentially relies on septic systems. That can't possibly be adequate for a development that could be close in size to Cashmere. Any permit should include proper sewage treatment compared to a municipality of that size. The project is right or the line between Squilchuck and Stemilt drainages. Possible contaminants could threaten water for homes and orchards through a large area.
- **Access road:** The proposed access road crosses very steep terrain. the ground consists of broken rock and boulder in loose dirt. Similar road cuts on the road up to Mission Ridge are tapered up to 100 feet above the road and contain boulders that frequently land on the road. The steep hillside is not stable enough to be the lone access for so many people. Landslides and slumps are common in the Squilchuck and Stemilt basins. Just above the Mission Ridge lodge, two large slides have come off the run called Castle in the last few years.
- **Traffic on Squilchuck Road:** Traffic volume on Squilchuck Road will be increased about six times. This is a huge increase. The current road above Squilchuck State Park is hardly suitable for a population center of the size

proposed. There are times in the winter when I have been unable to drive up the road or have had to install chains. Cars sliding off the road in the winter are common. During the busy days of ski season, people park all along the road and ride buses up. This creates congestion and stoppages that will impact uphill and downhill traffic flow. Boulders can come down from the last mile or so of the road year round, especially when the soil is wet. Even with a fairly recent upgrade on the road there are problems with potholes and up-heaving asphalt. Additional traffic can only worsen the problems.

- Fire and fire access: Being surrounded by forest, the whole development is at risk. From the top of Mission Ridge, the basin looking west burned recently. A catastrophe many times worse than Broadview can easily be envisioned. Having one access, that could be subject to fires for the 12 miles all the way to town, is irresponsible.
- Urban growth: It appears to me the proposed development would be urban growth, well outside current boundaries. I would expect a long legal process if permits are issued.
- The proposed development agreement contains language that prevents the county requiring measures that might be specific to the development. The is in a unique location that is likely to require unique mitigation requirements. It seems unreasonable to me that they want to be exempt from fire access requirements and mitigation requirements.
- Other impacts: There are numerous other impacts to consider. The development blocks non-motorized areas that are popular with local skiers. The development will be highly visible from town. There will be a huge glow at night in the southern sky.

I am a long time Mission Ridge season pass holder and would like to see them succeed. However, the long list of adverse issues, and inadequately addressed issues leads me to ask that the permit for the proposed development be denied.

Thank you,

Dave Allyn

1451 Eastmont Ave

East Wenatchee, WA 98802

**From:** [Anna Gullickson](#)  
**To:** [comments-pacificnorthwest-wenatchee-wrrd@fs.fed.us](mailto:comments-pacificnorthwest-wenatchee-wrrd@fs.fed.us)  
**Cc:** [RJ Lott](#); [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)  
**Subject:** Public Comment Mission Ridge Proposed Development  
**Date:** Monday, March 30, 2020 3:24:00 PM

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**External Email Warning!** This email originated from outside of Chelan County.

RCW 36.70A.110 states that counties *"....shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature."* The Mission Ridge area was not designated an Urban Growth Area by Chelan County. The Washington Legislature enacted this law because they *"found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and quality of life in Washington."*

The Mission Ridge Development would add 4000 pillows making it a community the size of Cashmere. Clearly the development is in violation of this law and its intent.

Good Afternoon and thank you for the opportunity to comment on this proposed development. I am in opposition to the proposal for the following reasons:

- As stated above this development is in violation of RCW 36.70A.110.
- I feel this proposal has been falsely marketed as "expanding the ski resort and a benefit to the local community", when in reality, it's literally just a development project with no benefit to the local community, instead multiple negative impacts.
- The area can not support the drilling of 600 individual wells and sewage systems.
- There is no proper egress in case of a fire or other emergency for a town the size of Cashmere up a steep, windy, snowy, two lane road.
- There will be an increase in accidents with the increase of travel on an inappropriate road for number and passing of people.
- There is a greater wildfire risk due to the increase of human inhabitation

And these are just to name a few.

I would hope that the resort owner would truly be interested in continuing to have the best interest of his local community in mind and at the forefront of his decisions. It continues to be said that there is wide support for this "expansion"/development, but I have yet to find anyone in the local community who believes it is in the locals' best interest or that it is simply a good thing to do. It seems it has been dishonestly promoted and I am strongly against it for the environment, the wildlife, the local community, the skiers, and as a recurring season pass holder.

Thank you for your sincere consideration,

Anna Gullickson  
Cashmere, WA

**From:** [Barbara Rossing](#)  
**To:** [RJ Lott](#)  
**Subject:** Public Comment Opposing Mission Ridge Expansion  
**Date:** Monday, March 30, 2020 9:25:53 PM  
**Attachments:** [Mission Ridge County Comment letter.doc](#)

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**External Email Warning!** This email originated from outside of Chelan County.

Please see my comment, attached and pasted in below:

RJ Lott, Planning Manager  
Chelan County Community Development  
316 Washington St. Ste 301  
Wenatchee, WA. 98801

Dear Mr. Lott

I love Mission Ridge. I am a Season Pass holder. I believe in the importance of Mission Ridge ski area for the Wenatchee Valley community and its future.

However, I urge you to oppose the Mission Ridge Expansion Plan, or significantly decrease its size (half the size or less).

The expansion as proposed is more of a housing development than a ski area expansion. It barely adds to skiable terrain, except for some Nordic Skiing and beginner runs. What it adds most of all is housing units, with potentially up to 3000 residents, living in an area with very limited water and only one exit route.

The Housing Development will consist mostly of year-round housing: 275 single family homes, 621 Townhomes and duplexes and condos. The lodge will have only 57 rooms, and there will be employee housing for 80. As the Transportation (L) p. 25 of the Narrative describes, " The analysis assumes that all of the residential units(except the employee housing) will be full-time units."

We do not need such a risky full-time housing development at the Wildland-Urban Interface, with only one steep, narrow exit road. The fire danger would be catastrophic. The Fire Code Modifications the developers are requesting should be denied. Codes require more than one exit road, which this proposed expansion does not have. AEGIS Engineering, in the Fire Protection Plan commissioned by Mission Ridge, describes this as a location not suitable for urban development, with slopes too steep for access by emergency responders in case of an emergency.

Further, regarding water, I concur with the comment letter by Susan Ballinger that there is not evidence that there is enough water for the expansion at this time. Since homeowners will be year-round residents, there will be higher residential water use than the proposal admits. Even without factoring in climate change there will be disputes as to whether all the groundwater is already allocated. But especially for an industry dependent on snow fall, climate change forecasts for the East Side of the Cascades need to be factored in planning for this risky expansion of a ski area, in addition to much more detailed hydrological study of the Squilchuck Basin.

Finally, regarding Impact and Mitigation Fees: To me, the saddest aspect of the proposal is that no impact fees will be paid to the county. ChelanCounty does not impose Impact Fees, as other counties do (Pierce County, for example)-- fees permitted by the Growth Management Act. For example, in the project Narrative section L, "Traffic," it is stated that "Chelan county does not have a standard traffic mitigation fee identified for new developments." (p. 26)

I want to emphasize that I love Mission Ridge and hope it stays a ski area rather than a Master Planned Development Resort. But this development will bring more problems than benefits to citizens of the County, especially in terms of wildfire risk and water scarcity, both exacerbated by climate change. I hope you will deny the application.

Sincerely,

Barbara R. Rossing, 7785 E. Leavenworth Rd, Leavenworth WA 98826

From: James Lieberman  
To: RJ Lott  
Subject: STOP Mission Ridge Proposed Development  
Date: Wednesday, March 25, 2020 2:06:27 PM  
Attachments: page2image2647161088.png  
page2image2647161376.png  
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**External Email Warning!** This email originated from outside of Chelan County.

Hi,

Below is obviously copied and pasted. However, it seems rather evident based on prior codes that the current plan is in violation on multiple counts. We need to be exceptionality careful with our wild lands. Now is certainly NOT the time for short cutting the process to allow developers easier access. Please do your job and make sure thought-out prior ordinances, like safe fire, water, natural resource allocations are preserved in a safe manner.

Thank you,

James Lieberman

## 1. Fire - Proposed Code Modifications are Irresponsible.

### 1a - Fire Flow (the quantity of water available for fire protection)

The [MR Proposed Development Fire Protection Plan](#) argues for exceptions from code-required fire flows and cites County code allowing downward modification of fire flow where full fire-flow requirements are impractical. The same county code, 15.40.040, also contains a provision allowing the fire flow to be modified upward where conditions indicate an unusual susceptibility to group fires of conflagrations.

#### [Link to County Code 15.40.040](#)

The County should deny the request for exceptions contained in the fire protection plan. In fact, the fire marshal should increase fire-flow requirements for this high-risk development placed in a fuel-rich dry

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## 2

forest. The required fire flow is not impractical if the water supply comes from the PUD. However, the PUD has indicated in their October 18, 2018 Agency Comment letter on MPR 2018-128 that:

*"In summary, water service is considered not available at this time until determined permissible and feasible. Significant water system infrastructure will be required and the design, permitting, planning and construction of such infrastructure is a multiyear effort."*

This suggests that municipal water will not be immediately available. Until the water issue is resolved, the plan should not be approved.

### 1b - Ingress/Egress

The Mission Ridge Proposed Development includes only one way in and one way out. The proposed road will be built upslope of a steep sidehill. This geography results in an increased fire hazard from a fire that starts lower in the basin. Codes require an alternate exit to allow residents of the development an escape route in the event that a fire consumes the ingress route. An emerging catastrophic fire in the lower



reaches of Squilchuck creek will quickly overwhelm fire crews and prevent a response further up the drainage because of the one-way in and out road, and the lack of adequate safety zones. However, the submitted fire protection plan argues that section 104.8 of the International Fire Code allows the fire code official to grant modifications for individual cases when the strict letter of the code is impractical. The text of that code provision follows:

Modification to the code is allowed only when the modification does not lessen life and fire safety requirements. Having a 4,000-pillow community trapped by an engulfed access road during an emerging catastrophic fire is a grave threat to fire safety and to life. The road, as currently planned, upslope of a 30% (+) sidehill is unsuitable as a stand alone egress route.

The proposal should be reviewed with a life-safety bias for the public, not a financial bias benefiting a private developer and other businesses seeing opportunities within the project. To approve the single access layout of this project is irresponsible on the County's part. In light of the wildfire losses seen in recent years throughout the West (BC, Alberta, Washington, California, Colorado) it is well understood that a hot August fire could realistically engulf Mission Ridge's entire development despite fire-wise preparations. This risk cannot be mitigated with fuel breaks and defensible space. Consequently, granting an exemption on the requirement of two access roads could easily be defined as negligence on the County's part. Given the leanings of the Washington State Supreme Court to suspend governmental immunity to counties that have bent codes and regulations and that have experienced catastrophic losses as a result, the County puts itself in an untenable future position, legally and financially, by granting such an exemption.

#### **[A] 104.8 Modifications**

Where there are practical difficulties involved in carrying out the provisions of this code, the *fire code official* shall have the authority to grant modifications for individual cases, provided that the *fire code official* shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the department of fire prevention.

3

#### **2. Fire - Fire Grief**

County decision makers need only interview a few residents of the Broadview neighborhood who lost their homes in 2015 to understand the severe emotional strain and the disruption of life caused by the loss of a home. Subjecting nearly 900 people who will own homes/apartments/townhouses/condos in this new development to the potential loss of life and to the potential emotional strain from a major loss of property is an unjustified offset to the financial gain of a single developer and the cadre of business interests pushing this project.

#### **3. Fire - Increased Population Increases Risk**

The following two articles indicate that when people are closer to the forest, there is increased fire risk.

<https://www.pnas.org/content/111/2/746.full> <https://www.pnas.org/content/115/13/3314>

The California Department of Forestry and Fire Protection studying Californian wildfires from 2013 to 2017 determined the following causes: debris burning (13.8%), electrical power (9.4 %), vehicles (8.8%), equipment use (8.2%), arson (7%), lightning (6.4%), campfire (3.8%), playing with fire (1.4%), smoking (1.4%), miscellaneous (14.8%), undetermined (24.6%). Humans cause the majority of wildfires and a development of this sort, which has people living and playing in wildfire-prone forests will increase the likelihood that wildfires will be ignited in our local forests. Such fires will threaten not just this development but the much larger community down valley. This project must not be exempted from upholding the very strictest codes for fire protection, fire safety, and evacuation.

#### **4. Water - No available extra water for domestic or snowmaking exists in the aquifer**

The entire wintertime flow of Squilchuck Creek is allocated by existing water rights while both Beehive Irrigation District (senior water right) and Mission Ridge (junior water right) compete to fill their respective reservoirs. Existing water rights in the Spring and Summer exceed the available flow in the creek with Miller water users having their water rights regularly cut when the stream flow is inadequate to cover all existing water rights. The development proposes to drill wells and pump water from the deep aquifers which are hydraulically connected to the surface waters of the Squilchuck drainage. There is no available water to be removed from the aquifer. Any water that the development removes directly affects current water right holders who already consume the entire stream flow. One of the critical findings of the Stemilt Partnership's report is that the upper watershed cannot support Urban-level development, yet that is what has been proposed.

#### **Link to the Stemilt-Squilchuck Community Vision Brochure**

Page 13, Section 2.2.2 Results, of The WRIA 40A Watershed Plan dated May 2007 found the following: ***"...most of the physically available water (runoff of precipitation, shallow groundwater, imported water) entering the WRIA 40A is withdrawn for beneficial uses."***

***"Annual water rights are about 50% greater than the estimated quantity of physically available water. Water diverted for new storage may potentially impair senior rights and/or require mitigation of impacts to senior rights."***

An alternative to taking water from the aquifer might be to construct a municipal system that pumps water from town. Water is currently supplied by the Chelan County PUD to Forest Ridge. However, the PUD has indicated in their October 18, 2018 Agency Comment letter on MPR 2018-128 that:

*"In summary, water service is considered not available at this time until determined permissible and feasible. Significant water system infrastructure will be required and the design, permitting, planning and construction of such infrastructure is a multiyear effort."*

This suggests that municipal water will not be immediately available. Until the water issue is resolved, the plan should not be approved.

#### 5. Sewer - Onsite septic systems

The proposal indicates that wastewater will be disposed of through dispersed on-site systems which deposit wastewater into the ground through drainfields. A drainfield is a biological system that depends on bacteria to process waste. How will this system perform under intermittent seasonal use? Can drain fields for 4000 pillows adequately prevent adverse effects to nature? It seems like any municipality of this size (e.g., Cashmere has roughly the same population as the proposed development) would construct a wastewater treatment plant, and not use dispersed septic systems with drainfields.

Orchardists in the Squilchuck drainage irrigate with surface water from Squilchuck Creek. The water is tested on a regular basis during growing season for compliance with legislated food safety standards. If the surface water fails the quality tests, fruit cannot be picked. Who will bear financial responsibility if a 4000 bed community pollutes the Squilchuck drainage and jeopardizes the livelihood of current water rights holders.

#### 6. Traffic - 9468 Average Daily Trips

The Traffic Study appended to the application indicates 9,468 average daily trips and 833 evening peak-hour trips will be generated by the resort. Table 7 of the report estimates 1,050 passenger cars per hour in the southbound direction and 930 passenger cars in the northbound direction reducing the level-of-service (a quantitative measure describing traffic operational conditions and their perceptions by drivers) from LOS A (free flow) and B (stable flow), as the existing condition, to LOS D (high density and driver experiences a generally poor level of comfort and convenience) as the future condition. Compare this to the existing volumes listed in the table of 145 southbound cars and 177 northbound cars. This is a five- to seven-fold increase in traffic on the Squilchuck Road. The study argues that LOS D meets Chelan County Standard, but does it fairly consider the lifestyles of other residents bordering the Squilchuck Road and does it meet our expectations as citizens of the Wenatchee Valley? This increase in traffic serves to enrich the developer but it does so by degrading the lifestyles of current residents and undermining the recreational experiences of the entire community.

#### 7. Stemilt Partnership Mission - Proposal Violates the Mission of the Partnership

The County is not only a member of the Stemilt Partnership, but is the lead organization responsible for establishing the Partnership. The Partnership was formed in 2007 in response to concern over privatization and development of 2,500 acres of DNR forested land in the Stemilt Basin. In 2012 the County purchased 2,500 acres in order to prevent development in the forest. The Stemilt Partnership continues to meet to discuss management of the Stemilt-Squilchuck Community Forest. This information comes straight from the County website. [LINK to County Website](#) The mission of the

Partnership is to protect water resources, conserve critical habitat for fish and wildlife, and maintain recreational access to public lands. The proposed development goes against the founding rationale of the Partnership and violates all three of its central goals by stealing from the water budget in the upper watershed; placing an urban environment in the forest which disrupts wildlife; and degrading existing recreational experiences by overpopulating all of the lands surrounding the development with too many visitors. How can the County even consider allowing the type of development that the Stemilt Partnership was formed to prevent?

The Trust for Public Land website has a good description of the reason for formation and the goals of the Stemilt Partnership. [LINK to TPL Stemilt Partnership page](#)

#### 8. Development Agreement - Ties the hands of the County

Page 25 of the Development Agreement contains clauses that limit the County from applying County codes and road standards "only to the extent that the code has been adopted by the County for application on a county wide basis". This clause eliminates the ability of technical staff and decision makers to use judgement in application of code and safety standards. The agreement may be written to the benefit of the developer and should be modified to the benefit of the County. The text of these provisions follows:

14	
15	(1) <b><u>Uniform Codes.</u></b> The County may apply the then-current
16	Washington State Building Code, Chapter 19.27 RCW, and other uniform construction
17	codes to new applications for building permits necessary for the development of The
18	Expansion throughout the Term of this Agreement, provided that any such uniform code
19	shall apply to The Expansion only to the extent that the code has been adopted by the
20	County for application on a county-wide basis.
21	
22	(2) <b><u>Life/Safety Road Standards.</u></b> The County may impose the
23	then- current road standards necessary to address life/safety issues and concerns, provided
24	that any such life/safety road standard shall apply to The Expansion only to the extent such
25	standard has been adopted by the County for application on a county-wide basis.
26	
	<div> DEVELOPMENT AGREEMENT  Page 25 of 65  4729571-Development Agreement 1.16.2020 </div> <div> JEFFERS, DANIELSON, SONN &amp; AYLWARD, P.S.  Attorneys at Law  (509) 662-3685 / FAX: (509) 662-2452  2600 Chester Kimm Road / P.O. Box 1688  Wenatchee, WA 98807-1688 </div>

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#### 9. Violates Washington law on Urban Growth Areas

RCW 36.70A.110 states that counties "...shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature." The Mission Ridge area was not designated an Urban Growth Area by Chelan County. The Washington Legislature enacted this law because they "found that uncoordinated and unplanned growth posed a threat to the environment, sustainable economic development and quality of life in Washington." [Link to Environmental & Land Use Hearings Office](#) The Mission Ridge Development would add 4000 pillows making it a community the size of Cashmere. Clearly the development is in violation of this law and its intent.

### Mission Ridge Expansion Project: Forest Service Draft Environment Analysis

Please use the links below to review the Draft Environmental Analysis released by the Forest Service as well as the scoping document from 2018 when the project was initiated.

- **Mission Ridge Expansion Project: Draft Environmental Analysis Feb. 2020**
- **Temporary Road Map Set**
- **Categorical Exclusion for Temporary Road Letter**
- **Temporary Road Determination of Nonsignificance and Use of Categorical Exclusion adopted by WDFW**
- **Mission Ridge Proposed Expansion Scoping Supplemental Information Aug. 2018**
- **Mission Ridge Proposed Expansion Scoping Letter**

Public Comment are Requested by March 27, 2020

Comments can be mailed to:

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

Or provided by email to [comments-pacificnorthwest-wenatchee-wrrd@fs.fed.us](mailto:comments-pacificnorthwest-wenatchee-wrrd@fs.fed.us), or electronically filed using the [Forest Service online comment submission](#).

All comments must include your name and address to establish 'standing' to provide future comments about or object to the Final Environmental Assessment.

Objections to draft decisions "must be based on previously submitted specific written comments "

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regarding the proposed project or activity and attributed to the objector ." *T his means you must have raised the issue during public comment (which is occurring now) to have the 'standing' to object to the Final Environmental Assessment and D r a f t Decision/Finding of No Significant Impacts (FONSI). So Make a comment NOW to establish a right to object later.*

## Forest Service Policy and Substantive Comments

Make your comment count!

Comments on Environmental Assessments are not a voting process. It is not about the quantity of the comments, instead it is about raising specific concerns that relate to specific issues statements. Issue statements should establish the aspects of the project that concern you, how you believe the project *violates law, regulation, or policy*, and supporting reasons that the decision maker (responsible official in NEPA lingo) should consider.

The use of clear issue statements tied directly to the law, regulation, or policy that is violated is the ONLY type of comment that will directly shape and inform the Final Environmental Assessment and Draft Decision.

To be most helpful, comments should be as specific as possible.

- **A substantive comment provides new information about the Proposed Action, an alternative or the analysis;**
- **Identifies a different way to meet the need;**
- **Points out a specific flaw in the analysis;**
- **Suggests alternate methodologies and the reason(s) why they should be used;**
- **Makes factual corrections, or identifies a different source of credible research which, if used in the analysis, could result in different effects.”**

Some Issues specific to the Forest Service EA are listed below. If any of these issues is a concern to you, please feel free to use the information in your comments.

1. **Proposed Road across USFS land to access the private development - No trigger to allow Right of Way (ROW)**
2. **Current Temporary Road - Remediation Required**
3. **Fire - Insufficient Safety Zones for Responding Agencies**
4. **Special Use Permit (SUP) Violations - Disqualify the Holder from expanded SUP Consideration**
5. **Overuse Does Not Currently Exist - Overuse Will Develop with Plan Implementation**
6. **Administratively Withdrawn Areas - Plan Implementation Will Nullify the Value of ADMWD areas**

### 1. Proposed Road across USFS land to access the private development - No trigger to allow Right of Way (ROW)

Page 12 of the [Draft Environmental Analysis](#) discusses Forest Service Policy FSM2700 which guides the Forest Service in determining when to grant rights-of-ways across National Forest Land. The policy indicates that access should be granted when there is currently no access to the private property and when it is not possible to gain access across non-federal land.

There are existing roads that access the development property on section 19 from adjacent sections 18 and 20, neither of which are federally owned. Therefore, the trigger condition that would advise the USFS to allow access to private land across National Forest is not met. The USFS needs to provide a clear and defensible justification for allowing this road. If such justification cannot be provided, the

USFS should not grant right-of-way (ROW) and instead should require the use of alternative roads that do not cross lands managed by the USFS.

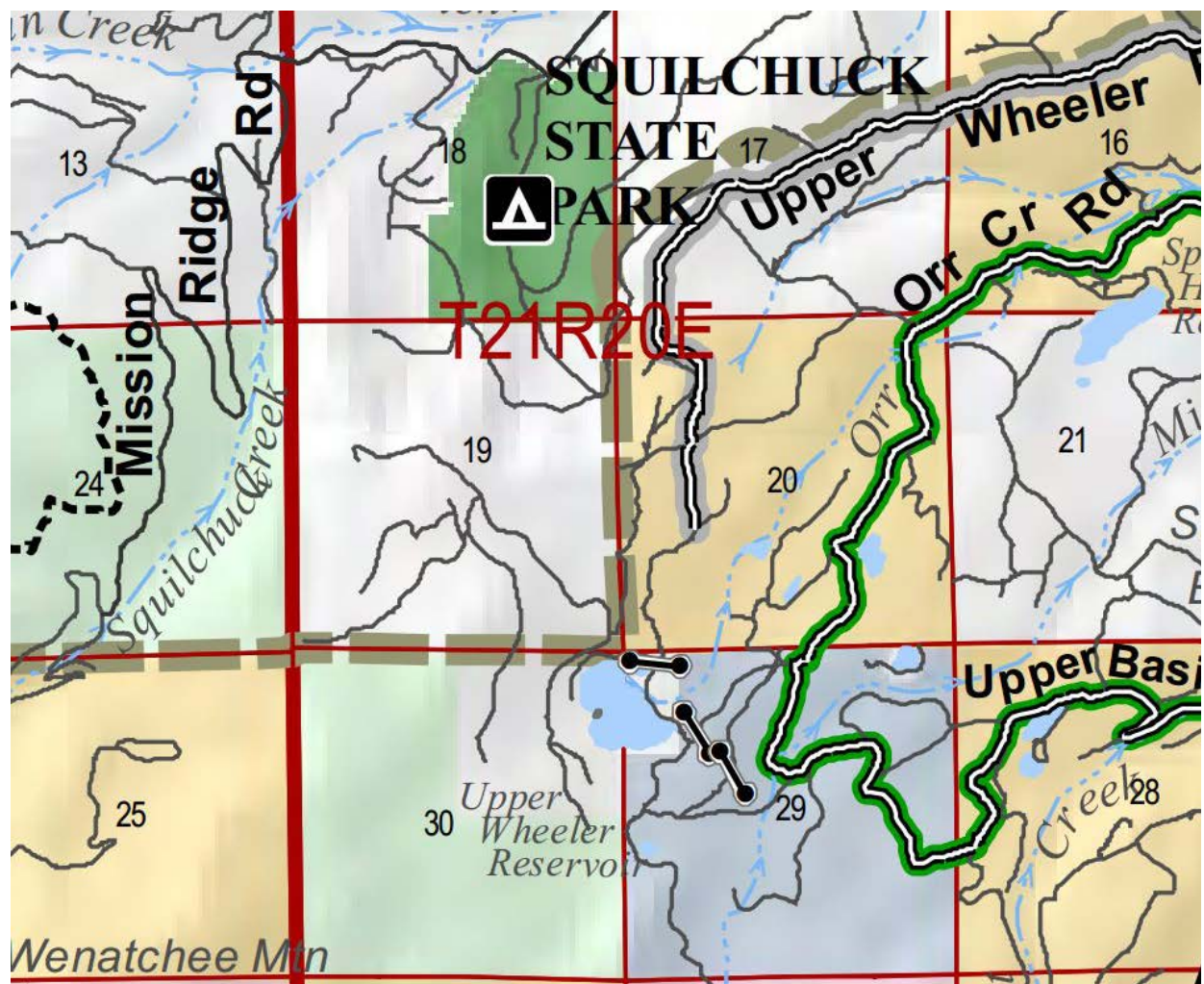
### 2. Current Temporary Road - Remediation Required

A temporary road was constructed in 2018 under Categorical Exclusion without public input and with no apparent supervision from the USFS. Categorical Exclusions are used by the Forest Service when the proposed work is so insignificant that to require a permit would create an unnecessary impediment to the work. It is arguable whether the categorical exclusions were appropriate, yet the damage is done. In response to the categorical exclusions, the Department of Fish and Wildlife issued a Determination of Nonsignificance (DNS) which listed several mitigating conditions. Several of these conditions were violated during road construction. Specific condition violations include the following:

#### 2.1 The DNS requires that the ground disturbance not exceed 1-acre.

The actual ground disturbance exceeds 1-acre. Side cast extended up to 200 feet below the road. A conservative calculation of 0.67 miles x 50 foot average disturbance = 4 acres disturbed. This is four times the threshold allowed by the DNS.





9



Photo - sidecast below road





*Photo - sidecast below road*

**10**

**2.2** The DNS requires that two temporary bridges be placed at stream crossings.

Bridges were not built.



*Photo - Seasonal Stream where bridge was required but not built*

**11**

**2.3** The DNS requires that trees greater than 8 inches diameter not be removed.

Trees greater than 8 inches were removed.

*Photo - tree greater than 8 inch diameter*

**2.4** The DNS requires that the road will be built within the proposed development road corridor of 32 feet.

The road was not built within the proposed corridor. The photo below shows the proposed corridor in white overlain by a gps track of the

actual road which is shown in red.



Photo - road overlay

12

Since the road does not satisfy the conditions under which it was allowed, the USFS should require immediate and full restoration of the road. The USFS needs to provide a clear and defensible explanation as to how a major road construction project was allowed to be built without oversight and provide assurance to the public that other construction activities proposed by the applicant will be judged in a non-biased manner and constructed in compliance with the permit requirements.

### 3. Fire - Insufficient Safety Zones for Responding Agencies

Given the location of the proposed development, any fire response will be multi jurisdictional in nature. Responding agencies will include local rural fire departments, the Washington Department of Natural Resources (DNR), and the US Forest Service (USFS). All of these agencies adhere to the same safety standards. These standards place a priority on firefighter safety. Escape routes and Safety Zones are of foundational importance. Considerations for escape routes include fuel type and density, topography including slope steepness and orientation, chimneys, box or narrow canyons, number of routes, and travel time to Safety zZones.

Safety zones will be of a size and nature to protect all firefighters in a worst case scenario. For perspective, the Mission Ridge parking lot is approximately 7.0 acres and is located in the narrowest portion of a box canyon (one way in one way out) above a 20% slope with a mature conifer forest below. The USFS sets standards that require a safety zone of a size and nature that the crew of firefighters could find safety without the use of a fire shelter or other special equipment. One may argue that the Mission Ridge parking lot qualifies as a Safety Zone. It may satisfy the initial calculation of required size for a safety zone which assumes flat ground, no wind, and radiant heat



only. However, the Mission Ridge parking lot is not located on flat ground, and **no wind** is a non-conservative assumption. It is important to emphasize that emergency planning is required to consider worst case situations. For a minimal fire response crew (one engine) to be safe in the Mission Ridge Parking lot, with an upslope wind of 10 mph and 100 foot flame lengths, USFS standards require a Safety Zone over twice the size of the existing parking lot. Additionally any fire response will have to drive over 5 miles on a narrow canyon road with slope angles exceeding 20% most of the way to escape. The Squilchuck drainage has already been designated a high fire risk area. The Forest Service should take into account the role it will play permitting infrastructure that will someday place firefighters in a potentially compromised safety situation.

#### 4. Special Use Permit (SUP) Violations - Disqualify the Holder from expanded SUP Consideration

The Special Use Permit issued to the Mission Ridge Resort in 1984, which does not expire until 2038, is for non-exclusive use of the land by the ski area and specifically requires that the land remain open to the public for all lawful purposes. However, the current ski area management has treated the land more like private property with a gate to prevent motorized entry, a sign that indicates authorized entry only, and wide area closures and policies that limit or prevent use of the land by the public. Specific to the backcountry community, the ski area's restrictive uphill policy is in direct violation of the SUP terms and conditions article F which states **"...remain open for all legal purposes"**. Based on current management practices by the ski area, it is reasonable to assume that if the proposed USFS land in section 30 is included in the SUP area, that the public would be excluded from using this piece of land in similar fashion as the current SUP area. The proposed area is currently used and enjoyed by the backcountry community, and will be felt as a loss when Mission Ridge restricts access and use of the area. The USFS should enforce the requirements of the Special Use Permit and return management of

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the land to recent past practices which allowed public use of the public land and roads. If the SUP area is expanded, the USFS needs to monitor the permit holder and require that *"the lands and waters covered by this permit shall remain open to the public for all lawful purposes"* as stated in the Special Use Permit.

*Photo - excerpt from Special Use Permit*

*Photo - gate at Mission Ridge*

#### 5. Overuse Does Not Currently Exist - Overuse Will Develop with Plan Implementation

On page 11 of the EA, under "Regulatory Framework: Management Direction and Guidance", The Wenatchee National Forest Land and Resource Management Plan (FLRMP) states: *"New recreation sites should be constructed where demand is high and overuse problems are occurring at existing sites."* The allure of the existing ski area and the adjacent backcountry areas in the Lake Clara Basin and the Stemilt Basin is exactly that the area is *not* overcrowded like other ski areas in Washington state. This plan will create an overcrowded recreation area in direct contrast to the goal of the guidance of the FLRMP. The recently created non-motorized winter recreation area in the Stemilt Basin will become largely useless with 4000 pillows located at the base of the skiing area. This increased population will impact trail use to Lake Clara as well, both by increased year round residential recreation, and by wintertime use of residents who chose not to ski in the ski area. More people skiing

**F. Area Access.** Except for any restrictions as the holder and the authorized officer may agree to be necessary to protect the installation and operation of authorized structures and developments, the lands and waters covered by this permit shall remain open to the public for all lawful purposes. To facilitate public use of this area, all existing roads or roads as may be constructed by the holder, shall remain open to the public, except for roads as may be closed by joint agreement of the holder and the authorized officer.



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on the same terrain does not improve the recreational experience for skiers at Mission Ridge. The proposal is contradictory to the guidance of the FLRMP because it causes overuse.

#### 6. Administratively Withdrawn Areas - Plan Implementation Will Nullify the Value of ADMWD areas

On page 12 of the EA, under Northwest Forest Plan, Administratively Withdrawn Areas (ADMWD) are discussed. ADMWD areas are



designated both south of the proposed development, and west of the proposed development. These areas have been previously identified by the Forest as valuable for recreation, visual, and backcountry use. The proposed plan will degrade the value of all three of the stated values in both of the ADMWD areas. Visually, the night sky will be polluted by light, and the development will be visible from all points north and east, including from Highway 2 near Quincy. The premier and most easily accessible trail in the Wenatchee Mountains is the Lake Clara trail network. Recreational enjoyment of this trail will be damaged if a permanent population of 4000 pillows develops near the trail-head. Backcountry skiing is currently available and enjoyable in the two basins adjacent to the ski area. One of those basins will become side-country to the proposed development and the other will lose value as a destination due to the crowding from the development. The Forest Service needs to consider past valuations of the land before allowing proposed private development to degrade the value of two previously designated ADMWD areas.

**From:** [Sara Rolfs](#)  
**To:** [RJ Lott](#)  
**Cc:** [Kevin Overbay](#); [Bob Bugert](#); [Doug England](#)  
**Subject:** Tamarack LLC Development (Mission Ridge Expansion) Project Comments  
**Date:** Monday, March 30, 2020 2:38:42 PM

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**External Email Warning!** This email originated from outside of Chelan County.

RJ and Commissioners,

Thank you for the opportunity to provide feedback on the proposed development. I have several thoughts about the development.

As a resident of the upper Squilchuck Valley, I am concerned about the impact the proposed development will have on:

1. **Traffic and road infrastructure.** I am concerned about the volume of the anticipated traffic increase. Current infrastructure suffers damage each year as it is. If we increase trips I suspect this will worsen, not to mention the impact of the construction rigs hauling building materials. Additionally, the rural culture of the upper Squilchuck will suffer with increased year-round high volume traffic.
2. **Wildfire Risk.** The proposed development only has 1 way in and 1 way out. This is a disaster waiting to happen. We are well aware that the Squilchuck Valley is primed to have a catastrophic wildfire rip through. Much work has been done to try to mitigate fuel loads and create fire breaks. But, we aren't there yet. As a board member of the Forest Ridge Wildfire Coalition, we have been working on evacuation plans and trying to create fuel breaks around the current Forest Ridge Development (I do not live in Forest Ridge). Forest Ridge should be a 'lesson learned' about how NOT to allow large developments planned with 1 way in and 1 way out especially in fire prone areas. Allowing the proposed development in Section 19 increases the fire risk for all Squilchuck residents and in the case of evacuation will increase the load on infrastructure that is not built to accommodate the current residents well.
3. **Water.** Most years of the 18 we've lived up the Squilchuck, the water irrigation shares need to be cut before the growing season is over. This is because there is not enough water to support the owned water shares. Allowing a development the size of Cashmere on an already strained water situation is of grave concern to me. We use well water and cannot/do not want to afford to hook up to PUD water. I am concerned that the strain of the a development the size of the proposal will leave us no choice but to have to hook up to PUD water, which means that this private development will have an actual dollar cost impact on me.
4. **OVOF.** I am a big fan of the Our Valley, Our Future initiative, full disclosure - I am also on the board. I note that the Mission Ridge Expansion is an action item in Action Plan. However, I contend that the proposal submitted does not align with the stated action item. As it reads in the Action Plan, it asks for a 'small village of homes.....on private property that Mission Ridge Ski & Board Resort owns." First, 'Small Village': I do not ever refer to Cashmere as a 'small village'. I call Cashmere a town or a small city. The proposed plan is for a 'village' the size of Cashmere. I think of Curlew (pop 118) when I think of a village. I do not think of 4000 people as a small village. Second, Mission Ridge does not own the development property. Tamarack

LLC owns the property. I think the assumption unsaid is that if Mission Ridge owns the property where the development happens, then profits from the development will be reinvested into Mission Ridge. This is not the case here. While Mr. Scrinavich owns both Tamarack and Mission Ridge - there is no guarantee that Mission Ridge will benefit from any of the profit making of Tamarack. Calling this project the 'Mission Ridge Expansion' is a bit of a misnomer. Expanding the skiable acres of Mission Ridge is minimal in this proposal. The focus is clearly on the construction of homes and retail sector and not on creating a better ski area.

I am not against any development. Having overnight accommodations near the Mission Ridge base area is a fine idea. My main concerns are about the size of the proposal and its impact on the current culture, infrastructure and ecosystem.

Thank you for your time.

Sincerely,

Sara Rolfs

**From:** [Michael Bourton](#)  
**To:** [RJ Lott](#)  
**Subject:** Tamarck Saddle, LLC MPR2018-128  
**Date:** Monday, March 16, 2020 11:09:57 AM

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External Email Warning! This email originated from outside of Chelan County.

Dear RJ Lott, Planning Manager

I wish to express my concerns regarding potable water, snow making water and waste water. The existing potable permit is currently marginally capable of serving existing Mission Ridge Ski demands. Snow making water is limited to stream flow supply with existing use limits. Waste water treatment at Mission Ridge is also marginally maintained and monitored, with no Certified Operator, as is the potable water system. Ground water tables vary from season to season. with strong variations occurring annually.

I feel without major upgrades to the exiting systems/infrastructure/permits this application is flawed. The inability to upgrade and maintain existing systems should be addressed before allowing addition expansion at Tamarack Saddle.

Sincerely  
Michael Bourton