

From: [ECY RE CRO SEPA Coordinator](#)
To: [RJ Lott](#)
Subject: 202002624 Comments for MPR2018-128
Date: Tuesday, June 9, 2020 12:50:43 PM
Attachments: [202002624 Tamarack Saddle LLC.pdf](#)
Importance: High

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

Please see the attached comment letter for the Scoping for the Mission Ridge Master Planned Resort expansion.

Thank you,

Gwen Clear
WA State Dept. of Ecology
Regional SEPA Coordinator
1250 W. Alder Street
Union Gap, WA 98903-0009
(509) 575-2012
crosepa@ecy.wa.gov



From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW:
Date: Tuesday, June 9, 2020 9:10:50 AM

From: John Sand <flagglecrunk@gmail.com>
Sent: Tuesday, June 9, 2020 9:02 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject:

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

Mike Kapula,

Dear Mr Kapula,

I am distressed to see 'roadblocks' going up on the MISSION RIDGE EXPANSION. For the area to complete with larger resorts, it must grow. The employment opportunities and recreational resource for the community are at stake. Further processing threatens the project. It should be approved with the mitigations proposed already and compliance with existing law.

Sincerely Yours,

John H. Sand MD
3370 So. Chestnut St
Ellensburg, WA 98926

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: BMS comments on EIS Mission Ridge
Date: Friday, June 5, 2020 10:25:31 AM
Attachments: [BMS response to EIS 2.pdf](#)

From: tfitzpatrick1115@charter.net <tfitzpatrick1115@charter.net>
Sent: Friday, June 5, 2020 9:46 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Cc: 'Beewater@nwi.net' <Beewater@nwi.net>; 'bigcherries@nwi.net' <bigcherries@nwi.net>; 'troper13@gmail.com' <troper13@gmail.com>; 'eastman@genext.net' <eastman@genext.net>
Subject: BMS comments on EIS Mission Ridge

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

Mike, the attachment is the Beehive Miller Squilchuck Board's comments on the Environmental Impact Statement on the expansion of Mission Ridge.
Thanks
Terry Fitzpatrick

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Comment on Mission Ridge Expansion
Date: Thursday, June 11, 2020 9:24:11 AM

From: Jordan Lindstrom <jordan@webguidz.com>
Sent: Wednesday, June 10, 2020 8:33 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Comment on Mission Ridge Expansion

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

Hi Mike-

I just learned that Chelan County issued a determination of significance against the proposed Mission Ridge Expansion project. I also understand that Chelan County is not providing a reason for such determination. I am deeply concerned by this process. Mission Ridge has acted in good faith with the county all along the way and now the finish line has changed. As a local resident and businesses owner I fully support this project, which should move forward as quickly as possible. Mission Ridge is an amazing resource for this valley and its people. It's not a resource we should take for granted.

I believe that an MDNS should be issued and already identified mitigation adopted to offset any impacts associated with the project.

Thank you,
-Jordan

Jordan Lindstrom



CEO
jordan@webguidz.com
[\(509\) 790-4771](tel:(509)790-4771)

607 N Wenatchee Ave
Wenatchee, WA 98801
webguidz.com

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Comments on Determination of Significance for Mission Ridge Expansion
Date: Monday, June 15, 2020 9:20:34 AM

From: Jess <jesster@nwi.net>
Sent: Friday, June 12, 2020 5:21 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Comments on Determination of Significance for Mission Ridge Expansion

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To Chelan County,

The expansion and development proposal at Mission Ridge poses significant impacts that are only partially addressed by your current determination of significance(DS). Additionally, I feel strongly that the DS should not be refined, but expanded to include a lawful and complete analysis of the issues that I state below. This project seems to be proceeding with little regard for the community, wildlife, watershed, current Chelan County Development Plan, long term social and financial burden for Chelan County residents, and many laws. It violates the Growth Management Act and requires the County to violate State Law and County Code by inappropriately designating the project as a Master Planned Resort. This project is a burden, not a benefit, to our community. It adversely affects the environment and the tax payers and electrical customers of Chelan County PUD by forcing them to bear the expense of: road expansion and improvements, water system extensions, a new substation and power extension. The visual and environmental impact of the power lines in the Squilchuck, the destruction of the rural character of the Squilchuck Valley, the light pollution and loss of non-motorized back country opportunities are just a few of my concerns that are not addressed in the current DS. I strongly feel that a genuine attempt to analyze this project in a lawful and thorough manner will result in the project's failure to proceed.

Concerned Citizen,

James A. McDonnell

1. SEPA environmental checklist item 8. LAND AND SHORELINE USE, question L, Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any, The proposal is fundamentally inconsistent with the vision and guidance of long term community planning as guided by the Stemilt Partnership, The Stemilt-Squilchuck Community Vision

Report, the Chelan County Comprehensive Plan, the Our Valley Our Future (OVOF) Action Plan, WRIA 40A Watershed Plan, and the WRIA 40A Water Quantity Analysis. It also violates the Growth Management Act and requires the County to violate State Law and County Code by inappropriately designating the project as an Master Planned Resort (MPR).

The proponent uses MPR designation to justify incompatibility with the Growth Management Act and the Chelan County Comprehensive Plan and cites consistency with RCW 36.70A.360.

a. The proposed development does not meet the requirements to be classified as an MPR.

b. If allowed designation as MPR, RCW 36.70A.360 requires that all costs for facilities and utilities provided to the MPR be borne by the resort. Costs for infrastructure improvements to roads, water, electrical, and fiber supply, fire suppression, and emergency medical support, which are provided by service providers outside the resort, must be fully borne by the resort.

Therefore, under Land and Shoreline Use, the EIS must provide analysis of compatibility of the proposal with existing and projected land uses and plans including:

- Urban development in the upper basin in violation of the formative goal and core belief of the Stemilt Partnership and the Stemilt-Squilchuck Community Vision
- Destruction of the rural character of the Squilchuck Valley in violation of the vision statements of the Chelan County Comprehensive Plan
- A strain on existing water rights and lack of protection for the water supply in Squilchuck Creek in violation of both the Vision and the Land Use Elements of the Chelan County Comprehensive Plan, WRIA 40A Watershed Plan, WRIA 40A Water Quality Assessment and the Stemilt-Squilchuck Community Vision Report
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- Residential development which requires urban services and utilities outside the urban growth boundary in violation of the Section III of the Land Use Element of the Chelan County Comprehensive Plan and the 2008 Stemilt-Squilchuck Community Vision report published by the Trust for Public Land
- Provides single access in violation of the Capitol Facilities Element of the Chelan County Comprehensive Plan and the International Fire Code

- Reduces traffic Level of Service to LOS D in violation of the Transportation Element of the Chelan County Comprehensive Plan
- Does not pay for impacts to Squilchuck Road impacting the Capitol Plan of the Transportation Element of the Chelan County Comprehensive Plan
- Is owned by Tamarack LLC, not Mission Ridge, inconsistent with the OVOF Action Plan
- Is not small in character, inconsistent with the OVOF Action Plan

2. DS item 4. ENERGY AND NATURAL RESOURCES

Analysis of visual impact of PUD Power system overhead transmission lines and substation should be added to the EIS requirement listed in item 4 of the DS.

3. SEPA environmental checklist item 10. AESTHETICS, question b, What views in the vicinity would be altered or obstructed

The dark sky will be polluted with light and the up-valley views will include development scars and hilltop structures. Analysis of the proposal's visual impact to up-valley views should be added to the EIS.

4. SEPA environmental checklist item 12. RECREATION, question b, Would the proposed project displace any existing recreational uses?

Although the County EIS scope already includes analysis of impacts to back country and implementation of the Stemilt-Squilchuck Recreation Plan, this environmental effect warrants further depth.

This development project will directly and adversely affect the established winter non-motorized recreation opportunities in the lands in and adjacent to the project area. The Mission Ridge Expansion Project offers no mitigation measures to ensure consistency with implementation of the Stemilt-Squilchuck Recreation Plan which includes non-motorized winter play area adjacent to the proposed development. This project would reduce the established undeveloped backcountry recreation opportunities currently available and provides no alternatives to the loss of uphill access for backcountry skiers in the outback area.

The "sense of place" is particularly strong at Mission Ridge. Mission Ridge, and is an important asset to the community of Wenatchee and Washington State but beyond the alpine ski slopes there are also many others seeking opportunities for recreation beyond the groomed slopes. The Clara Lake trail,

Pipeline trail, and the Devil's Spur trail are the most heavily used and popular trails on FS lands close to Wenatchee in both winter and summer. These are premier trails for snowshoeing, dog walking, ski touring, trail running, mountain biking, and every other form of non-motorized recreation. The project fails to address the impacts to these trails and offers no mitigation measures for the expected increase in the number of users wanting to access these trails. In addition, the project does not address the overcrowding expected in available parking at the trailheads to these premier trails, nor are there provisions to require that Mission Ridge make parking available for those wanting to access these trails year-round. At the close of the ski season Mission Ridge places large cement barriers blocking and restricting access to the main parking lot and limiting the number of available parking spaces that the general public can use to access these popular trails thus forcing cars to park on the sides of the main access road (Squilchuck Road #711).

It is important to understand that the Stemilt-Squilchuck basin lands adjacent to the proposed development are established backcountry recreation areas approved and designated by two distinct public processes over the last seven years. A significant effort by Washington State, private, and public stakeholders has gone into gaining the protections currently designated in these areas which border the proposed development.

The project fails to mention the recent public processes that established these recreation areas, and worse, offers no recognition nor mitigation measures for the impacts to these areas. These areas were established under the authority of DNR and WDFW; rather than work against these established plans, the project should coordinate with these two existing recreation plans. The development will clearly impact and irrevocably harm these established, recognized, and heavily used backcountry recreation areas adjacent to Mission Ridge by reducing and eliminating areas that provide an alternative to alpine skiing such as snowshoeing and backcountry skiing, and by overcrowding the remaining areas. For this reason alone, analysis of the impact to existing backcountry use and implementation of the Stemilt-Squilchuck Recreation Plan must be completed.

6. SEPA environmental checklist item 14. TRANSPORTATION, questions c, How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proponent indicates approximately 2500 new parking spaces. However, the County road connection to the access road shown on the proposed site plan is not defined in the application materials. The County road will most likely extend through the lower parking lot, crossing both Squilchuck and Lake Creeks to connect to the proposed new road at the east end of Lot 3. The County road extension will disrupt the existing Clara Lake Trailhead parking area and eliminate existing parking at the current base area. The EIS should include an assessment of the effect on current parking use at the Clara Lake Trailhead and discuss creek crossing implications.

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The proponent indicates in their SEPA checklist that owners of single family homes will be responsible for their on-site septic systems. Further analysis is required to verify the ability of the site to support 275 private septic systems.

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Comments on Determination of Significance for Mission Ridge Expansion
Date: Friday, June 12, 2020 1:59:44 PM

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

From: jesster@nwi.net <jesster@nwi.net>
Sent: Friday, June 12, 2020 1:59 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Comments on Determination of Significance for Mission Ridge Expansion

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To Chelan County,

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Concerned Citizen,

Jess McDonnell

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a. The proposed development does not meet the requirements to be classified as an MPR.

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Costs for infrastructure improvements to roads, water, electrical, and fiber supply, fire suppression, and emergency medical support, which are provided by service providers outside the resort, must be fully borne by the resort.

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Although the County EIS scope already includes analysis of impacts to back country and implementation of the Stemilt-Squilchuck Recreation Plan, this environmental effect warrants further depth.

This development project will directly and adversely affect the established winter non-motorized recreation opportunities in the lands in and adjacent to the project area. The Mission Ridge Expansion Project offers no mitigation measures to ensure consistency with implementation of the Stemilt-Squilchuck Recreation Plan which includes non-motorized winter play area adjacent to the proposed development. This project would reduce the established undeveloped backcountry recreation opportunities currently available and provides no alternatives to the loss of uphill access for backcountry skiers in the outback area.

The “sense of place” is particularly strong at Mission Ridge. Mission Ridge, and is an important asset to the community of Wenatchee and Washington State but beyond the alpine ski slopes there are also many others seeking opportunities for recreation beyond the groomed slopes. The Clara Lake trail, Pipeline trail, and the Devil’s Spur trail are the most heavily used and popular trails on FS lands close to Wenatchee in both winter and summer. These are premier trails for snowshoeing, dog walking, ski touring, trail running, mountain biking, and every other form of non-motorized recreation. The project fails to address the impacts to these trails and offers no mitigation measures for the expected increase in the number of users wanting to access these trails. In addition, the project does not address the overcrowding expected in available parking at the trailheads to these premier trails, nor are there provisions to require that Mission Ridge make parking available for those wanting to access these trails year-round. At the close of the ski season Mission Ridge places large cement barriers blocking and restricting access to the main parking lot and limiting the number of available parking spaces that the general public can use to access these popular trails thus forcing cars to park on the sides of the main access road (Squilchuck Road #711).

It is important to understand that the Stemilt-Squilchuck basin lands adjacent to the proposed development are established backcountry recreation areas approved and designated by two distinct public processes over the last seven years. A significant effort by Washington State, private, and public stakeholders has gone into gaining the protections currently designated in these areas which border the proposed development.

The project fails to mention the recent public processes that established these recreation areas, and worse, offers no recognition nor mitigation measures for the impacts to these areas. These areas were established under the authority of DNR and WDFW; rather than work against these established plans, the project should coordinate with these two existing recreation plans. The development will clearly impact and irrevocably harm these established, recognized, and heavily used backcountry recreation areas adjacent to Mission Ridge by reducing and eliminating areas that provide an alternative to alpine skiing such as snowshoeing and backcountry skiing, and by overcrowding the remaining areas. For this reason alone, analysis of the impact to existing backcountry use and implementation of the Stemilt-Squilchuck Recreation Plan must be completed.

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The proponent indicates approximately 2500 new parking spaces. However, the County road connection to the access road shown on the proposed site plan is not defined in the application materials. The County road will most likely extend through the lower parking lot, crossing both Squilchuck and Lake Creeks to connect to the proposed new road at the east end of Lot 3. The County road extension will disrupt the existing Clara Lake Trailhead parking area and eliminate existing parking at the current base area. The EIS should include an assessment of the effect on current parking use at the Clara Lake Trailhead and discuss creek crossing implications.

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From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Comments on Mission Ridge Development Proposal
Date: Monday, June 15, 2020 9:21:57 AM

From: jason schilling <jwschill@gmail.com>
Sent: Friday, June 12, 2020 4:25 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Comments on Mission Ridge Development Proposal

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

Hi Mike,
In addition to the items the county wants to be included in the EIS for the Mission Ridge Expansion proposal, I would ask you to consider the following for inclusion:

1. SEPA environmental checklist item 8. LAND AND SHORELINE USE, question L, Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any,

The proposal is fundamentally inconsistent with the vision and guidance of long term community planning as guided by the Stemilt Partnership, The Stemilt-Squilchuck Community Vision Report, the Chelan County Comprehensive Plan, the Our Valley Our Future (OVOF) Action Plan, WRIA 40A Watershed Plan, and the WRIA 40A Water Quantity Analysis. It also violates the Growth Management Act and requires the County to violate State Law and County Code by inappropriately designating the project as an Master Planned Resort (MPR).

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It is important to understand that the Stemilt-Squilchuck basin lands adjacent to the proposed development are **established backcountry recreation areas** approved and designated by two distinct **public processes** over the last seven years. A significant effort by Washington State, private, and public stakeholders has gone into gaining the protections currently designated in these areas which border the proposed development. The project fails to mention the recent public processes that established these recreation areas, and worse, offers no recognition nor mitigation measures for the impacts to these areas. These areas were established under the authority of DNR and WDFW; rather than work against these established plans, the project should coordinate with these two existing recreation plans. The development will clearly impact and irrevocably harm these established, recognized, and heavily used backcountry recreation areas adjacent to Mission Ridge by reducing and eliminating areas that provide an alternative to alpine skiing such as snowshoeing and backcountry skiing, and by overcrowding the remaining areas. For this reason alone, analysis of the impact to existing backcountry use and implementation of the Stemilt-Squilchuck Recreation Plan must be completed.

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Thanks for accepting community comments for this proposed action.

Jason Schilling

Wenatchee

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: EIS Scoping Comment Mission Ridge
Date: Thursday, June 18, 2020 8:52:58 AM
Attachments: [EIS Scoping Comment Mission Ridge.msg](#)

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

From: Austin Boese <austin.boese57@gmail.com>
Sent: Thursday, June 11, 2020 12:27 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: EIS Scoping Comment Mission Ridge

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

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: EIS Scoping Comments Tamarack Saddle LLC Planned Housing Development near Mission Ridge
Date: Monday, June 8, 2020 4:40:26 PM

From: Jena Gilman <jena.gilman1@gmail.com>
Sent: Monday, June 8, 2020 10:39 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Cc: Jena Gilman <jena.gilman1@gmail.com>
Subject: EIS Scoping Comments Tamarack Saddle LLC Planned Housing Development near Mission Ridge

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

8 June 2020

Mike Kaputa, Director
mike.kaputa@co.chelan.wa.us
Chelan County Natural Resources Department
411 Washington Street, Suite 201
Wenatchee, WA 98801

RE: EIS Scoping Comments - Tamarack Saddle LLC Planned Housing Development near Mission Ridge

Dear Mr. Kaputa:

I would like to offer the following comments regarding the scope of the Environmental Impact Statement (EIS) for the housing development proposed by Tamarack Saddle, LLC near the Mission Ridge Ski area; which would consist of 621 condominiums, townhouses and duplexes, 275 single-family dwellings, 110,000 square feet of commercial space, a 57-room hotel, 80 on-site employee housing units, miscellaneous operations and maintenance buildings, roadways, parking lots, powerlines, onsite sewage septic systems and other infrastructure.

Purpose and Need

The purpose and need for an urban development of the size proposed should be clearly stated. I understand that this development would be outside of the existing county Growth Management Areas. Developing a new town near the top of Squilchuck Canyon should require clear justification.

Impacts

All habitat impacts need to be examined in the EIS, including impacts to bears, mountain lions, wolves, as well as elk and deer. The Mission Ridge area provides a narrow corridor for large carnivores to pass both across the east-west divide and north-south along the Naneum and Mission Peak divides. The immediate area provides denning for bears. The development's physical footprint is very large. In addition, the human activity footprint will extend beyond the physical footprint, including the impacts of domestic animals that will be resident in the housing. This is a serious impact.

While the traffic impacts are large and obvious, they need to be detailed such that existing residents, orchardists, Mission Ridge customers, State Park users, road cyclists and others regularly using the Squilchuck Road will have a complete understanding of the impacts they will be facing from the housing development at Mission Ridge.

The implications for future Squilchuck Road maintenance should also be addressed in the EIS. The County has had difficulties at times maintaining the integrity of the traveled way as well as the pavement and base. Recent examples of this include the August 2019 rainfall event, the chronic landslide threats, and the road tar vehicle damage problem resulting from the 2017 chip seal. These problems and others not yet contemplated will only multiply under the heavy traffic loads, particularly in the early years when the road will be damaged by thousands of construction, material delivery and related vehicles.

I am also concerned about schools and the safety of school transportation. While difficult to estimate, there would presumably be school-age children living in the new Tamarack Saddle town. The safety of daily school bus transportation up to Mission Ridge to carry these children to and from public schools in the valley needs to be addressed in the EIS.

The danger from wildfire and the peril posed to residents, workers and fire fighters would be immense should the new town be built. This issue needs a full airing in the EIS.

The impact of a new powerline potentially affecting the habitat, recreation and aesthetics of public lands such as those in Dry Gulch should also be vetted in the EIS.

The Tamarack Saddle proposal seems like a backward step given the existential issues facing us today, i.e. climate change, the coronavirus pandemic, and our overall impact on the environment. It should be apparent that these aforementioned uber impacts should bear some discussion by Chelan County before anything remotely resembling this development is approved.

Thank you,

Jena Gilman, a 1966 Mission Ridge Skier

1480 SW 10th Street

North Bend, WA 98045

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: EIS Scoping Comments regarding the DS of the Mission Ridge 2020 Project Application
Date: Monday, June 8, 2020 4:34:07 PM
Attachments: [MRR EIS SCOPING COMMENTS - 2020-06-08.pdf](#)

From: Mike Rolfs PE <mike@pacificengineering.net>
Sent: Monday, June 8, 2020 1:07 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Cc: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>
Subject: EIS Scoping Comments regarding the DS of the Mission Ridge 2020 Project Application

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

Dear Mr. Kaputa,

Attached are my comments regarding the Determination of Significance of the Mission Ridge 2020 Project Application. Please respond to confirm that my comments have been received and recorded into the project record.

Thank you,
Mike Rolfs

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: EIS Scoping Letter pertaining to Mission ridge Expansion
Date: Monday, June 15, 2020 9:23:50 AM

From: Andy Dappen <ardappen@gmail.com>
Sent: Friday, June 12, 2020 4:20 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: EIS Scoping Letter pertaining to Mission ridge Expansion

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

DATE: June 12, 2020
TO: Mike Kaputa, Director, Chelan County Natural Resources Department
RE: Scoping Comments about the Mission Ridge Expansion (proposed by Tamarack Saddle LLC)

Dear Mr. Kaputa,

My wife and I each submitted earlier letters to the county expressing concerns (primarily environmental concerns) over the proposed Mission Ridge 'Expansion.' The proposed project offers very limited expansion in regards to expanding the skiing terrain and is mainly focused on developing homes, condos, townhouses, hotels, retail space, and other structures on private land adjacent to the public land on which the ski area operates. Given that the ski area does operate on public land whose overseeing agencies are tasked with protecting the natural resources, water, wildlife, and recreational opportunities of those lands, it seems particularly important that ALL of the environmental impacts of the resort be fully understood and that the public have a major voice in how the development proceeds.

Toward this end we hope all the letters other individuals submitted earlier expressing their concerns with the development will be carried over into this process and studied for the environmental concerns those individuals expressed. The County should recognize it is difficult for the public to stay engaged with lengthy public processes and citizens should not need to keep re-submitting their comments and concerns in order for their voices to be heard.

In our cases, we ask that the letters we submitted earlier expressing concerns with the Mission Ridge Development (MRD) be considered as part of the scoping process determining which environmental issues to include in the SEPA process. Our letters more fully addressed these issues that we believe are inadequately addressed or planned for in the current Mission Ridge Expansion proposal:

- Fire is our biggest concern. Placing a large development and so many extra people in the Stemilt Basin's fire-prone, dry forest threatens the development itself and those living nearby and down valley. Multiple studies conclude that 80 to 90 percent of all wildfires are

human caused. This development would have hundreds of additional people living and playing in these fire-prone forests during the fire season. This poses a great threat to the entire community.

- The proposed development seeks an exemption from the required two roads into and out of a development of this size. The proposed one-road access to the development poses a grave threat to the property and lives of resort residents in the event of a wildfire. A single road into and out of the village could easily leave inhabitants trapped during a wildfire. Also firefighting resources would not be sent into the village during a severe fire because single-access developments are a known death-trap for fire crews. This fact not only endangers those who invest/live here, it increases the environmental damage wrought by fire (there's a lower likelihood of containing fire), and it increases the possibility that the county could be held liable in the future for approving/exempting a well-recognized safety requirement.
- There is inadequate water in the Stemilt/Squilchuck Basins to support this development. Those who know the hydrology of the basins know the deep and surface waters are connected and one cannot draw from deeper water without drawing down the surface water. As proposed, this development will steal water from those with pre-existing water rights and likely affect the water needs of the region's wildlife and vegetation. We believe the only way to support the water needs of this development would be to pipe water from the valley to the resort. The impacts (environmental and financial) of that action on the existing water system and to build the infrastructure to pipe water up to the mountain must be analyzed and understood.
- During spring, summer, and fall, the number of new hikers, trail runners, mountain bikers, dirt bikers, and ATVers living among the 900 residences in the proposed developments will impact the migration, calving, and mating of the Colockum elk herd.
- The development violates RCW 36.70A.110. 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."* This development is certainly urban in nature so the developer hopes to use a loophole allowing Master Planned Resorts (MPR) outside of the urban growth area. However, this development meets neither the intent nor character of an MPR -- 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. All these characteristics are needed to qualify as an MPR.

Besides the points noted in our original letters, there are other impacts (environmental, financial, and societal) a resort of this size creates that need to be fully studied, discussed by the community, and mitigated for before the development moves forward. Additional impacts that we think need to be studied and understood include:

- Is the handling of wastewater and sewage as proposed by the developer adequate? It

seems unlikely that the drain fields being proposed for this development could adequately handle the proposed density. A municipal sewage system may be needed to accommodate the resort.

- Traffic along the Squilchuck Road, according to the proposal's study, will grow five to six fold. During the evening peak hour, cars will pass at a rate of one every 3.6 seconds -- in each direction. This will impact wildlife and destroy the rural nature of the Squilchuck drainage.
- Is slope stability adequate for the proposed access road? The recent landslide at the ski resort itself and nearby slumps at Whispering Ridge might indicate that the main access road, which traverses a very steep, porous hillside, needs above-average scrutiny in evaluating whether the construction of a major road will impact that slope's stability.
- Even if many county residents don't believe in climate change, the county itself should not ignore science. Climate change is occurring and it will exacerbate the environmental impacts of this development. Fire danger will increase and summer water will decrease in the basin over time. Wildlife will become increasingly stressed... all of which is to say the environmental impacts of the proposed development will be greater in the future than in the present. Furthermore in 40 years many regional climatologists predict that a downhill skiing industry will no longer exist in Washington State. Forty years is ample time for a developer to harvest the financial rewards of the project, but it is not such a long time for the community itself. If this resort is built, future County administrators will someday be dealing with the expensive white elephant of 900 homes built at a ghost ski resort.
- How does the proposed development mesh with other community plans and long-term visioning plans? Placing a resort village on the boundary of the Squilchuck/Stemilt basins is completely inconsistent with the goals and missions of the Stemilt Partnership, Stemilt-Squilchuck Community Vision Report, Stemilt-Squilchuck Recreation Plan, watershed plans for the Squilchuck, and (in our opinion) is in conflict with the Chelan County Comprehensive Plan. Asking to have the village designated as a Master-Planned Resort (a designation it does not qualify for) is how the developer is trying to circumvent these pre-existing guiding documents.
- How will the development impact other forms of outdoor recreation in the area? The village will affect and harm the snowshoeing and backcountry skiing in the area by eliminating some of the current opportunities -- the route used to access the Stemilt Basin will be blocked by the village and much of the terrain backcountry skiers currently enjoy in the Stemilt Basin will become sidecountry for downhill skiers if the village is built (the location of the village will allow downhill skiers to access these slopes without the need of climbing skins to exit the area). Meanwhile if the village is built, a percentage of its residents will snowshoe or backcountry ski so the remaining opportunities around the ski hill will see greater pressure -- e.g., the Clara Lake Basin will witness serious overcrowding and an equally serious shortage of parking. All of this means that a thorough analysis of the resort's impact on recreation (winter and summer), trailheads, and parking needs to be part of the scoping process.

MOTIVES and ALTERNATIVES

The owner of Mission Ridge has proposed this expansion and created community support by saying the development is necessary for the ski area to succeed financially (implying the ski area will fail without it). However, there are many in the community who feel the proposed expansion may solve one problem (ski area profitability) but create all manners of new problems in the process (i.e., all of the bullet points listed above). A fix that creates a dozen new problems is a poor fix.

On top of this, the corporate structure of the expansion proposal does little to ensure Mission Ridge's long-term financial viability. The development will be built, owned, and operated by a new entity (Tamarack Saddle LLC) not Mission Ridge. At some future time, the owner of Tamarack Saddle may well decide to hang onto this more profitable venture and put the ski hill up for sale. Suddenly the community could be wrestling with the Mission Ridge problem all over again.

We believe the profitability and sustainability of Mission Ridge can be achieved through a variety of different alternatives that create fewer environmental, social, and community problems than those associated with Tamarack Saddle's proposal. Just a few alternatives we are aware of that are worthy of explorations and which do a much better job of confining the ski area problem to the ski area include:

- Running Mission Ridge as a non-profit organization. About 20 other communities around the country operate their local ski hill as a non-profit and have successfully done this without developing on-mountain villages and without allowing their ticket prices to become prohibitively high. More about this was discussed in our earlier letters to the county.
- Let the county purchase Mission Ridge and hire a concession to manage the ski area. Other ski areas around the country have been purchased and run by local municipalities (cities or counties). Local precedence for such an action already exists with the county's involvement in Ohme Gardens, Wenatchee River County Park, and Chelan County Expo Center.
- Establish a local tax that will help subsidize the ski area as a community hill and avert the need for dense, urban-like development in an inappropriate setting.
- Perform a land swap so that the owner of Mission Ridge owns private land within the ski area's current base area. Then, allow for the development of a few hundred short-term (and seasonal) rooms (hotel rooms, motel rooms, apartments) and a limited suite of privately owned condos and townhouses within the current base area. Such an option, aimed first and foremost at short-term winter visitors, would boost the resort's annual skier visits and eliminate most of the issues associated with the proposed expansion.

Currently more and better beginner skiing terrain is being touted as one of the reasons the ski area needs the expansion, but this goal can be accomplished within the footprint of the current ski area

less expensively and with far less environmental impact by:

- Replacing the current beginner rope tow with a magic carpet. This alternative improves beginner terrain.
- Separating Killer Hill on Mimi from the lower angle terrain below with a fence to direct general skier traffic onto Sitkum. Next, add a magic carpet from the base area to the bottom of Killer Hill. This alternative increases beginner terrain.
- Widening Wayhut from the lodge to the top of Chair 1. This alternative increases and improves beginner terrain.

In conclusion we ask the county to be thorough and exhaustive in defining the scope of the EIS evaluating the proposed expansion. The project is a huge one and will permanently change the character of our community ski hill, the upper Stemilt and Squilchuck basins, the Squilchuck Valley, and Wenatchee itself. Some of these changes may have beneficial economic impacts but many will adversely impact the environment, the cost of living in this region, and the quality of life we currently enjoy.

We ask the county to rigorously enforce its laws, regulations, and codes when analyzing this proposal and we ask the county NOT to issue a handful of exemptions to accommodate this proposal.

Andy and Jan Dappen
2332 Westview Drive
Wenatchee, WA 98801

PS Please 'Reply' to this email to verify that this comment was received and that it will be added to the public record.

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: EIS proposed Mission Ridge Expansion
Date: Friday, June 12, 2020 9:59:05 AM

From: Nancy Eastman <newleaf@genext.net>
Sent: Friday, June 12, 2020 9:44 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: EIS proposed Mission Ridge Expansion

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

Hello Mike & everybody else involved in the EIS of this proposal:

I am writing to you in regards to the potential expansion of Mission Ridge Ski & Board Resort proposed by Tamarack Saddle, LLC owned by Larry Scrivanich.

I have owned property in the Squilchuck valley since 1997. I started skiing when I was 7 years old. I have bought season passes at Mission Ridge every year since living here which has been 23 years. I have many friends & acquaintances up & down the canyon. I appreciate everything that Larry has done to make improvements at the Ridge however I do believe that the proposal as it is could have some potentially very serious impacts.

The removal of a significant amount of trees, grasses, & shrubs creates the potential for landslides & erosion which could lead to flooding down the valley. With all the moisture from rain & snowmelt, much of the water could erode vs. soaking into the ground. Will there be enough domestic water to provide water to supply all of the proposed units. If wells were drilled how would this effect the water table in that area. Irrigation water would be necessary to maintain landscaping to help minimize erosion & fire potential. The irrigation system currently in place was created many years ago for agriculture & the reservoirs are stocked with fish for anglers to enjoy. Many residents including myself benefit from this irrigation water & our lands have had these rights for decades. Mission Ridge has water rights from Lake Creek. They use their water for their snowmaking reservoir so I can't see how they would have enough water to provide for the landscaping needed to help to control erosion & to stabilize the soil. I am not in favor of them getting additional water rights from our district because I am sure many of us including myself would love to have more water but the shares are just not out there.

Wildlife will be impacted as well. There are elk migration routes & calving grounds. Kyle Mathison Orchards was not allowed to put in orchards on section 17 which adjoins Larry's property. In my opinion an orchard would have far less impact on the wildlife with strategically placed fences. The overall impact on the environment with an orchard would be far less impactful than the proposed development in my opinion. While this is not the focus of this letter, I would suggest that if the Mission Ridge expansion is allowed to take place then Kyle Mathison Orchards should be allowed to grow fruit trees next door to Larry's expansion provided that they utilize game migratory corridors & spray responsibly to minimize impact on the wildlife.

I am concerned about any potential costs needed for the development of electricity, water, & sewer. Will we be forced to help pay for that or will Larry pay for it all? I am very much against any of this development

coming out of my pocket in part because we are all going to pay a huge price in the long run for just the added traffic alone. If the road will have to be widened &/or more lanes added then I will likely lose my house. Either that or I will have cars driving by right outside my bedroom window. We have already seen increases in traffic as Forest Ridge continues to develop. The new mountain bike trails at Squilchuck State Park has created additional traffic. Many people drive too fast on this road & there are motorcyclists that love to race up & down the canyon. Adding probably a minimum of 1000 more cars to the mix will make this valley a completely different place to live in. There have been at least 3 car accidents within 100 yards of my house in just over a year. Last fall a motorist hit a deer right in front of my house & kept on driving. One accident was a Jeep that slid off the road into my fence which was about 15 yards from where I was sleeping. This is very concerning especially since the development will undoubtedly bring in people from out of the area that don't have good inclement weather driving skills in the first place. We also have school buses that make stops on the road. With the additional traffic I believe this will create more potential hazards for the kids living here. Not only that, if a fire or other natural disaster should occur, getting all of the people out of the valley safely would be compromised should accidents occur on the way down in a panicked situation. Would fire protection vehicles be able to safely & quickly access the upper valley in the event of a sudden & rapidly spreading wildfire? I can say that I have serious concerns about that with even the current number of residents in place.

It appears that some of the proposed roads would be in very steep terrain further increasing the potential for landslides particularly since it appears that much of the proposed area is in areas listed as severe erosion status. Much of this development could also impact sensitive plant species & wetlands. I am also concerned about the potential for noxious plant invasions, such as knapweed, with the disturbance of the soils & all the heavy equipment coming in to the area.

I do agree that parking is inadequate at the Ridge. I'm not sure what the answer would be on that. I just make sure I get up there early or I wait until later in the day when parking spaces become available. Utilizing Scout-a-Vista, Squilchuck State Park, & the Beehive pull out with busses transporting skiers up works too. I also agree about the restaurants being overcrowded. This is particularly a problem on holidays, holiday weekends, & when racers are present. I would propose that a racer space be provided since they almost completely take over the midway lodge with all their packs & when they come inside between races. A lot of them bring their own food too so the restaurant space is used up for only seating. They will leave their bags on tables to reserve their spots while they race which is not okay. I personally remove them & use the table but some people aren't comfortable moving other people's things. I would suggest maybe a large yurt at the very bottom of Scookum with a wood stove that could all be taken down at the end of the season & reused. This would free up a lot of lodge space. I love the idea of a restaurant on top of the mountain that could be utilized as a year round facility. People could come up for dinner & ride the chairlift up & down or hike up if they choose.

Of course for those of us that live up here for the tranquility, I would prefer to see no development take place. Larry has a business that he is trying to build upon. I understand that since I have my own business that I am continuing to build upon. I also understand that Larry is trying to expand an existing business which would bring significant revenue into the county. In the event that this development is going to happen regardless, I feel it is imperative that it is scaled back significantly. Certainly that would allow for us all to be able to assess the true impacts of such a huge development in smaller steps instead of allowing the proposal to be approved as is. I would be much more comfortable with this approach rather than after the fact seeing too many negative impacts when it is too late because the approval of the EIS has no guarantees. Despite the best efforts of the professional team members who performed all the EIS assessments, we won't know about the true impact of the project until the construction actually begins.

Thank you for your consideration of this letter.

Nancy Scott Eastman

5234 Squilchuck Road
Wenatchee, WA 98801
(509)423-1821 (business/cell)
(509)664-5333 (home)
newleaf@genext.net

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: In support of Mission Ridge Expansion
Date: Friday, June 12, 2020 9:12:53 AM

From: Adam Lasky <adam@liftopia.com>
Sent: Friday, June 12, 2020 8:25 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: In support of Mission Ridge Expansion

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

Mike,

Thank you for the opportunity to provide scoping comments on the determination of significance issued by Chelan County. In review of the application, substantial reports submitted by the applicant, and mitigation that can be imposed through Chelan County Code and the mitigation proposed by the applicant, we don't believe a Determination of Significance is warranted for this project. We believe that an MDNS should be issued and already identified mitigation adopted to offset any impacts associated with the project.

I support the Mission Ridge Expansion and see the effort that the applicant has made to work with the whole community and provide a thorough application. This project should be approved as quickly as possible.

Adam



--

Adam Lasky
Director of Sales & Development, North America
[liftopia.com](#) | [about Liftopia](#)

"Be kind whenever possible. It is always possible." Dalai Lama

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addressed herein and may not be used for any other purpose without our prior written consent.

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Cc: bigcherries@nwi.net
Subject: FW: Letters to Dept. of Community Development
Date: Friday, June 12, 2020 1:46:47 PM
Attachments: [Department of Community Development Lehman Road.docx](#)
[Department of Community Development Ridgerunner.docx](#)
[Department of Community Development.docx](#)

HI RJ. See attached, there are both Mission Ridge and other Comm Dev project comments. I cc'ed the commenter....thanks....Mike

From: Norm Gutzwiler <bigcherries@nwi.net>
Sent: Friday, June 12, 2020 1:14 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Letters to Dept. of Community Development

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

Mike,
Please see the attached letters.
Norm

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: MISSION RIDGE EXPANSION
Date: Tuesday, June 9, 2020 9:10:31 AM

From: John Sand <flagglecrunk@gmail.com>
Sent: Tuesday, June 9, 2020 9:10 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: MISSION RIDGE EXPANSION

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

Dear Mr Kapula,

I am distressed to see 'roadblocks' going up on the MISSION RIDGE EXPANSION. For the area to complete with larger resorts, it must grow. The employment opportunities and recreational resource for the community are at stake. Further processing threatens the project. It should be approved with the mitigations proposed already and compliance with existing law.

Sincerely Yours,

John H. Sand MD
3370 So. Chestnut St
Ellensburg, WA 98926

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion EIS Scoping
Date: Monday, June 8, 2020 9:04:28 AM

From: Susan Ballinger <skylinebal@gmail.com>
Sent: Monday, June 8, 2020 8:58 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion EIS Scoping

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

Dear Mike,

I am writing to submit comments as you prepare the elements of the Mission Ridge Expansion EIS Scoping process.

I am a private citizen advocating as a local volunteer on behalf of the natural resources to be impacted by future development. I have no financial stake in the project.

I submitted two detailed comments letters and I ask that all concerns I raised in my letters be included in the EIS. Here is a bulleted list of the issues I brought forth in my two letters:

ISSUES AROUND WILDFIRE RISK

1. AEGIS Engineering describes this as a location is not suitable for urban development.
2. AEGIS Engineering completed the International Wildland-urban Interface Code Fire Hazard Severity Worksheet (Page A-1 and A-2) and the project scored as "high hazard."
3. AEGIS Engineering's Figure 7: Proposed Fuel Break to establish defensible space along the Mission Ridge Expansion (Page 14) is inadequate, as it does not take into consideration the site conditions
4. AEGIS Engineer's Fire Protection strategy is dependent upon a water supply that may not be available due to senior water rights existing in the basin.

ISSUES AROUND WATER AVAILABILITY

1. There is a lack of certainty round the prediction of adequate groundwater availability contained in the WNR Group's text
2. The WNR Group acknowledges the likelihood of water rights disputes and allocations to senior rights holders, due to limited capacity within the basin, *"These deep bedrock fractures appear to be in hydraulic continuity with the surface waters near the ski area where current water right diversions are being utilized."* Bottom line: There isn't enough water to support the development. **This will directly negatively impact the amount of water available for storage in the fire protection reservoir.**

3. The WNR Group does not take into account that homeowners will be year-round users of their properties, with high residential water use year-round.

WNR Group is clear in the lack of certainty due to incomplete knowledge of 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 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/>**

4. The WNR Group does not address the forecasted climate change for east-side Cascades, shifting precipitation to rain (instead of snow), resulting in surface run-off highest in late fall through winter.

ISSUES AROUND 2 FEDERAL AND STATE IDENTIFIED SENSITIVE PLANTS

White bark pine:

I am writing to express my concern about the potential effects of the proposed Mission Ridge Expansion on Mission Ridge area's whitebark pine (*Pinus albicaulis*), a US Forest Service sensitive species and a candidate for federal listing as threatened or endangered. *The Mission Ridge population of whitebark pine includes both the documented stems in the Project Area and those known in the 1300-acre habitat on the plateau above the existing ski area (page 72 Mission Ridge Expansion Project Draft EA). Surveyors observed 73 whitebark pine stems on National Forest and another 88 on adjacent WDFW land (page 63 Mission Ridge Expansion Project Draft EA)*.*

Importantly, the draft EA states it is highly likely that whitebark pine is on the private parcel slated for development, yet the application makes no mention of this at-risk species. *Based on topography, vegetation patterns, and drone footage, it is highly likely that whitebark pine is also present on the private parcel. Drone footage shows what appear to be fairly large 5-needle pine trees (footage is not detailed enough to identify the species with certainty) in vegetated patches among talus and along the northwest-oriented shoulder and slopes of a small 5,130-foot summit (Figure 3-6). These locations are similar to those of documented stems, though slightly lower in elevation. Stems appear to be medium to large trees; the presence of smaller trees, saplings, and seedlings is also likely. Stems appear sparse and localized and are estimated to number 20-60. (page 66 Mission Ridge Expansion Project Draft EA)*.*

Anemone patens

Anemone patens WA DNR State Threatened Plant

G5T5/S1 https://www.dnr.wa.gov/publications/amp_nh_vascular_ets.pdf?hjhrdp

Since June 2019, new large populations of this state-ranked rare plant have been mapped and verified within the footprint of the Mission Ridge Ski Area, and submitted to Walter Fertig, WA State Rare Plant Botanist, WA DNR. Surveys are needed on the private parcel considered for development and protections put in place around this species. In June 2020, several large populations have been documented by local volunteers, and are reporting these to Dr. Fertig.

Thank you for this opportunity to participate in the public process. -
Susan Ballinger

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: MRS&B Resort Expansion Project
Date: Monday, June 15, 2020 9:25:06 AM
Importance: High

From: Malachi Salcido <Malachi@salcidoenterprises.tech>
Sent: Friday, June 12, 2020 3:59 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: RE: MRS&B Resort Expansion Project
Importance: High

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

Greetings Mr. Kaputa,

I would like to go on record as being in support of the proposed expansion project (Project File No.: MPR 2018-128) at the Mission Ridge Ski and Board Resort. As a life-long resident of the Wenatchee Valley, a 20-year business member, and actively involved community member – I distinctly recognize the direct and indirect benefits that both the current Resort, and – especially – the expansion plans will bring to our greater community.

Thank you for the opportunity to provide scoping comments on the determination of significance issued by Chelan County. In review of the application, substantial reports submitted by the applicant, and mitigation that can be imposed through Chelan County Code and the mitigation proposed by the applicant, we don't believe a Determination of Significance is warranted for this project. We believe that an MDNS should be issued and already identified mitigation adopted to offset any impacts associated with the project.

Mission Ridge Resort have proven themselves to be a responsible operator and manager of the current resort, and I am confident will be equally responsible with the expansion of the resort. This proposed expansion project is not an either/or situation, it is a both/and opportunity. We can have both responsible expansion and great increased positive impact for our community and region.

Especially in these days, the fact that ownership and management are willing to proceed with this project is a further testament to the commitment of this organization to the greater Wenatchee Valley and to our community.

I vote yes! to approve this project, and want to go on record as in full support of the Mission Ridge Expansion. Feel free to contact me at any time with any questions, or for additional information.

Truly,



Malachi J. Salcido, CPA
Managing Member and CEO

833-SALCIDO (725-2436)

Physical/Shipping & Correspondence:
615 C-1 North Wenatchee Ave.
Wenatchee, WA 98801

e-mail: malachi@salcidoenterprises.tech

website: www.salcidoenterprises.tech

facebook: www.facebook.com/SalcidoEnterprises.LLC/

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Determination of Significance
Date: Thursday, June 11, 2020 10:50:52 AM
Attachments: [Response to Mission Ridge Determination of Significance-C Luksus.docx](#)

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

From: cluksus@nwi.net <cluksus@nwi.net>
Sent: Thursday, June 11, 2020 10:00 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Determination of Significance

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

June 11, 2020

Mr. Mike Kaputa, Director
Chelan County Natural Resource Department
411 Washington Street, Suite 201
Wenatchee, WA 98801

Dear Mr Kaputa,

Thank you for sending me your "Determination of Significance and Request for Comments on Scope of an Environmental Impact Statement" dated May 20, 2020 regarding this project. I am writing to you to express my continued objections to the approval of the current Mission Ridge Expansion Project.

I feel strongly that all items listed in this Determination should be included the EIS. Taken together the list truly shows the significant negative impact the project, as it is currently being proposed, will have on our community, recreational opportunities, natural resources, wildlife, The Stemilt Partnership and the Stemilt-Squilchuck Community Vision Report, the Our Valley Our Future Action Plan, WRIA 40A Watershed Plan, and the WRIA 40A Water Quality Analysis. It also seems to violate the Growth Management Act. And still there is more to consider....

I have looked at the map of the project. There are several concerns that I have.

- 1) If indeed the project lacks sufficient water rights to supply a 4000 pillow community plus amenities, is it not likely that the water will have to be supplied by the PUD? Where are the lines and pumping stations supposed to be built? Do we lose more Public land to this project? Where is the water going to come from? Is the water supposed to come from the Wenatchee aquifer? Who is supposed to pay all this water supply infrastructure?
- 2) If the project is going to require a Large Onsite Septic System where is it to be built? Will it also take care of the 275 single family dwellings that are currently called out to have individual septic? If not, what effect is 275 individual septic going to have on the water table, wetlands, downstream water quality? Who going to pay for this Septic System, operate it and provide for future maintenance and upgrades?
- 3) If the project is going to require a Fire Station where is it going to be built? Who is going to pay for it? Who is going to pay for operation, salaries, overhead to operate it?
- 4) The project is going to require electrical and telecommunication services. Where are substations going to be built? Who builds, maintains and upgrades these systems? Who pays for it?

5) If the Squilchuck Road and Mission Ridge Road need to be upgraded and maintained, who is going to pay for that?

In your Determination much of this is listed as “offsite infrastructure improvements.” Shouldn’t these improvements (especially the fire station and Large Onsite Septic System) be made on land owned by Tamarack Saddle, LLC, since no one else in the County will benefit? What would that do to the open space/natural area that the Proposal claims will be made available? What is impact on wetlands, wildlife, forest?

In addition who is supposed to pay for additional emergency services, including law enforcement, basic life support, and fire protection? What if there is a large fire in that area, who is responsible if there is loss of property and life? What is the cost? Who pays????

I request that the results of your EIS include a spreadsheet that itemizes each of the costs, and clearly accounts for who is responsible for picking up the bill and the responsibilities. As a former accountant, I suspect that the numbers do not add up. Will the exorbitant projections for benefits to our County and community claimed by the project owner, and property/sales tax revenues truly outweigh the costs of infrastructure, services and loss of natural resources? The County and developer are proposing that this project is a Master Planned Resort expansion to the Mission Ridge Planned Development. If this is truly a Master Planned Resort, shouldn’t Tamarack Saddle, LLC/Larry Scrivanich be responsible for the considerable cost of all supportive infrastructure? Infrastructure required to supply a real estate development area that currently does not exist with Mission Ridge Ski Area, and will only tangentially be associated with the Ski Area, if it is built? The Ski area is not owned by Tamarack Saddle LLC. There are no solid requirements in any document that I have yet read (beyond the building of the 5 additional ski runs) that Mr Scrivanich be required to upgrade and maintain the current lifts and run down facilities. What would keep Mr Scrivanich from selling his interest in the Ski area once he has the real estate development? What happens to the ski area after that? Who pays for that? What happens if the venture fails? Who pays for that?

Which brings me to my final point. This EIS is going to cost the County a considerable amount of money. It would be money best spent if the results solidly point to what reasonable alternatives for achieving an expanded Ski and Recreation Area are possible. Many of the Pro-Proposal comments I have read only support this Expansion Proposal by Tamarack Saddle LLC because they want a better ski area. Others support it because they believe that it will bring in more money and jobs for the County and Wenatchee. What if the County and Wenatchee put the considerable amount of money that they will have to spend to support this Proposal into costing out and developing an Eco-Friendly Ski and Recreation Facility? Buying out Mr Scrivanich and Tamarack Saddle LLC, new lifts, a system of Winthrop/Sun Mountain quality X-Country Ski trails, sledding hills, snow-shoeing trails, mountain bike trails, maybe a zip line and other attractions such as a decent ski lodge, restaurant and pub. This would benefit the local residents as well as bring in new clientele for Wenatchee. It would not involve residences, condominiums, townhouses, duplexes, a lodge, and 110,000 sq ft of commercial space that can potentially take away from Wenatchee businesses and hotels. It would also not have the impact of a permanent real estate development on current infrastructure, natural resources and wildlife. It would also be more amenable to adjustment should climate change curtail some of the ski activities in the future.

Another of the reasons cited for giving the go-ahead to the current Proposal is that to-date no other developer has been found who would be willing to upgrade the current ski area. Now why is that? The only answer that makes sense to a developer is that it has to make money. Maybe our current development plan is stale and needs to be re-evaluated for what is best for our community, natural resources, and sustainable recreational opportunities. Look to the good work that has been produced by the Stemilt Partnership, the Stemilt-Squilchuck Community Vision Report, the Stemilt-Squilchuck Recreation Plan, the Our Valley Our Future Action Plan. Please don’t scrap the years of concerted effort that it has taken to build these plans for a potentially risky real estate venture. For that is what it really is---a thinly disguised real estate venture, not a ski resort expansion.

Thank you for the opportunity to comment.

Sincerely,

Cynthia Luksus

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

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge EIS Scope
Date: Monday, June 15, 2020 9:21:43 AM

From: Mark Kacmarcik <mark.kacmarcik@gmail.com>
Sent: Friday, June 12, 2020 4:57 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge EIS Scope

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Mark Kacmarcik
140 S Emerson Ave,
Wenatchee, WA 98801
mark.kacmarcik@gmail.com

Mr. Mike Kaputa
411 Washington Street, Ste 201
Wenatchee, WA 98801
(509) 670-6935
mike.kaputa@co.chelan.wa.us

12 June 2020

Dear Mr. Kaputa,

Thank you for the opportunity to provide input to the scope of the EIS for the Proposed Mission Ridge Resort development.

I support a thorough review of the 7 valid and important impact areas included in the draft EIS outline; complete, and without reduction in scope.

I also recommend that the scope of Item 6, *Transportation* be augmented to study the impacts of the proposed resort development and ski area expansion on the safety of non-motorized transportation in the Squilchuck Valley and including access to the valley via SR-285, S. Mission Street, S. Wenatchee Avenue, and Squilchuck Road.

Some of Wenatchee's most disproportionately affected communities reside in South Wenatchee and the lower Squilchuck Valley. Many of these residents of our community rely on non-motorized transportation (biking and walking) to meet their basic needs. These vulnerable non-motorized road users stand to have significant degradation in personal safety (whether using or crossing the corridors) as a result of increased traffic resulting from the proposed resort development.

Please include study of the level of increased traffic stress which will result from this resort

development and require mitigation measures to protect these important residents of our community from further inequity.

thank you for the opportunity to comment,

Mark Kacmarcik
Wenatchee, WA

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Monday, June 15, 2020 9:21:13 AM

From: Rick Gibbs <rickthericker@icloud.com>
Sent: Friday, June 12, 2020 5:17 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

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

Thank you for the opportunity to comment. I've been a Chelan County resident for 28 years living off of the Squilchuck Rd. . I'm concerned about several things regarding the expansion mostly the Real Estate development side.

1. Traffic: With that many more people driving up and down Squilchuck rd and the speed limit being mostly a 50 mph could mean more car accidents. Studies how when the mph goes up , more accidents. Not to mention the congestion at the bottom of the canyon.
2. Wildlife: The elk and mule deer population, what will happen to the? The turkeys are now making a strong comeback, and now there has been wolf sightings.
3. Water: Where and how is all the water going to come from?
4. Wild Fires: More people in the area
5. Light pollution: All of those lights at night.

Richard Gibbs.

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Wednesday, June 10, 2020 9:56:43 AM

From: Joshua Flaten <joshuaflaten@yahoo.com>
Sent: Tuesday, June 9, 2020 4:42 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

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

Mike,

Thank you for the opportunity to provide scoping comments on the determination of significance issued by Chelan County. In review of the application, substantial reports submitted by the applicant, and mitigation that can be imposed through Chelan County Code and the mitigation proposed by the applicant, we don't believe a Determination of Significance is warranted for this project. We believe that an MDNS should be issued and already identified mitigation adopted to offset any impacts associated with the project.

I support the Mission Ridge Expansion and see the effort that the applicant has made to work with the whole community and provide a thorough application. This project should be approved as quickly as possible.

Josh Flaten

"Be the kind of person your dog thinks you are."

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion EIS
Date: Tuesday, May 26, 2020 9:41:03 AM

From: Kevin Kane <aruncus2@msn.com>
Sent: Friday, May 22, 2020 8:57 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>; aruncus2@msn.cm
Subject: Mission Ridge Expansion EIS

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Hi Mike,

Looks like a fairly inclusive start. The Forest Service link you provide to the Environmental Assessment does not work. I commented extensively and never did receive notice that it was completed. Have never seen it. The project is not two separate actions, one on Forest Service and one on private lands, they are connected at this time the need for one does not exist without the other. The public needs the Forest Service EA and State input to make scoping comments. I will call the FS on Monday. I trust the state input is on the County site.

Before asking for public input, an affected environment needs to be developed. Is it being left up to the public to define the affected environment ? This proposal has regional impacts on people, fish, wildlife and all kinds of ecological values. Have stakeholders from adjacent counties been contacted ?

I question putting a comment deadline in place when we are still in a COVID quarantine that does not allow for group meetings. How can a stakeholder group meet together to discuss the project at this time ? How did you come up with a 23 day period for comments ? Not everyone has access to online meeting software. The deadline will need to be extended from the date we are able to meet again in large groups.

Thank you for your work,

Kevin Kane
200 South Kent Place
East Wenatchee, Wa. 98802

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion Plan
Date: Monday, June 15, 2020 9:19:06 AM

From: George Velazquez <georgeavelazquez1@gmail.com>
Sent: Friday, June 12, 2020 6:42 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Plan

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

Hello,

Thank you for the opportunity to provide comments on the Determination of Significance issued by Chelan County. I'm writing in support of the Mission Ridge Expansion Plan for many reasons.

In my experience, all projects, no matter how small or how large, carry concerns that can and must be mitigated. For this reason I believe that a Mitigated Determination of Nonsignificance must be issued for the proposed expansion. In my opinion this is the best alternative for the proposed program and our community.

I support the Mission Ridge Expansion and support the efforts Mission Ridge has executed throughout the process.

Thank you for your consideration.

George Velazquez

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion Project
Date: Monday, June 15, 2020 9:24:12 AM

From: Tom Riehle <triehle@missionridge.com>
Sent: Friday, June 12, 2020 4:11 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Project

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

Thank you for the opportunity to provide scoping comments on the determination of significance issued by Chelan County. In review of the application, substantial reports submitted by the applicant, and mitigation that can be imposed through Chelan County Code and the mitigation proposed by the applicant, we don't believe a Determination of Significance is warranted for this project. We believe that an MDNS should be issued and already identified mitigation adopted to offset any impacts associated with the project.

We support the Mission Ridge Expansion and see the effort that the applicant has made to work with the whole community and provide a thorough application. This project should be approved as quickly as possible.

We also Thank you for a quick decision to approve this project

Tom Riehle
Rental, Retail & IT Director
Mission Ridge Ski & Board Resort
509-663-6543 x425
c509-630-5710

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion Project
Date: Wednesday, June 10, 2020 9:43:50 AM

From: Cheri Dudek-Kuhn <cheri@traction-advantage.com>
Sent: Tuesday, June 9, 2020 3:00 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Project

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

Dear Mike & Chelan County Natural Resources Department,

Thank you for allowing us an opportunity to provide comments. We support the Mission Ridge Expansion and see the effort that the applicant has made to work with the whole community and provide a thorough application. This project should be approved as quickly as possible. We do not believe a Determination of Significance is warranted, but believe instead an MDNS should be issued. Mission Ridge has identified mitigation that can be adopted to offset any impacts associated with the project. We appreciate your consideration.

Thank you,

Cheri Kuhn
Founder/Creator



Cheri Kuhn, Professional EOS Implementer
[Traction-Advantage.com](#) | [Perfect Planner: Get More Done](#)
Direct line: 509.421.7662
[Book a meeting or a call](#)

[The EOS Story](#) | [Cheri's Bio Page](#)
[LinkedIn](#) | [Traction on audible](#)

Run a better business and live a better life.

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion plan
Date: Friday, June 12, 2020 9:58:37 AM

From: Doug Milner DDS <doug@fibonaccismile.com>
Sent: Friday, June 12, 2020 9:47 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion plan

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

Dear Mike,

My wife and I are thankful for the opportunity to provide scoping comments on the determination of significance issued by Chelan County. We understand that the applicant has worked hard to meet requirements for a project of the this nature and that they followed carefully all the regulations put before them. They have done a great job of working with the community and addressing the impacts the project proposes to have on the environment and to our area.

This project is important to the livelihood and quality of life of our valley. We believe this project should be approved without further delays.

Sincerely,

Doug and Tami Milner

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion project
Date: Friday, June 12, 2020 9:21:06 AM

From: Myers, Heidi <HMyers@watrust.com>
Sent: Friday, June 12, 2020 8:43 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion project

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

Hello Mike and Chelan County Land Use officials:

I am writing to you today in support of the proposed expansion near Mission Ridge. This expansion is economically vital to our precious ski resort and also to our valley. I understand that you are receiving scoping comments on the determination of significance. I believe that the extensive reports that have been submitted by the applicant and mitigation efforts available to the county and proposed by application warrants an MDNS.

Our family supports the Mission Ridge Expansion and urges you to consider the effort made by the applicant to work within all County codes and provide a very thorough application. We need to see this project approve and moving forward for the good of our economy.

Heidi Lee Myers
509-669-5501

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From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Wednesday, June 10, 2020 9:55:47 AM
Attachments: [untitled](#)

From: kevin@cotm-marketing.com <kevin@cotm-marketing.com>
Sent: Tuesday, June 9, 2020 4:57 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

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To: Mike Kaputa Director, Chelan County Natural Resource Department

Director Kaputa.

First, I would like to state that I firmly support the Mission Ridge Expansion Project. I am aware and I endorse the efforts that Mission Ridge has made to the entire community and that they have furnished a very in-depth and detailed application. I believe that the expansion of Mission Ridge is vital to the community of Wenatchee and an extraordinary asset to Chelan County as a whole.

I am writing to you today as I feel that a Determination of Significance is not needed nor is it warranted for this project. I have been closely monitoring this situation, reviewed the application and substantial reports that have been submitted and I whole heartedly believe that a Mitigated Determination of Non-Significance must be issued and current identified mitigation adopted to countervail any and all impacts on this project. This project, this proposal will not have a probable significant adverse impact on the environment.

It is time to move the Mission Ridge Expansion forward and to expedite approval immediately.

Thank you very much for your time.

Sincerely,

Kevin B. Nolan



Kevin Nolan

Craters of the Moon Marketing, LLC

206 794-4701  www.cotm-marketing.com

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Wednesday, June 10, 2020 12:47:50 PM

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

From: Jan Haven <biskitholler@yahoo.com>
Sent: Wednesday, June 10, 2020 12:41 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

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

Doug and Jan Haven are against the Mission Ridge Expansion. We believe Larry Scrivanich wants to build a Whistler Village, BC in Wenatchee, WA. We live in Forest Ridge where we already have several short term rentals to deal with. We are tired of Seattle people coming in here and telling us what they are going to do with their properties. Commercial properties in a residential neighborhood. The owners do not live here and therefore do not experience the side affects and in fact, do not care. We believe that is exactly what Scrivanich has planned.

We deal with trespassing, snowmobiles, 4-wheelers, noise and speeding up and down our road by total strangers who leave after 2 days. Our beautiful quiet neighborhood has turned into a tourist destination. We have paid a lot of money to live in Forest Ridge and make this our forever home. Money isn't everything. To us, quality of life is.

Please do not let this happen to us. This grandiose idea will erode our sense of neighborhood and living here. Mission Ridge's expansion plan butts right up to Forest Ridge. We are also a firewise neighborhood which is also another huge concern.

Trying to get onto Mission Ridge Road from Forest Ridge Drive is almost impossible during ski season. This area and it's roads are not designed to accommodate a colossal commercial destination with 900 homes, shops, restaurants, etc.

Doug and Jan Haven

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Friday, June 12, 2020 11:34:54 AM

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

From: cnaismith@nwi.net <cnaismith@nwi.net>
Sent: Friday, June 12, 2020 11:32 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

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

Mike,

Hope you are well and getting through the Pandemic. I'm writing you this note to provide scoping comments on the determination of significance issued by Chelan County. In review of the application, extensive reports provided by Mission Ridge and mitigation that can be imposed through Chelan County code and the mitigation proposed by Mission Ridge, I don't believe a determination of significance is warranted for the project. Instead, I believe that a Mitigated Determination of Non-significance should be issued and already identified mitigation adopted to offset impacts associated with the project.

As a neighbor I support the Mission Ridge expansion and see the effort that they have made to work with the community as a whole and provide a thorough application. This project should be approved ASAP!

As you know I worked in management at Mission Ridge for approximately 8 years. The last few years under Harbor Resorts while the ski area was for sale. Our management team worked very hard to find a buyer and explored other options such as a PDA community based ownership. This was all to no avail. Then one summer day out of the blue Larry Scrivanich walked into our admin office to inquire about purchasing the area. Effectively he rescued our local ski area.

Over the years I've gotten to know Larry and his family and have stayed connected to the Mission Ridge team. What I've come to know is that the Scrivanich family has reinvested every dollar made at Mission back into the ski area. Back into our community!

Working in management at Mission I learned the challenges of operating a local ski area. Owners are always at risk of a poor seasons and even in good ones the margins are thin. Growth is the way to mitigate that risk. Owners like Vail mitigate risk by owning a portfolio of resorts. They are not community minded and take their profits home. We are very fortunate to have an owner that truly cares about our local community and should give them a fair shake in this process.

Thanks Mike. Stay healthy my friend.

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Friday, June 12, 2020 2:15:37 PM

From: Gregg Dawson <g.dawson@kmsfinancial.com>
Sent: Friday, June 12, 2020 2:11 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

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

Dear Mr. Kaputa,

This is my plea for you to approve the Mission Ridge expansion as soon as possible. From my perspective the obligations and criteria set forth at the beginning of this project were followed. To issue a Determination of Significance seems like changing the rules of the game. Mission Ridge is a valuable and well-respected business in the Chelan county community, that will no doubt benefit greatly from this expansion.

I ask that you maintain the trust and goodwill that have create over many years to fully approve the expansion.

Thank you,

Gregg Dawson

Gregg W. Dawson, MBA
Integrated Wealth Management
4404-A Dayton Ave N
Seattle, WA 98103
g.dawson@KMSFinancial.com
www.IntegratedWealthMgt.com
Securities offered through KMS Financial Services, Inc.

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Monday, June 15, 2020 9:19:39 AM

From: mitchell7151 <mitchell7151@yahoo.com>
Sent: Friday, June 12, 2020 5:55 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

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

In looking at the reports, analysis, and supporting documents submitted by Mission Ridge, and comments and discussions with all stakeholders, including Chelan County, I am mystified as to how a D of S is warranted for this project. This project needs to be approved. Adequate mitigation and protections exist.

Thank you,
Jim Mitchell
6411 Firest Ridge Drive
Wenatchee
Sent from my Verizon, Samsung Galaxy smartphone

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Monday, June 15, 2020 9:20:57 AM

From: Pam Ogle <pamogle@frontier.com>
Sent: Friday, June 12, 2020 5:18 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Re: Mission Ridge Expansion

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

On Friday, June 12, 2020, 05:13:53 PM PDT, Pam Ogle <pamogle@frontier.com> wrote:

First of all let me say that I am not 100% against the expansion of the Mission Ridge area. However, I do have several concerns that I hope will be addressed as the review process progresses. I have been a resident of Chelan and/or Douglas County for over 70 years and have witnessed several changes to our valley.

Thousands of additional people in the area whether they are full time residents, second home residents or vacationers will have a serious impact on the environment. The forests, the wildlife and the water systems need to be protected during construction and a future plan in place for their protection. The developers and government agencies need to make sure that these factors and costs are not born by the residents of Chelan/Douglas County.

The area in and around Ferry Street and Mission Street at present is very congested. Significant additional traffic will impact those traveling the bridge to and from East Wenatchee and at a minimum the traffic going to Wenatchee Heights, Squilchuck, Forest Ridge and Mission Ridge will cause damage to the roads. My concern again is higher taxes for road improvements/maintenance, law enforcement, etc. Additionally, the plans for fire protections and defense in the forested areas and residential areas.

Lastly, if a residential area is built, street lights installed, what impact will the lights have on surrounding areas and wildlife.

Thank you.

Pam Ogle
cell 509-699-3811

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Monday, June 15, 2020 9:25:45 AM
Attachments: [MissionExpansion_ChelanCountyKaputa.pdf](#)

From: Kirsten Huotte <kirsten@psia-nw.org>
Sent: Friday, June 12, 2020 3:58 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

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

Hello,
Please see the attached letter regarding the Mission Ridge expansion project.
Thank you and have a nice weekend.

**For operational updates please go [here](#). Stay healthy, we are here for you.

Kirsten Huotte
CEO



The information contained in this message is confidential and intended only for the use of the individual or entity named above, and may be privileged. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please reply to the sender immediately, stating that you have received the message in error, then please delete this e-mail. Thank you.

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Tuesday, June 9, 2020 2:14:24 PM

From: Alyssa Jackson <alyssamichel2233@gmail.com>
Sent: Tuesday, June 9, 2020 2:13 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

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

Hello,
My husband and I strongly support Mission Ridge and the Expansion that they are planning. Larry Scrivanich, the owner, and his employees have created a unique place for individuals and families, from Wenatchee and beyond, to enjoy the outdoors. Everything that Mission does is with the best interests of the community in mind. Given their thorough application for the project and substantial number of reports, a Determination of Significance is unnecessary. This project should be approved as quickly as possible.

Sincerely,
Chris and Diane Michel
Bellingham, Wa.

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Letter 2-West
Date: Friday, June 12, 2020 9:58:51 AM
Attachments: [Mission Ridge Letter 2-West.docx](#)

From: Parker, Diane <Diane.Parker@Stemilt.com>
Sent: Friday, June 12, 2020 9:46 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Cc: Mathison, West <West.Mathison@Stemilt.com>
Subject: Mission Ridge Letter 2-West

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

Good morning Mike

Please see the attached letter from West Mathison.

Thank you for your consideration,
Diane Parker

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From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Scoping comments
Date: Monday, June 15, 2020 9:29:14 AM
Attachments: [image001.png](#)

From: Lisa Pelly <Lisa.Pelly@tu.org>
Sent: Saturday, June 13, 2020 8:08 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Scoping comments

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

I appreciate the opportunity to provide scoping comments to help inform the Environmental Impact Statement (EIS) for the Mission Ridge Expansion. While Chelan County has identified numerous environmentally significant issues that will be examined in the EIS as part of their Determination of Significance (DS), my comments are intended to serve to inform Chelan County of additional important issues that seem somewhat vacant or lacking in the DS.

1. The DS is quiet on how the development will affect and be compatible with existing land uses and also the myriad of planning processes that have taken place for the basin especially the Chelan County Comprehensive Plan and the Growth Management Plan. The proposed size of the development should be the only red flag needed to identify this as an important component of any EIS and need to be examined and addressed.
2. I would urge Chelan County to incorporate climate change forecasting and planning scenario's into their models as they review the environmental issues related to the proposed project. The proposed project will significantly increase water use year-round.
3. Impacts to recreation need to be FULLY examined in the EIS. The proposed development not only affects existing recreational opportunities, but it is likely that there will be an increase in all recreational activities with the proposed development. Many of the trails in the area are already crowded and lack sufficient parking. In addition, recreational planning efforts in the watershed has been established through numerous collaborative processes. These should be identified in the EIS and potential impacts and mitigation identified.
4. Additional information and analysis are also needed regarding the use of individual septic systems for the single-family homes being contemplated as part of the development both in the adequacy to support 275 private septic systems. The effect of 275 individual septic systems on the aquifer in the watershed has the potential to effect downstream irrigators and the aquifer and this needs to be fully examined.

The scale of the proposed development in such a sensitive area for wildlife populations such as Rocky Mountain Elk, water demands in an already water short area, and the high

risk related to the potential for wildland fires demands a critical look at ALL potential issues that could be identified as environmentally significant. I would encourage Chelan County not to take any short cuts by omitting any issues that have been identified either through the DS or through comments developed during this scoping period. The developers of the proposed development are requesting multiple variations through various state and county codes. All of these requests need to be identified and daylighted so the public-at-large is aware of what is being requested.

Lisa Pelly



Lisa Pelly | Director
Washington Water Project
103 Palouse Suite 14
Wenatchee WA 98801
Ph. 509 630-0467 or 509 888-0970
<https://www.facebook.com/WA.water.project.TU>

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Support
Date: Wednesday, June 10, 2020 9:41:24 AM

From: Bishop, Nate L <Nate.Bishop@claconnect.com>
Sent: Tuesday, June 9, 2020 3:55 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Support

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

Mike,

I am writing to support the Mission Ridge expansion project. The Mission Ridge owners and their team, in my opinion, have done an amazing job at educating our entire community in regards to the expansion. I personally have sat through 5-6 programs at various service clubs and other gatherings. I can honestly tell you after talking with hundreds of people in this valley about this project I have **not heard one complaint. I have heard nothing but support.** The community knows about it and from what I hear the majority approve of it.

It is time to approve this project and allow the Mission Ridge Dream to move forward.

If you have any questions please feel free to call me directly.

 **Nate Bishop, CPA, Managing Principal, Central Washington**
CliftonLarsonAllen LLP

nate.bishop@CLAconnect.com

Office 509-663-5622 x19625, Fax 509-663-5732
517 North Mission Street, Suite B, Wenatchee, WA 98801
CLAconnect.com



*Investment advisory services are offered through CliftonLarsonAllen
Wealth Advisors, LLC, an SEC-registered investment advisor.*

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CliftonLarsonAllen LLP

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge expansion -- scope comments re: determination of significance issued by Chelan County
Date: Monday, June 15, 2020 9:24:54 AM

From: Steven Robinson <stevewenatchee@gmail.com>
Sent: Friday, June 12, 2020 4:03 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge expansion -- scope comments re: determination of significance issued by Chelan County

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Dear Mike,

I write to provide scoping comments on the determination of significance issued by Chelan County regarding the proposed expansion of Mission Ridge.

The professional studies conducted on behalf of Mission Ridge as part of their application proactively identify possible impacts (and possible mitigation approaches) of the Mission Ridge expansion. The studies performed include a Traffic Impact Analysis; Cultural Resources Study; Fire Mitigation Plan; Aquatics, Wildlife, and Botany Resources Report; Geologic Hazards Report; Hydrology Memorandum; and an Economic Significance Report. All of these professional studies provide an in-depth assessment of the human and environmental impacts of the proposed ski, recreation and building expansion.

Given the long build-out period of ~20 years, mitigation measures, impact fees and development standards/conditions can be imposed by Chelan County via an innovative and thoughtful Development Agreement per RCW 36.70B.

Therefore, I don't believe a Determination of Significance is warranted; I believe there are ample other approaches at Chelan County's disposal to address (and strengthen, if necessary) already identified mitigation to offset any impacts associated with the proposed ski, recreation and housing project.

I believe that the unique nature of the proposed Mission Ridge expansion calls for the lead agency to think creatively and in an innovative way. This project calls for a mitigated determination of non-significance.

I support the Mission Ridge expansion. Mission Ridge has (i) gone to unusual lengths to submit a thorough application and professional studies, (ii) proposed multiple means of

mitigation, and (iii) has gathered input from many stakeholders. Mission Ridge is an ideal partner to work cooperatively and collegially for the betterment of all parties and the community at large.

This project should be approved as quickly as possible; there are reasonable, innovative ways to do such while fully protecting and mitigating any environmental issues.

Respectfully,

Steve Robinson
1445 Westpoint Place
Wenatchee WA 98801

stevewenatchee@gmail.com
509.679.7143

LinkedIn: <https://www.linkedin.com/in/stevewenatchee/>

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge expansion project
Date: Monday, June 15, 2020 9:26:34 AM
Attachments: [20200612160944507.pdf](#)

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

From: Parker, Diane <Diane.Parker@Stemilt.com>
Sent: Friday, June 12, 2020 3:58 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge expansion project

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Good afternoon Mike

Attached are more signatures in support of the Mission Ridge Expansion Project.

Thanks for your consideration,
Diane Parker

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From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge expansion
Date: Tuesday, June 9, 2020 9:11:26 AM

From: tim zanol <timzanol@gmail.com>
Sent: Tuesday, June 9, 2020 8:46 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge expansion

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

Thank you for the opportunity to provide comments on the determination of significance issued by Chelan County. In review of the application, substantial reports submitted by the applicant, and mitigation that can be imposed through Chelan County Code and the mitigation proposed by the applicant, I don't believe a Determination of Significance is needed for this project. We believe that an MDNS should be issued and already identified mitigation adopted to offset any impacts associated with the project.

I support the Mission Ridge Expansion and see the effort that the applicant has made to work with the whole community and provide a thorough application. This project should be approved as quickly as possible.

Thank you,

Tim Zanol

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge expansion/development
Date: Monday, June 15, 2020 9:34:26 AM
Attachments: [Mission Ridge Development.pdf](#)

From: dicksiedael@aol.com <dicksiedael@aol.com>
Sent: Thursday, June 11, 2020 4:20 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge expansion/development

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

Hi Mr. Kaputa, please see the attached copy of our letter asking for public comment regarding the proposed Mission Ridge expansion. Thank you. Bob and Dicksie Garrett

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge expansion/development
Date: Friday, June 12, 2020 10:56:46 AM
Attachments: [Mission Ridge Development.pdf](#)

From: dicksiedael@aol.com <dicksiedael@aol.com>
Sent: Thursday, June 11, 2020 4:20 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge expansion/development

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

Hi Mr. Kaputa, please see the attached copy of our letter asking for public comment regarding the proposed Mission Ridge expansion. Thank you. Bob and Dicksie Garrett

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge project
Date: Monday, June 8, 2020 5:46:33 PM

From: Paul Amato <pra717@yahoo.com>
Sent: Wednesday, May 20, 2020 9:05 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge project

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

Dear Mike,

My family and friends live in the Seattle Area with young kids and we love the outdoors especially during the winter season. We have wanted to purchase a home/condo/townhouse for our family to enjoy winter activities close/on a mountain. When we were made aware of the possibility of the Mission Ridge Expansion, we were ecstatic. We love Mission Ridge and wanted our children to learn to ski there. It is not an easy day drive, especially with winter conditions. We looked at property in Wenatchee which is still a possibility, but having a second home on the mountain is a dream of our family. The positive development on the economy cannot be understated and bringing more access to more people to enjoy the beautiful is a plus. My wife and I are business owners and our plan would be to start another business where our second home would be. I implore you to allow the expansion to happen. Mission Ridge is one of the few mountain resorts still owned by an individual, instead of a huge corporation. The plan to expand will allow this gem of a mountain to stay relevant to modern times and ensure its financial future.

Warmly, The Amato Family

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge
Date: Tuesday, June 9, 2020 10:16:31 AM

From: Woodrow Dixon <woodrow.dixon@gmail.com>
Sent: Tuesday, June 9, 2020 10:15 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge

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

Hello,

I am writing in support of Mission Ridge's expansion plan. All the documentation I have seen shows that the plan is well researched and that it will be a huge benefit to the community of Wenatchee, Chelan County and the skiing community at large. There is a small vocal minority that do not represent the skiing public or residents of Chelan County at large. Please do not give these voices (many from out of our area) unnecessary sway in this process.

Please approve Mission Ridge's project as quickly as possible, for the benefit of all residents of Chelan County and skiers everywhere.

Thank you,

Woodrow Dixon
10 year Chelan County Resident.

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Mission development EIS scoping
Date: Monday, June 8, 2020 9:05:39 AM
Attachments: [Gaylord County EIS scoping letter.pdf](#)
[ATT00001.htm](#)

From: Drew & Cathy Gaylord <drewcathy@nwi.net>
Sent: Saturday, June 6, 2020 7:26 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission development EIS scoping

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

Mr. Kaputa,

Attached please find our comment letter concerning the EIS Scoping for the Mission Ridge development.

Drew and Cathy Gaylord

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Proposed Mission Ridge Expansion EIS
Date: Tuesday, June 9, 2020 1:54:31 PM
Attachments: [NCWAS Mission EIS Comments.pdf](#)

Possible duplicate....Mike

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

From: wedeters@nwi.net <wedeters@nwi.net>
Sent: Monday, June 8, 2020 5:03 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Cc: Mark Johnston <s697striata@frontier.com>; rapakivi@methow.com; Merry Roy <merry8roy@gmail.com>; William Deters <wedeters@nwi.net>
Subject: Proposed Mission Ridge Expansion EIS

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Attached is our letter containing comments on scope of the proposed Mission Ridge Expansion Environmental Impact Statement (EIS).
A signed copy has also been sent via regular mail.

Thank you for your consideration,

William E. (Bill) Deters
North Central Washington Audubon Society Stemilt Partnership representative

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Request for Comments Mission Ridge EIS
Date: Friday, June 12, 2020 1:55:05 PM

From: jtrack <jptackman@gmail.com>
Sent: Friday, June 12, 2020 12:16 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Request for Comments Mission Ridge EIS

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Mr. Kaputa, enclosed find my comments on the scope of the environmental impact statement for the proposed Mission Ridge Planned Development. Could you please confirm your receipt of this document.

Thanks for your consideration
Jamie Tackman



[EIS Scoping Comments](#)

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Scope of EIS
Date: Monday, June 15, 2020 9:19:19 AM

From: karlyn rath <rathkarlyn@hotmail.com>
Sent: Friday, June 12, 2020 6:22 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Scope of EIS

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Mr. Kaputa,
I just received the county's request for response today and hope you will include my comment.

I do not think a determination of significance is appropriate in this case. I fully support the Mission expansion, and applaud the effort and transparency that Mission has exemplified thus far. I believe that thorough analysis has been conducted and adequate mitigation measures already exist.

This project should not be delayed any further.

Thank you
Karlyn Mitchell
Wenatchee

Sent from my Verizon, Samsung Galaxy smartphone

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: Scoping comments for MR Expansion EIS
Date: Monday, June 15, 2020 9:23:16 AM
Attachments: [Scoping Input to Chelan County MR EIS.docx](#)

From: Kevin Kane <aruncus2@msn.com>
Sent: Friday, June 12, 2020 4:21 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Cc: Kevin Kane <aruncus2@msn.com>; Patricia St August <aer4952@gmail.com>
Subject: Scoping comments for MR Expansion EIS

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

Thank you for the opportunity to comment. Please confirm you received this document. Kevin Kane

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: WDFW Mission Ridge EIS Scope Comment Letter
Date: Friday, June 12, 2020 9:10:23 AM
Attachments: [Mission Ridge Scope of EIS Comment Letter 06-12-20.pdf](#)

From: Pentico, Eric D (DFW) <Eric.Pentico@dfw.wa.gov>
Sent: Friday, June 12, 2020 9:03 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Cc: Andonaegui, Carmen (DFW) <Carmen.Andonaegui@dfw.wa.gov>; Murdoch, Andrew R (DFW) <Andrew.Murdoch@dfw.wa.gov>; Barg, Amanda R (DFW) <Amanda.Barg@dfw.wa.gov>; Monda, Matthew J (DFW) <Matthew.Monda@dfw.wa.gov>; Livingston, Michael F (DFW) <Michael.Livingston@dfw.wa.gov>; McCorquodale, Scott (DFW) <Scott.McCorquodale@dfw.wa.gov>; Hoenes, Brock D (DFW) <Brock.Hoenes@dfw.wa.gov>
Subject: WDFW Mission Ridge EIS Scope Comment Letter

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

Mike,

Please see the attached WDFW comment letter regarding the scope of the EIS for the proposed Mission Ridge project expansion. I'd appreciate a response from you so that I know that you received it. Thank you.

Eric

Eric Pentico
Washington Department of Fish and Wildlife
Habitat Biologist
Region 2 Office – Ephrata, WA
Office: (509) 754-4624 ext. 215
Cell : (509) 630-2729
Email : eric.pentico@dfw.wa.gov

Work Schedule: Mon.-Thurs - 6:30 a.m to 8:00 a.m. email and cellular phone
8:00 a.m. - 5:00 p.m. office hours

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: comment--proposed development Mission Ridge Ski Area
Date: Tuesday, June 9, 2020 12:49:41 PM
Attachments: [comment--proposed development Mission Ridge Ski Area .msg](#)

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

From: Jill LaRue <beoutsidenow@gmail.com>
Sent: Tuesday, June 9, 2020 12:48 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: comment--proposed development Mission Ridge Ski Area

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

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: FW: email to you re Mission Ridge
Date: Monday, June 15, 2020 9:19:58 AM

From: Pam Ogle <pamogle@frontier.com>
Sent: Friday, June 12, 2020 5:21 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: email to you re Mission Ridge

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

I have rec'd two email addresses for you and hopefully one of my email reached you. I know the time had expired to send opinions, but my lack of knowledge on my pc resulted in at least 30 minutes delay to get the email to send.

Thank you for your attentions.

Pam Ogle

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: RE: Mission Ridge Comment Letters
Date: Friday, June 12, 2020 2:22:47 PM
Attachments: [meterreadings@bieml.com 20200612 141831.pdf](#)
[meterreadings@bieml.com 20200612 141748.pdf](#)

Mike Kaputa, Director
Chelan County Natural Resource Department
411 Washington Street, Suite 201
Wenatchee, WA 98801
Phone: (509) 670-6935

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: meterreadings@bieml.com_20200603_170815.pdf
Date: Wednesday, June 3, 2020 5:12:19 PM
Attachments: [meterreadings@bieml.com_20200603_170815.pdf](#)

From: [Mike Kaputa](#)
To: [RJ Lott](#)
Subject: meterreadings@bieml.com_20200608_105049.pdf
Date: Monday, June 8, 2020 10:55:15 AM
Attachments: [meterreadings@bieml.com_20200608_105049.pdf](#)
