

From: [Jeanne Poirier](#)
To: [RJ Lott](#)
Subject: A comment and thank you!
Date: Tuesday, March 24, 2020 7:12:59 PM

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

Regarding:

Project File No.: MPR 2018-128

Project Location: 865 Forest Ridge Drive, Wenatchee, WA 98801; and identified by Assessor's Parcel Numbers: 21-20-19-000-000 and 21-20-30-100-050

This project reminds me of NWIW wanting to build the world's largest methanol plant in Kalama Washington!

Oh- what economic prosperity, jobs, upgrade to community etc. etc.

Please, don't let this project move forward.

We have resorts, building in pristine areas already too much in our NCW area!

We need to protect last areas of beautiful nature and habitat for any future.

NOT a good way to go - and on who's dime are road, infrastructure built & protected?

I don't want to see it. It's a proposal which keeps coming up in past 30 years or more and dies.

Let it die again please!

Regards,

Jeanne Poirier

Cashmere WA

From: [Ted Dodge](#)
To: [RJ Lott](#)
Subject: Attention: RJ Lott, Planning Manager - Support for the proposed expansion of Mission Ridge
Date: Saturday, March 28, 2020 6:51:30 PM

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

With the Baby Boomers now entering the time of their lives where they increasingly consume medical care, the expansion of medical therapies, and people living longer, there has been a shortage of physicians nationally and this shortage will only increased.

The people of North Central Washington are depending upon Wenatchee to be able to recruit physicians to meet their growing healthcare needs.

Recruiting physicians to North Central Washington is challenging and Mission Ridge has been a key reason for our success recruiting physicians to Wenatchee.

I believe the proposed Mission Ridge expansion will improve our ability to recruit physicians to care for the people of North Central Washington.

As such, I am writing in strong support of the proposed expansion of Mission Ridge ski area.

Sincerely,

Ted Dodge MD
445 Lombard Ln
Wenatchee WA 98801

From: [jjack jjack](#)
To: [RJ Lott](#)
Subject: Chelan County Comments re Mission Ridge
Date: Monday, March 30, 2020 2:31:38 PM
Attachments: [Chelan County Comments re Mission Ridge.pdf](#)
[ATT00001.txt](#)

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

Mr. Lott, forgive me, I sent a Mission Ridge letter to you for my wife, Polly Feehan, using this email address. I would like you to include this letter from me into the record for your consideration. Could you please acknowledge it's receipt, thank you. jamie

From: [Tom Riehle](#)
To: [RJ Lott](#)
Subject: Comments on Mission Ridge Expansion Plan
Date: Sunday, March 8, 2020 9:28:02 PM

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

To whom it may concern,

I am totally in favor of this expansion plan.

It is critical for the long term viability and sustainability of this very special independent ski area. This ski area is such a special place, providing much needed easily accessible winter recreation to not only the local residents of the Wenatchee Valley and North Central Washington, but all of the out of area visitors who visit Mission Ridge each winter.

This is the sort of thing that allows our citizens to enjoy the wonderful National Forest public lands set aside for the enjoyment of all of us. I have no concerns regarding the commitment and integrity of the applicant to protect the private and adjoining public lands from harm in this development process.

It is evident to me that the reason for this expansion is truly to provide better experiences for the citizens of this area and to anchor the long range viability of this fragile locally owned ski area.

The economic impact of this expansion will provide millions to the local economy and provide new jobs and financial impact to the local Chelan County hotels, motels, restaurants, and essentially all local businesses here in the Wenatchee Valley and surrounding areas.

Please allow this expansion to happen as soon as possible, as it is such a special place for us to ski and pass it on to our children and grandchildren.

I learned to ski at Mission Ridge, my 4 children learned to ski at Mission Ridge, and just this month two of my grandchildren ages 2 and 4 started skiing at Mission Ridge. What a special place.

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

Stuart Smith
3096 Tamarack Pl
Wenatchee, WA 98801

RECEIVED

MAR 27 2020

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

CHELAN COUNTY
COMMUNITY DEVELOPMENT

March 25, 2020

Dear R. J.,

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

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

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

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

I am sympathetic to the concept of improving skiing opportunities at Mission Ridge. But simply adding thousands of on-slope beds (while perhaps appropriate to a Southern California mindset) is not a good fit for the Wenatchee Valley. Accordingly, I propose the following alternatives:

1. Build the additional ski runs and lifts within the proposed development area, but without the roads, housing, and commercial development. This would add needed beginner skiing territory, which in turn, would attract new enthusiasts who would continue to recreate at Mission Ridge as they aged.
2. Improve conditions within the existing ski area by thinning some of the presently overstocked timbered areas. This has two benefits: reducing wildland fire fuel loads, while improving the skier experience by opening currently un-skiable terrain to popular and highly-desired tree skiing.
3. Coordinate with the cities of Wenatchee and East Wenatchee, as well as Link Transit, to create an apres-ski experience off the mountain, with skier-oriented dining, entertainment, lodging, and transit opportunities. For example, the Pybus Market area would be an outstanding central magnet to such a vision. Leavenworth is a successful example of that type of creative thinking, and I believe there is a similar opportunity for Wenatchee.
4. Summertime recreation opportunities abound at Mission Ridge as well, including mountain biking (lift-served, perhaps) and hiking. Adding those to the portfolio of other *off-mountain* recreational opportunities in the lower Wenatchee Valley make the city of Wenatchee the natural hub, not a Mission Ridge city.

Thank you again for considering my comments. I look forward to continued participation in this decision-making process.



Stuart Smith
3096 Tamarack Pl.
Wenatchee, WA 98801

wagmorebarkless@protonmail.com

RECEIVED

MAR 27 2020

CHELAN COUNTY
COMMUNITY DEVELOPMENT

03/25/2020

Dear Mr. Lott,

As a huge fan of Mission
Ridge + a ^{west side} person who likes to
"get away" to Wenatchee (a great
mini-vacation on a weekend), I
urge Chelan County to approve the
Mission Ridge expansion project!
What a jewel "The Ridge" is for
our state - independent, too!

Let's keep it thriving!!

A Ski-lover + Fan,

RECEIVED

MAR 31

CHELAN COUNTY
COMMUNITY DEVELOPMENT

Thank
you!!

Christine King

206-619-3555

cking@edgewell.com

Ron & Deb Walter
5433 Squilchuck Rd.
Wenatchee, Wa. 98801

March 30, 2020

Attn: R.J. Lott, Planning Manager
Chelan County Dept. of Community Development
316 Washington St. Suite 301
Wenatchee, WA 98801

Dear R.J. Lott,

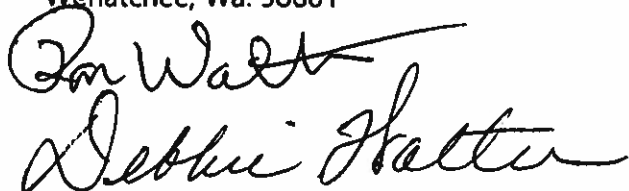
I am writing to fully support the Mission Ridge Expansion Project. As a Wenatchee Valley resident and skier, I believe that the existing Mission Ridge Ski & Board Resort is an important economic driver to our county, and communities within it. The expansion is long overdue and will benefit our Valley by promoting tourism, recreation, and creating jobs to improve the quality of life for locals.

I'm excited about the elements of the Expansion Project, including: nordic skiing and snowshoe trails, much-needed overnight accommodations, and non-skiing activities that encourage families to recreate in our beautiful outdoors. Most importantly, the Mission Ridge Expansion Master Plan Resort meets the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. It's also taking an approach that leaves 70% of the 502 total acres as open space.

I fully support the Mission Ridge Expansion Project to keep our local ski resort a sustainable operation for generations to come, while preserving open space. Thank you for your time and consideration.

Sincerely,

Ron & Deb Walter
5433 Squilchuck Rd.
Wenatchee, Wa. 98801



RECEIVED

APR 01 2020

CHELAN COUNTY
COMMUNITY DEVELOPMENT

RECEIVED

March 26, 2020

APR 01 2020

RJ Lott, Planning Manager
Department of Community Development
316 Washington ST. STE 301
Wenatchee, WA 98801

CHELAN COUNTY
COMMUNITY DEVELOPMENT

Submitted via email to RJ.Lott@co.chelan.wa.us

RE: Mission Ridge Expansion Master Planned Resort application

Dear Mr. Lott,

Thank you for the opportunity to comment on the proposed massive development by Tamarack Saddle LLC in the WUI of the upper Squilchuck basin. The project is a private development but it has significant public ramifications, including destroying the rural nature of the valley, crowding the ski area that I love, stealing water from the headwaters of the Squilchuck creek, creating awful traffic, and putting people in unnecessary risk from wildfire. This project has public costs. One man should not be allowed to negatively impact the lives of so many, when he is planning a project that will fundamentally change for the worse the experience and feel of skiing at Mission Ridge. Morally this is wrong and it should not be allowed. A change this big, to a community asset so valuable, should have public input. The County should put on hold any consideration of this project until it conducts a public process to allow the community to examine the effects, and contemplate alternatives. A project with this much public impact should be borne of a public process that produces a plan that all of us can support. This plan is not that. It has polarized the ski community. It is so bad that Mission Ridge is spending money on a marketing campaign to "Support the expansion". What a red flag! What other development needs a marketing campaign? Only the really bad ones that need rules broken to get approved. It is unbelievable to me that the skiing public has fallen for the title of the project. "Expansion" HA! Expanded ski area implies more skiing terrain, and thus less crowding and longer lasting powder after snow storms. This project brings the opposite! There will be twice as many people on the same lift accessed terrain and powder days will be even more stressful as more people compete for a limited (NOT EXPANDED) amount of fresh snow. Shame on the County and the USFS for using the misleading project title of "Mission Ridge Expansion". Every time this phrase is uttered it contributes to the deceit perpetrated by the marketing efforts of Mission Ridge. This is a private development on private land with public ramifications that are not acceptable to me. I suspect that once the skiing public actually understands what this project is, that many of them will change their advice from "Support the Expansion" to "Wait, WHAT? NO WAY!"

I urge you to deny this project and start a public process where the whole community can decide together how to keep Mission Ridge viable. It is such an important community asset, it deserves proper planning consideration. Mission Ridge is being used by the current Owner to enrich himself. Mission Ridge is on public land, and for most of its existence has been operated

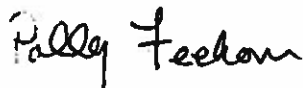
for the enjoyment of our community. I suggest one alternative to this development is for the County to purchase the ski area and the private development area for the purpose of protecting the rural character of the valley, preventing urban development in the upper basin, and preserving one of our greatest community assets, Mission Ridge. This would be consistent with the guiding principles of the County's Stemilt Partnership and there is precedence for this with the County's recent purchase of 2500 acres in the Stemilt Basin for the same purpose.

If the County does approve the development, it needs to take seriously it's duty to protect the citizens of the new development from wildfire. All code provisions concerning fire safety should be enforced with no exceptions or easing of fire safety rules. Because the development is in a designated high risk fire zone, the risk of a catastrophic fire is a very real threat, the county needs to consider the possibility of the entire community being trapped by a fire from lower in the drainage. The thinning suggested by the application's fire protection plan is not even close to what would be needed to effectively change the character of a fire from an uncontrollable crown fire to a less threatening ground fire. To make this change would require landscape level vegetation management. If the County intends to let this development happen, then as a condition of approval, it should require effective fuels reduction on federal, state and privately owned properties to an extent that could change the nature of fire in the upper basin. This would need to include the development property, Squilchuck State Park, the Boy Scout camp property, the entire ski area, the forest below Lake Clara and the forest above the development on the broad shoulder that separates the Stemilt and Squilchuck basins. This wouldn't mitigate the insult to our community, but this and an additional exit road to the proposed community would greatly reduce the possibility of a fire like Sleepy Hollow, or the Twisp River Fire.

Please don't let this developer destroy our community ski hill. We don't want a destination resort. We love our hometown hill!

Sincerely,

Polly Feehan



RECEIVED

APR 01 2020

CHELAN COUNTY
COMMUNITY DEVELOPMENT

From: [Kevin Overbay](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge expansion plan
Date: Wednesday, March 25, 2020 3:41:27 PM

RJ, here is a citizen comment about the MR expansion plan.
Kevin

Kevin Overbay
Chelan County Commissioner, District 1
Office: (509) 667-6218
Cellular: (509) 630-3263

From: Mark P <markypeas@gmail.com>
Sent: Tuesday, March 17, 2020 4:18 PM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: Mission Ridge expansion plan

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

Kevin,

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

Regards,

Mark Peaslee

From: [Kevin Overbay](#)
To: [RJ Lott](#)
Subject: FW: Mission Ridge Expansion
Date: Tuesday, March 31, 2020 7:56:18 AM

RJ, here is comment for the MR expansion record.

Thank you,

Kevin

Kevin Overbay
Chelan County Commissioner, District 1
Office: (509) 667-6218
Cellular: (509) 630-3263

From: jeremy <jeremyfenno@msn.com>
Sent: Friday, March 27, 2020 3:05 PM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion

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

Kevin Overbay

I'm an avid backcountry skier and resort skier . I live in the upper Squilchuck area and spend a ton of time hiking, riding atv, backcountry skiing, hunting and fishing on our public lands adjacent to the proposed expansion. I fully support the plan put forth by Mission Ridge to expand into the section 19. The plan is modest in scope, sensitive to riparian areas, will create long term employment opportunities, increased beginner/intermediate terrain and more parking. I live on Squilchuck Rd and fully recognize that with the expansion comes increased traffic year round, I'm ok with it. I also realize with traffic comes money spent locally both on mountain and in town. Mission Ridge has been a great asset to Wenatchee and a great neighbor up the road. See you on the hill or in the backcountry.

Jeremy Fenno
5835 Squilchuck Rd
Wenatchee, Wa 98801
5096709270

From: [Kevin Overbay](#)
To: [RJ Lott](#)
Subject: Fwd: Proposed Mission Ridge Expansion
Date: Friday, March 27, 2020 1:29:17 PM

Sent from my iPhone

Begin forwarded message:

From: Christy White <wcbwhite@yahoo.com>
Date: March 27, 2020 at 9:54:40 AM PDT
To: 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: Proposed Mission Ridge Expansion

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

Gentlemen,

Like many community members, I recently read the article in the Wenatchee World outlining the proposed expansion of the Mission Ridge Ski Resort. Since moving to the valley eight years ago, my family and I have taken advantage of much of what that the area has to offer. We've downhill skied, cross country skied, snowshoed and hiked in the area. The ease of access and variety of terrain in that area is truly one of the jewels of this community. How proud were we all to watch North 40's film "Lifted" that celebrated all that Mission has meant to the people of Wenatchee. I must admit that my first impression after reading the Wenatchee World article was one of excitement. How great would it be to have a touch of Whistler or Park City in our back yard?

But then I had the opportunity to participate in a discussion with some community members who were thinking about it from another angle. Through that conversation, valid concerns were raised concerning fire danger, lack of available water, significantly increased traffic in the area and the overall likely loss of what makes the greater Mission Ridge area so great. Certainly some might argue that these are unfounded fears, but common sense would suggest that they are not. If the expansion is allowed to take place on the scale proposed and the results are an economic success, by definition, the concerns listed above will be the price that has been paid. I will let others detail the projected impacts this

will have in those areas and address specific legal and policy concerns. Most would readily admit that there will likely be economic benefits to an expansion of this magnitude, but, from what I can tell, the cost to our community and the potential hazards are not worth the exchange.

One of the things that makes Mission Ridge great is its accessibility to all members of the Wenatchee community. It seems apparent that this will be lost with increased traffic on the one road in and out of the area, increased traffic on the trail to Lake Clara and Beehive and Devil's Gulch, increased traffic in the Mission and Squilchuck parking lots and increased traffic at the chairlifts. Increased economic benefit for the owners of Mission Ridge could literally ruin the current experience for our community.

In my early 20's and 30's I lived in Ellensburg and spent significant time hiking in the Cle Elum area. At that time, anyone could find seclusion or at least reasonable crowds at any number of trailheads. About 15 years ago my family moved out of the area and did not return to the Cle Elum trails until last summer when my wife and I decided to visit one of our favorite hikes in the area. In a parking lot where you would rarely see more than a few cars 20 years ago, we stopped counting at 150! While I realize that progress and increased traffic are inevitable and, in fact a good thing in many ways because it means more and more people are enjoying the outdoors, the sad fact is that I will likely never return to that location. The current experience there is not only unenjoyable, it is potentially dangerous to the environment and those who recreate there. Recent conversations with forest service employees confirm that this is the experience a dozens of trails in western Washington. These locations are literally being overrun and authorities are struggling to determine how to address and balance what seems like an overwhelming problem.

In the same way, it would be a shame if somewhere in the near future, the "Mission Ridge experience" is ruined because we rushed into an expansion based on a fear that the current ownership's concerns about profitability. One wildfire that costs the lives of those who live and work in this new expansion with one way to escape would be a tragedy indeed. While I'm sure there are many aspects of this situation I have not considered or do not understand, I do believe it's pretty clear that we should walk cautiously into determining whether this expansion is necessary or wise. If the current ownership can't find a compromise that seems more reasonable or finds its situation untenable, I'd encourage you to explore other community run options that have worked well in other locations. It seems to me that the people of Wenatchee love their ski hill and its surroundings and will do what it takes to support it while maintaining a reasonable, safe and

sustainable experience.

I appreciate your time and service in this matter. Thanks for all you do.

Sincerely,

Will White

From: [Todd Hansen](#)
To: [RJ Lott](#)
Subject: I support Mission Ridge Expansion
Date: Wednesday, March 25, 2020 2:01:51 PM

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

I support the expansion for Mission Ridge, because of their good stewardship of our resources and community.

This is a great thing for our people and economy.

Thank You, Todd Hansen, East Wenatchee property owner and resident.

From: [Walter, JB](#)
To: [RJ Lott](#)
Subject: I Support the Mission Ridge Expansion
Date: Monday, March 30, 2020 10:22:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Mission Ridge Letter of Support-JBWalter.docx](#)

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

Dear RJ,

I would like to personally express my support for the Mission Ridge expansion as well as provide the attached letter above.

My family history and identity is directly tied to public skiing in the Squilchuck Basin. From my Grandfather, John Week's, management of the Squilchuck State Park ski area, Grandmother's employment as the Mission Ridge secretary in the 1970's, and my many winters skiing there since I was a 4 year old in 1983. Mission Ridge and the surrounding area has been a uniquely amazing place to recreate. I truly believe it is one of the gems that makes Chelan county such a great place to live. Thank you for your consideration of this expansion.

Sincerely,
J.B. Walter



JB WALTER
Jr. Functional Support Analyst
Office 509-663-1451 x1261 **Mobile** 509-860-5933
Email JB.Walter@Stemilt.com
Address 3135 Warehouse Road Olds Station Wenatchee,
Washington 98801
Stemilt exists to cultivate people and delight consumers.

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From: [Rod Jones](#)
To: [RJ Lott](#)
Cc: [Jones, Rod - h](#)
Subject: Inputs to Chelan County supporting the proposed Mission Ridge expansion project
Date: Saturday, March 28, 2020 11:00:30 AM

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

March 28, 2020
Attention: Mr. R. J. Lott
Chelan County Planning Manager

Mr. Lott,

I fully support the proposed Mission Ridge expansion plan. I am thrilled to see a substantial proposed expansion plan that will take this ski area to the next level for both local residents and those coming to visit from out of town. Mission Ridge and many other small ski areas are struggling to stay viable while addressing the need to continue to provide a quality recreation experience to an increasing number of winter recreation users.

This expansion will substantially address those needs. The project includes badly needed increased parking capacity, more lifts, lift replacements, more beginner/intermediate area, and finally options for overnight accommodations on the hill ... all good and all needed to take Mission Ridge into the future.

Mission Ridge is an incredible local winter recreation resource for Wenatchee and the surrounding areas in Chelan and Grant counties. And one that should be highly valued and supported by local residents. It is also a beautiful, day destination resort for those coming from further away, recreational users who chose to add their dollars into the local economy when many other fancier large resorts are competing hard for their business. The proposed expansion will address the increasing needs, and brings increased funds from taxes and spending into the greater Wenatchee area. All good for the economy. Let's protect and improve this key local, recreation resource.

As a frequent Mission Ridge visitor, I look forward to seeing the proposed expansion approved and implemented.

Thank you for the opportunity to provide comments.

Sincerely,

Rod Jones
13720 56th DR SE
Everett, WA 98208
425-316-8991

From: [Colten Crowe](#)
To: [RJ Lott](#)
Subject: Keep Mission Ridge the Small Town Hill
Date: Thursday, March 26, 2020 7:24:24 AM

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

To whom it may concern,

I found my love for skiing at Mission Ridge as a Sophomore at Central Washington University. I was a pass holder for 3 years of my college experience, and don't regret it at all. Mission has such a family feel, that I have yet to experience at any other mountain I have ever skied at. Now that I am out of college and have had the opportunity to ski at a lot of other major resorts, I am still drawn back to Mission for the "family feel" that I get at Mission. I now work inside the Yellowstone Club, a ski resort for the ultra-rich, which is right next to Big Sky, and it doesn't even really feel like skiing. My hope and prayer for Mission is that they don't become more corporate. That they stay the "small town hill". Especially after hearing about my brother getting turned away from Crystal more at 7:30 because they have too many people up there already. I hope that Mission never suffers that fate. Thanks for all you do, and please, keep Mission Ridge the small town hill.

--

Colten Crowe
Construction Management Student
Central Washington University



From: [Mike Leeds](#)
To: [RJ Lott](#)
Subject: Mission Ridge - Notice of Amended Application
Date: Wednesday, March 25, 2020 4:02:45 PM
Attachments: [image001.png](#)

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

Hello RJ,

I am in full support of the Mission Ridge Expansion Project. I have seen the presentations and reviewed the amended plans. The benefit to our local economy reaches far beyond the mountain and community of skiers & snowboarders. It is necessary to not simply maintain our ski area, but to grow and expand. It's time and by slowly phasing it in I do not see any negatives. I do see limitless possibilities and positivity with the immense amount of planning and work to research and think this all through for the greater good of NCW. It's a huge investment in the Wenatchee Valley.

Thank you for your time and consideration. I hope you are healthy and well!

Best Regards,

Mike Leeds

Relationship Manager

North Meridian Title & Escrow LLC

Mobile (509)679-6480 Main Office (509)662-4721

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COVID-19 UPDATE: Effective at 1:00 Thursday March 19th until further notice all

3 of our branches will be closed to the public for walk-in traffic. Customer visits will be by appointment only. **All closings will be screened for everyone's safety. We will be requesting that only those signing be in attendance. We thank you for your cooperation.

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Unsubscribe: If you would like to unsubscribe please reply back. Thank you.

From: [Denis Du Bois](#)
To: [RJ Lott](#)
Subject: Mission Ridge comment
Date: Monday, March 30, 2020 8:01:09 AM

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

I strongly favor protecting recreational access to the Stemilt-Squilchuck Community Forest. From what I've been reading, the proposed Mission Ridge expansion would do the opposite.

The Community Forest has been planned for all county residents, and will be funded by us all. Recreation access and wildlife are central to the Stemilt Partnership. I urge the county to carefully consider the impact of a new upscale bedroom community at the doorstep of the Community Forest.

IF the Mission Ridge expansion won't crowd out visitors from other parts of Wenatchee and Chelan County and disrupt wildlife in the forest, then communicate that reasoning to us clearly and convincingly before making a decision.

Thank you,
Denis Du Bois
Peshastin
509-293-9686

From: [Lisa McCoy](#)
To: [RJ Lott](#)
Subject: Mission Ridge Development
Date: Monday, March 30, 2020 10:32:50 AM

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

Dear R J.

I live 6 miles up Squilchuck and am concerned about this proposed development. Because of this current virus situation I am asking for an extension to the current public comment time frame. Thank you very much. I would like to know when the bew due date is...

From: [mary.pagel](#)
To: [RJ Lott](#)
Subject: Mission Ridge Development, notice of application public comments
Date: Monday, March 30, 2020 10:22:31 AM

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

Hello RJ,

I am a concerned citizen that lives up near this proposed development. I'm asking that you give us all an extension on the due date for this current public comment period. As you know, the corona virus has had an impact on our ability to gather and discuss this, so, please will you give us a time extension and if so, what will be the new due date?

Thank you very much for your attention to this important matter.

Mary Pagel

From: [Rick McCoy](#)
To: [RJ Lott](#)
Subject: Mission Ridge Development
Date: Monday, March 30, 2020 10:57:31 AM

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Mr. Lott,
After looking at the Mission Ridge development plan ,As a resident of squilchuck canyon I am very concerned about a lot of impacts on our area. I am wondering if there is at all possible a chance to extend this process . With all that is happening with the virus, i doubt if people have really had time to concentrate on a huge project like this, so many things to research . I think an extension is in order.
With the amount of snow in that area right now, not much can be done for another 60 days at least.
Thank s for considering this request
Rick McCoy

From: [Christopher Wally Wright](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion - Chelan County Public Review and Comment Period
Date: Monday, March 30, 2020 10:29:08 PM

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Dear Mr. Lott,

After reviewing the Mission Ridge expansion project, I have decided to write a public comment in opposition to the expansion of Mission Ridge and the proposed development of 4000 condominium units, townhomes, and dwellings (e.g. "pillows") outside of the base area of the ski resort. This development project will substantially change the landscape of the area as well as qualifies as unplanned growth, in violation of the UGA of Washington State as legislated in RCW 36.70A.110. This proposed development poses a threat to the environment in Chelan County as well as the quality of life of the residents and visitors to the Wenatchee area and Chelan County. The environmental degradation that would result if this development were to occur includes several concerning environmental matters that have not been fully evaluated, including future risk of erosion, polluted stormwater run-off and habitat degradation of the immediate area, among others, that the UGA is exactly in place to prevent.

I understand that this development may be exempt from UGA regulations, as it falls under RCW [36.70A.360](#), e.g. the "master planned resorts" designation. However, the approval process for master planned resorts must also show that this land is not better suited and does not have more long-term importance for another use - such as timber harvesting or designated as forestland or agricultural land. This land has several better uses than becoming part of a "master planned resort" - particularly to preserve the natural land that is increasingly disappearing in Washington. RCW [36.70A.360](#) asks that the county ensures that the "resort plan is consistent with the regulations established for critical areas" - but if we don't act to cease the developments that are changing the rural landscape of our state, soon all remaining land will become 'critical areas' in which case we all, public servants and private citizens alike, would have failed to protect the land that we live, work and play in.

Please take these comments into consideration during the next phases of your decision-making process moving forward.

Best regards,
Christopher Wright
1377 31st Ave S
Seattle, WA 98144

From: [Shales, Brianna](#)
To: [RJ Lott](#)
Cc: [Mathison, West](#)
Subject: Mission Ridge Expansion - letter of support
Date: Monday, March 30, 2020 9:40:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Mission Ridge Letter of Support-west.docx](#)

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Hi RJ,

Please see attached letter of support from Stemilt president, West Mathison. This is related to the Mission Ridge Expansion.

Thank, you,



BRIANNA SHALES
Senior Marketing Manager
Office 509-662-9667 x1221
Email Brianna.Shales@Stemilt.com
Address 3135 Warehouse Road Wenatchee, Washington 98801

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From: [Claire Oatey](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion - public comment
Date: Saturday, March 28, 2020 5:38:32 PM

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Dear Mr. Lott,

As a Wenatchee resident and Mission Ridge enthusiast, I regrettably add my name to the list of concerned citizens who object to the current scale of the expansion plan. I am in full support of adding more beginner terrain, Nordic ski trails, tubing, and even some on-site lodging. However, with so many condos, townhouses, and single family homes being added (equivalent to a town similar in size to Cashmere) I'm extremely concerned that the project has been deemed "High Risk" for fires. The one way in and out road is deeply troubling. We in Wenatchee are unfortunately no strangers to wildfires and the devastating impact on families who lose homes. Not to mention the potential of a catastrophic fire to trap residents and Mission Ridge visitors due to inadequate escape routes. What if a fire occurs in the lower basin and makes the one way road impassable? How could we ever live with ourselves knowing this is a possibility and yet we let development continue anyway? This goes against fire codes and we should not make an exception that would put hundreds of lives at risk. Please, please insist Mission Ridge address this concern and scale back the lodging development.

Thank you for your thoughtful consideration.

Claire Oatey
2020 Overlook Drive
Wenatchee, WA 98801
(206) 786-6236

From: cladaugh@gmail.com
To: [RJ Lott](#)
Subject: Mission Ridge Expansion
Date: Wednesday, March 25, 2020 2:36:52 PM

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

Dear Sir,

I am not in favor of this expansion. The developer is not putting enough skin in the game for road improvements and efforts to mitigate growth and impact on community,

Sincerely

Katie Carpenter

Sent from my iPhone

From: [Karen Bray](#)
To: [RJ Lott](#)
Subject: Mission Ridge expansion comment
Date: Thursday, March 26, 2020 10:12:10 AM

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Written or emailed comments must be submitted to the Department of Community Development, 316 Washington St., Suite 301 Wenatchee, WA 98801; Attention: RJ Lott, Planning Manager or email.RJ.Lott@co.chelan.wa.us for additional information or to review application materials.

Comments must include your name, current address, and should be as specific as possible.

Karen Bray
5295 Sunset Hwy
Cashmere, WA 98815
kbray@nwi.net

To whom it may concern:

I am in support of the Mission Ridge expansion. I believe this project will bring more economic security to the Chelan county area of Washington State. It is somewhat of a remote area - one that won't bother traffic in the city but yet not so encompassing that it will jeopardize the adjacent areas for wildlife and green growth. The confined area will benefit the forest with tree trimming, thinning and watching for healthy growth of the forest & biosphere. Chelan County tax base will also be helped considering the heavy government land owners vs. private owners.

The other reason I support the expansion is that skiing is FUN! At 67 yrs. old I learned to ski. Everything about being in a beautiful place, being around happy people, braving cold and wind, teaching my body new skills, meeting new friends, buying/renting gear, eating together, getting sun on my face - it may be personal but it would be exhilarating for a large percent of the population. Please consider fun as another good reason to decide *for* the expansion.

From: anrpetro@gci.net
To: [RJ Lott](#)
Subject: Mission Ridge Expansion Comments
Date: Monday, March 30, 2020 2:58:29 PM

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

March 30, 2020

Mr. Lott,

We are writing to support Mission Ridge Ski & Board Resort's expansion plan. The plan expands options for all sorts of recreation opportunities for locals and visitors – year round. The plan preserves the majority of land as “open space,” while ensuring the local treasure of Mission Ridge will be able to exist into the future while becoming a greater economic asset to the community. It is our belief that the Mission Ridge Expansion Master Plan Resort meets the requirements as outline in Chelan County Code and we encourage you to review the plan expeditiously and allow this expansion to move forward.

Thank you,

Andy, Rachael, Lucy and Tabitha Petro

Andy & Rachael Petro
59 Avalon Terrace
Wenatchee, WA 98801

anrpetro@gci.net
907-360-9766

From: [Paul Kelly](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion Comments
Date: Thursday, March 26, 2020 8:37:25 AM

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My name is Paul Kelly and my address is 220 Riverside Dr, Cashmere, WA 98815. My comment is this expansion is touted as helping the Wenatchee Valley economically. I don't see that. There is no way you can dictate local contractors are used to construct the facilities. So the amount of "local jobs" at that stage is unknown. When the project is complete, it merely means more visitors will stay up on the mountain thereby limiting visits to Wenatchee and East Wenatchee establishments such as hotels, restaurants, Pybus, and all the things promoted in the promotional video. Mission Ridge is already experiencing new records of visitors every new year. The best thing for Wenatchee is keeping those visitors using the amenities offered in Wenatchee. Not making the resort the destination where visitors stay and spend all their money. It is only a short drive from Wenatchee/East Wenatchee up to the resort. Let's keep those revenues in the valley and not all to one entity (the resort). The promotional videos tout how Mission Ridge is a "Local resort. Built by locals for locals". But with each additional "improvement" and "expansion" (more development upon the same land) the price for people to participate in this "local gem" becomes out of reach. Yes it may be a magnet for medical Doctors to move to this area. But that is because they are in that unique, high income, group for which financial limitations are not an issue. But the local agricultural family, family funded by the trades, and other "local family groups" are forced out of using the area as the use fees become cost prohibitive. I do not think this expansion will help the greater Wenatchee area in any manner. It will benefit the present owner and any developers with which he partners. And it will benefit outside visitors who want to come and stay at the resort. But it will hurt downtown businesses and further force those "locals who built it" to no longer be able to afford using it.

From: [Mat Lyons](#)
To: [RJ Lott](#)
Cc: [Bob Bugert](#); [Kevin Overbay](#); [Doug England](#)
Subject: Mission Ridge Expansion letter of support
Date: Saturday, March 28, 2020 10:06:56 AM
Attachments: [Mission Ridge expansion letter of support.docx](#)

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Please see attached.

--

Mat Lyons
TREAD Executive Director
Check it out at:
www.wvtread.org

From: [Kyle A](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion Plan Comments
Date: Sunday, March 29, 2020 12:04:40 PM

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

RJ,

Hello, my name is Kyle Almekinder, a Wenatchee resident and avid user of the Mission Ridge ski area. I have read the proposal from Mission Ridge as well as the rebuttal from the El Sendero Backcountry Ski Club. I am writing to you to say that while I am in favor of the growth of Mission Ridge, expansion of its current facilities/accommodations, and inclusivity of more winter and summer activities, I personally believe the proposal in its current form is a bit too ambitious.

I would like to see Mission Ridge improve several current issues first before large scale operations such as hotels and other chair lifts are constructed.

Simply put, a trial-and-error approach with firm empirical data with some of the options in the proposal, such as offseason activities, supply-and-demand for a resort community, and economic impacts for current users should be attempted before a full-scale phasing plan is implemented.

Thank you for your time.

--

Kyle Almekinder

From: [Glen Peterson](#)
To: [RJ Lott](#)
Subject: Mission Ridge expansion plan
Date: Wednesday, March 25, 2020 3:55:50 PM

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

Mr. Lott,

I am a Leavenworth resident and am writing in enthusiastic support of the expansion plan. Our state, and certainly this region of our state, has not seen adequate additional capacity in it's access to outdoor recreation. We live in an area of abundant outdoor areas, however the only real growth has been in the mountain biking trails. They have done a great job and I wish them continued success and expansion. However, there really are no additional hiking trails, road biking trails, or ski trails. This is in contrast to the population growth of the valley, and certainly the population growth of the state.

The proposed expansion would have a minimal impact for substantial economic, social, and recreational gain! I am excited that private industry would provide this much needed access to the high country! Please, please approve this plan and provide it with all the support necessary to assist in it's construction through to completion.

Thanks for your consideration,

Glen

Glen T. Peterson

206.933.9066

Peterson.glen@outlook.com

From: [Alice Simmons](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion Plans
Date: Tuesday, March 31, 2020 3:44:54 PM

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

Greetings,

I first skied at Mission Ridge in 1969 and since that time have skied there many times.

I believe their expansion plans are fantastic. Adding more downhill, cross country and snow shoe areas would be family friendly and open the area to many more people. Adding overnight accommodations is huge. Many years ago when my family was young, we would pick an area to ski based on on-mountain accommodations. As a result we skied nearly every area in British Columbia. The expansion would also set Mission Ridge apart from other areas in Washington state. Mission Ridge is a relatively short drive from the west side-a bonus for those who enjoy skiing in drier snow and sunshine.

I currently live in Alaska, but skied at Mission this past winter prior to my move from Bellingham.

Thanks!
Alice Simmons
PO Box 951
Girdwood, AK 99587

Sent from my iPhone

From: [~Josh and Kiersten ~](#)
To: [RJ Lott](#)
Subject: Mission Ridge expansion project feedback
Date: Wednesday, March 25, 2020 12:18:26 PM

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

I am emailing in support of the Mission Ridge expansion project. My husband grew up in the Wenatchee Valley, but left to pursue education/ professional goals. Two years ago we moved here as a family and one of the factors when deciding to move here was the abundance of outdoor recreation opportunities so readily available. We love to ski as a family and so having Mission Ridge right here in the valley was definitely a contributing factor- we have been season pass holders since we moved here and love the unique community Mission Ridge has so intentionally cultivated. We love getting to see neighbors and friends when we head up to the mountain- and we have all taken advantage of their award winning ski/snowboard instruction programs. This last year our oldest child was a snowboard instructor and he was treated so well by the entire team and management- it's clear to see that the sense of community this locally owned business has created comes from the top down. The positive economic and cultural impact Mission ridge has had on our community will only be amplified by this expansion. We are already talking about possibly purchasing one of the condos on the mountain when that part of the expansion comes about and we have many friends who come from out of the area to enjoy the mountain with us- having ski in/out housing will be an amazing perk Please support this expansion project which will benefit the entire community.

Thank you!

Kiersten Week

From: [David Visser](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion Project MPR 2018-128
Date: Tuesday, March 24, 2020 10:52:02 AM

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

I support the Mission Ridge expansion project. The economic, recreational, and community-health benefits this project will generate are substantial. I support reasonable mitigation measures to offset the impact to environmental habitat and resources.

Best Regards,

David Visser
Overcast Law Offices
23 South Wenatchee Ave.
Suite 320
Wenatchee, WA 98801
Tel: (509) 663-5588 Ext. 3
Fax: (509) 662-5508
david@overcastlaw.com

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From: [Cynthia Bird](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion project
Date: Thursday, March 26, 2020 1:18:48 PM

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

To whom it may concern,

I would like to offer my voice in favor of the Mission Ridge Expansion project. From what I have read, it seems to have been researched well by many people who can give it the time & energy it takes to do this. I think it will be a great benefit to our community, both economically & for quality of life, which is important as well.

I especially like their plan to implement other activities beyond skiing/boarding. Snowshoe & CC skiing, hiking, biking trails, etc. Also to make more beginner hills would be great! While learning myself & teaching my children, this was always a setback to not have more variety. And also to update chair lifts - this was also a challenge for myself as a beginning skier & for my young children as well. (I came close to quitting because of them). When going to other ski resorts (Switzer & The Canyons, Targee...the lifts were so much easier, they had numerous beginner hills and I and my kids could finally have fun skiing when we were beginners. I am an intermediate skier now, and can handle the lifts, but still don't care for them. I feel this project will bring many more people to the table to enjoy the beautiful resource we have in this valley and will increase revenues.

We moved here almost 32 years ago & I learned to ski here (my husband grew up skiing in Idaho). We taught all of our children to ski /snowboard here & as they visit, we try to bring our grandchildren up to enjoy as well. If we could get more beginner hills and other activities, I know myself and my friends (as we are getting older), will continue to be able to enjoy getting out in a variety of ways! With one of my children now moved here, they are trying to get their young children learning as well.

Thank you for your time in hearing my feelings of this project & I hope it can go forward as an amazing asset to this valley!
Cyndi Bird

--

Cyndi Bird

From: [Jim Mitchell](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion Project
Date: Saturday, March 7, 2020 2:25:02 PM

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

Dear Mr. Lott,

I'm Jim Mitchell, 6411 Forest Ridge Drive, Wenatchee.

I am in favor of this project. While increased traffic flow and urbanization will likely impact my neighborhood (Forest Ridge), I am solidly in support of the Ridge expansion project. The need to maintain the Ridge's economic viability coupled with the increased demand for local recreation make it an easy decision to support this project. Furthermore, the positive economic impact that this project will provide to the area economy can't be overemphasized.

It is a critically important project where the enormous upsides clearly outweigh any negative. Please support.

Jim Mitchell

From: [Kirsten Huotte](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion Support
Date: Saturday, March 28, 2020 10:31:07 AM
Attachments: [MissionExpansion_ChelanCounty.pdf](#)

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

Hello Mr. Lott,
Please find attached a letter of support for Mission Ridge's planned expansion.
Thank you and let me know if you have any questions.
Hope you're doing well and staying healthy.

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

Kirsten Huotte
CEO



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From: [Mark Wiser](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion!
Date: Wednesday, March 25, 2020 2:37:42 PM

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I strongly support the proposed expansion of the Mission Ridge ski area. Mission Ridge has offered a huge economic and recreation benefit in it's 50 year history. As a 30 year season pass holder I've witnessed first hand the benefits of Mission Ridge. My two children skied at the Ridge beginning at a young age. And today as adults, they ski with our 5 grandchildren. That's 3 generations from one family. I'm sure many NCW families have had similar experiences.

But besides my personal interest, I believe there are several important reasons to support this expansion: 1. Mission Ridge's current design requires the beginning ski hill to be located where all skiers must ski to end their day. Even though this is a slow zone, this creates a situation where beginners are very uncomfortable as more advanced skiers ski by. It is also a concern for more advanced skiers due to the beginners lack of control. The expansion would give beginners their own area where they can safely and comfortably learn to ski.

2. The lodges at Mission Ridge are often overcrowded with families, groups and singles. The expansion will add an additional Lodge.

3. Planned condos will add ski in ski out capability for residents bringing more tourism to the area and reducing day parking.

4. Two additional lifts will increase terrain, making MR comparable to other ski areas in Washington. Again increasing tourism in the area.

5. The addition of new Nordic terrain will increase cross country, snow shoeing and hiking opportunities for all residents of the area, expanding recreational year round use.

Thank you for considering my comments,
Mark Wiser
83 Lake Cortez Ln
Malaga, WA 98828

Get [Outlook for iOS](#)

From: [DORI & STEVE NIXON](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion
Date: Friday, March 27, 2020 7:16:33 AM

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

Good Morning,

I am writing in support of the Mission Ridge Expansion project. I am a West sider that has taken my family to the Wenatchee Valley/Chelan area to recreate since the mid 80's. We have been season pass holders at Mission Ridge for over 10 years. As a Park District Commissioner I understand the balance of stewardship, open space and active recreation. It is my experience that Mission Ridge provides an enjoyable outdoor experience for the local community and those of us that choose to travel there. Mission is not a crowded ski area from the on-mountain experience. However the parking and lodge space are often overwhelmed while the lift lines remain short. I think the expansion plan introduces a responsible effort to help mitigate some of the challenges faced by Mission Ridge while providing an enhancement to the community and the mountain environment. Thank you for the opportunity to comment.

Steve Nixon
253-312-3280

From: [Kevin Lenssen](#)
To: [RJ Lott](#)
Subject: Mission Ridge expansion
Date: Wednesday, March 25, 2020 7:51:20 PM

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

RJ Lott

I love Mission Ridge and as a Wenatchee residential housing contractor, generally I am in favor of real estate development. But I am not in favor of real estate development at Mission Ridge. Mission Ridge is a special and unique hometown ski hill and real estate development up there will do nothing but pack the ski hill and crowd the road with out of town vacationers with different priorities and no vested interest in the future of the area.

The reality is that Mission Ridge has been disingenuous in publicizing that what they're planning is a ski hill expansion. That is barely true in comparison to the housing lots they intend sell. The expansion is essentially a means to transfer skiers in and out of the existing area, from the new subdivision. Meanwhile locals get the shaft with longer lift lines, an even more congested road, and no tangible benefits.

Sincerely,

Kevin Lenssen
Lenssen Homes
(509) 630-0188

Sent from my iPhone

From: [Kristen Taylor](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion
Date: Thursday, March 26, 2020 9:53:35 AM

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

Planning Manager:

I am writing to encourage your department to allow the Mission Ridge Expansion to move forward. I grew up skiing at the Leavenworth Ski Hill and then, on to Mission Ridge. I skied many days with my grandfather, Magnus Bakke, who worked alongside Walt Hampton in the ski area development. He would be so impressed to see the resort now and the expansion plan.

At 65, I am still an avid skier and love Mission Ridge. It is so inviting to all ages and levels of skiers. I was so proud when riding the lifts with out of town guests and hearing them tell me how impressed they are with the ski resort and how it is run. The ski runs on Mission Ridge are the best groomed runs in the West.

Let's continue the Hampton legacy and move forward on making this resort an incredible destination.

Thank you,

Margaret K. Taylor

863 Autumn Crest Dr.

Wenatchee, Wa 98801

From: [Jim Blair4](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion
Date: Wednesday, March 25, 2020 4:25:01 PM

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

Good Afternoon,

This email is in support of the Mission Ridge Expansion. I am sending it as a private citizen who loves the outdoors and as a local business owner that relies on a thriving economy.

I support the Mission Ridge Ski and Board Resort Expansion. The expansion will strengthen our community through jobs, tourism, and improve the quality of life for locals. Mission Ridge is a gem in our community and it is imperative that we improve its offering and secure its long-term sustainability.

The existing Mission Ridge Ski and Board Report has been a part of the Wenatchee Valley Community for over 50 years. The Mission Ridge Expansion will provide new recreational opportunities for local and visiting outdoor enthusiasts that the current resort is unable to offer due to site limitations. The expansion must be approved.

Jim Blair IV | CEO
North Meridian Title & Escrow
701 N Chelan Ave -Wenatchee, WA 98801
P 509.662.4721 - F 509.663.3758

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From: [Kate Bonnett](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion
Date: Wednesday, March 25, 2020 2:16:49 PM

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

To whom it concerns,

I am against the Real Estate expansion at Mission Ridge. I do not think having housing at the ski resort is healthy for our Mtn ecosystem and also the increase amount of traffic on the road not to mention the overall feel of our community hill will never be the same.

Thank you for your time,

Kate Bonnett

Mission Ridge Season Pass Holder, 8 years and a resident of the Wenatchee Valley

From: [Paul Amato](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion
Date: Wednesday, March 25, 2020 12:28:01 PM

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

Dear RJ,

I am personally excited for this expansion. My family and I, we have 3 sons age 4-7, love Mission Ridge. Now that our kids are beginning to ski, we have been looking for a place to purchase or rent during the winter season as making a daily drive from Seattle to Mission Ridge would be too far. We love Mission Ridge because it is family owned and run and a friendly atmosphere. We would like to sign our kids up for the Mission Ridge ski team, but the distance is a problem. If we could stay at a place on the mountain, this is more feasible for us. We are also excited about the prospect of the expansion which would bring more beginner level terrain.

The economic impact cannot be understated. We are interested in investing in the project and we have several friends also excited to invest in a ski resort. There is so much territory to enjoy and with the growth of the Puget Sound, more territory would be amazing for more people to enjoy the outdoors.

Warmly, The Amatos

Paul R. Amato, DDS, FAGD

From: cba121485@gmail.com
To: [RJ Lott](#)
Subject: Mission Ridge Expansion
Date: Wednesday, March 25, 2020 11:51:04 AM

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

Dear Mr. Lott,

I am writing to express my support for the Mission Ridge expansion. I believe Mission Ridge is a huge asset to the Chelan County and the entire region. Apart from the obvious economic benefits, Mission Ridge provides an absolutely phenomenal opportunity for families to recreate together during the winter; and not just families but our entire community. At Mission Ridge kids can learn a recreational skill that they can carry through well into their later years. The seniors, like myself who still ski bear evidence to this fact.

This and all benefits associated with Mission Ridge are contingent on it remaining a viable business. As a person who has spent most of my adult work life in agriculture I understand the realities of operating a business subject to risk. Most people are aware of the risks of our tree fruit industry but I believe those pale in comparison to the challenges of operating a ski area. Mission Ridge and it's owner deserve the opportunity to put the resort on a firmer financial footing that will also make possible the kinds of improvements necessary to ensure its long term success. Without financial viability, our community cannot expect Mission Ridge to continue as we know it.

I trust that the county will exercise its reasonable responsibilities in the permitting of this project, however I encourage that in this review that every effort be made to get to a strong yes in approving this important project.

Sincerely,

Charlie Atkinson
Wenatchee WA

From: [Rex Bratton](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion
Date: Tuesday, March 24, 2020 3:53:35 PM

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

RJ Lott

My name is Rex Bratton. I grew up in Wenatchee, attended South Wenatchee Elementary (now Mission View). Went to Pioneer Jr High and was one of the last classes to graduate from WHS (1970) before moving to the current location. My father was the Superintendent for the Shop (rolling fleet) for Wenatchee. He worked under Chet Murray, Commissioner. I attended school and am friends with his and Dean's three children.

I started skiing down hills around our home. I skied as Squilchuck, Ardenvoir, and Leavenworth ski hills. My grandfather actually jumped at the old ski jump at Leavenworth. I remember when I turned 16 and could drive how much fun Mission Ridge was – it had a chairlift vs. rope tow. No more worn out mittens. I went to Wenatchee Valley College and transferred to Central Washington State College (now CWU) and graduated with my BA in Accounting and Business (1974). 1974 was also a momentous year because it was the first year I had a season pass at Mission Ridge. With the exception of a few years, I have had a season pass every year since (even living in the Kent area for 40 years). My wife, and two kids were also season pass holders. Weekend and week long trips during the winter were always a huge amount of fun. We stayed at the Chieftain for most of our trips – until ownership changed, and we ate out. NOW both our children and their families live in Wenatchee. Both have great jobs and love the simplicity of life and the joys of life in The Valley. Being a grandparent with all four of our grandsons within blocks of us is fantastic.

WHY did they move here? From what they say, it is a great community to raise a family. All of us ski except the youngest who is only 4 weeks old. But he will. My children grew up loving Mission Ridge and Wenatchee. They were always in disbelief as we drove back to our home of 30 years in Covington, WA over the pass and saw people skiing in the rain – and they had skied in sunshine and new snow. Their love for Mission Ridge and Wenatchee was born and grown over the years. I also coached AAU basketball and we always looked for Tournaments in Wenatchee, because the gym facilities were great and the people were welcoming.

My wife Joanne and I moved back here about 8 years ago. WE LOVE LIVING HERE. She is from West Seattle – but has become a WENATCHEEITE.

But the reason Mission Ridge is such a great place is the ownership and the teams of people they employ. I have skied all over the US and Canada and these are some of the most friendly and fun people anywhere. Mission Ridge expansion needs to be supported for the following reasons:

1. This is a huge asset for the city and region and costs the taxpayers absolutely nothing. The current ownership continues to improve and expand the facilities, from revenues earned and personal capital infusions.

2. Development of real estate and expanded services, which will take many years, is to offer persons a destination "on mountain" option. Personally I love on mountain places, while our vibe of the City is an added attraction with the great restaurants, hotels, and entertainment you cannot replace the feel of "staying on the hill." Personally, I love downtown but the Mountain Music would be more fun to stay up there for sure.
3. To have this gem in our back yard that someone else (Scrivanich family) and the users themselves continue to support with minimal county or state investments is nearly too good to be true.
4. While I may not be here in 20 years to see this all come to fruition, our next generations of citizens and families will certainly benefit from a resort which can offer
 - a. Winter time activities
 - b. Summer time activities
 - c. Investment opportunities (in the form of real estate)
 - d. Huge amounts of permit and other fees for the county as development increases

In listening to our Mayor and CEO of Confluence Health talk about recruiting talent and people to move to the Valley and the impact Mission Ridge provides – is exceptionally heart warming. But most of all, it is true. I personally know a very bright young man who moved here about three years ago to take a job in his field, Petroleum Engineering. Then moved to Colorado for a job opportunity. But JUMPED at the chance to come work at Chelan County PUD so he could ski Mission. He is young. He is getting married to a local girl this summer. He will raise a family. Mission Ridge DOES MATTER.

I urge the County to approve the expansion plans and look forward to the future of our Home Town Mountain.

Sincerely,

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

Rex O. Bratton
RJBVentures, LLC
Phone: 206-250-9545
Email: Rex.Bratton@RJBVentures.com

From: [Chuck Largent](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion
Date: Tuesday, March 24, 2020 1:01:32 PM

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

I am in support of the MR expansion project.

I'm not a skier, I do enjoy hiking the area in the off season. Also, I have hunted the area during grouse, deer & elk seasons for 20 years. The area does support local wildlife and some migratory elk populations. The area south of the current boundaries is valuable to elk for spring calf production, which could be a loss. However, the ski season ends long before that time. Leaving migratory corridors thru the new area is important.

Most winter visitors will be gone as well.

Improvements to the area such as a second escape road and fire preventative measures could be a real asset. Our valley has enjoyed having MR here since 1966, it's time to allow it to grow and improve its viability for the next generation. Condos and private homes are necessary to survive & makes needed improvements.

Chuck Largent, 911 Gehr St. Wenatchee

Sent from my iPhone

From: [Robert Scott](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion
Date: Monday, March 23, 2020 3:21:18 PM

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

I think the Mission Ridge Expansion is necessary for several reasons. First, it increase the terrain available for beginner skiers. Second, it provides a satellite base that will relieve the congestion at the existing base. Third, it provides a groomed cross-country ski area. However, the Expansion needs to modified in the following respects.

A. Transportation.

1. I live at 2608 South Methow Street which is about .5 miles north of the intersection of this street with Squilchuck Road. Methow receives significant traffic from skiers going to Mission. The street from the city limits to the intersection with Squilchuck Road has numerous pot holes and despite the best efforts of the County Road Department those pot holes persist. With the Expansion this traffic will increase and the road will continue to deteriorate. The Proponent's Application does not address the adverse effect of the Expansion on the condition of Methow Street.

2. Intersection of Methow and Squilchuck Road. The Application calls for mitigation at the intersection of Miller and Crawford, at the intersection of Okanogan and Crawford, and at the intersection of Crawford and Methow. The traffic flowing through all these intersections will dump onto Squilchuck Road at its intersection with Methow. If the increase in traffic warrants mitigation at the first three intersections listed in this paragraph, then the intersection of Methow and Squilchuck also needs to be mitigated.

B. Need for an additional an additional uphill lane-on the Mission Ridge road from the intersection with the Squilchuck State Park Road to the Lodge.

The expansion will greatly increase the traffic going to the Ridge. That traffic will include more buses and more vendors delivering products to the Ridge in trucks. In addition, there will be more vehicles not suitable for mountain travel in snow and more drivers not accustomed to driving in winter conditions. All these vehicles will be traveling slow and unless a second lane is construction, traffic will quickly become backed up and probably stopped. Once stopped on an uphill, icy road these vehicles may not be able to continue thus creating a logjam. Plus, drivers will be tempted to pass slow-moving vehicles in dangerous locations increasing the probability of accidents and further delays. This traffic congestion will also hamper the ability of emergency vehicles to reach the base area. On the main Squilchuck Road just down canyon from the intersection with Squilchuck State Park Road there is a second uphill lane. If an uphill lane is warranted in this location, it is certainly warranted on the remainder of the road to the Lodge.

The Applicant's Traffic Impact Analysis states on page 3 under the heading "Trip Generation" the following:

The trip generation calculations have been performed with the *assumption* that all of the residential units (except for the employee housing) are full-time residents and not recreational or vacation homes . (emphasis added)

The Applicant provides no data to support this assumption, and I think the assumption is faulty. I think the majority of the residential units will be second residences for people living out of the Wenatchee Valley. Except for the Christmas holidays and spring vacations, these people will be traveling to their second homes on the weekends. That will be exactly when residents of the Wenatchee Valley will be driving to Mission Ridge and on Saturday mornings the road to the ski area will be bumper to bumper on many occasions.

C. Effect of Expansion on backcountry skiers.

At present, backcountry skiers can access the Stemilt Basin when the Ridge is operating by skinning up the hill to the extreme east of the Lower Chak Chak run. This route lies within the proposed expansion and Mission Ridge's present uphill policy prohibits any uphill skiing when the Ridge is operating. The Expansion proposal needs to be modified so as to enable backcountry skiers to reach the Stemilt Basin when the Ridge is operating. One possibility would be to allow backcountry skiers to access Stemilt Basin from the Day Use Parking Area designated for Area 2. However, the terrain would need to be analyzed at this location to make certain Stemilt Basin can be accessed from this spot. The Applicant needs to work with the backcountry skiing community to develop a plan to solve this problem.

D. Effect of Expansion on the trail to Lake Clara.

Adding 4,000 beds to the Mission Ridge Area will overwhelm this trail. This is the only trail from the Ridge Parking area and so people living in the Expansion who desire an outdoor alternative to skiing will hike and snowshoe this trail. It will be as if a parade is using this trail. Hence, the Expansion needs to be modified to add hiking and snowshoe trails.

E. Size of Expansion

The size of the Expansion is a concern. As planned, when finished the Expansion will be a small city. That will drastically alter the character of the area. Reducing the size of the development would produce a better result.

Robbie Scott
2608 South Methow Street
Wenatchee, Washington 98801

-R-

[*https://robertscottwriter.wordpress.com*](https://robertscottwriter.wordpress.com)

From: [KevinIsabel Carolan](#)
To: [RJ Lott](#)
Subject: Mission ridge expansion
Date: Wednesday, March 25, 2020 11:36:32 AM

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

I am writing in support of the mission ridge expansion project. We have been visiting mission ridge for 15 years, have recently had our daughters learn to ski with mission ridge ski school, and consider it home away from home. We are eager to invest in a condominium or house as part of the expansion and as our future retirement home. Please support and approve the expansion. I would be happy to have you contact me with any questions.

Have a great day!
Isabel Carolan
15438 NE 144th pl
Woodinville wa 98072
206-743-1771

From: [curt epperson](#)
To: [RJ Lott](#)
Subject: Mission Ridge Expansion: Att'n R.J. Lott, Planning Manager
Date: Saturday, March 28, 2020 5:16:24 PM

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

Dear Mr. Lott:

We are season pass holders at Mission Ridge Resort and property owners in the Forest Ridge neighborhood and we are writing to comment on the proposed expansion of the Resort. We live in Wenatchee and we have lived in Chelan County for almost 30 years.

We are very, very much in favor of this project.

1. Mission Ridge is a very valuable recreational opportunity for the City of Wenatchee, Chelan County, and Washington State. We ski there regularly every year. We constantly meet people from outside the area who drive 1-2 hours for day skiing, and from Seattle or Spokane for more than one day of skiing.
2. There has not been a new ski resort in Washington State for many, many years, and there has been no expansion of an existing ski area for many, many years. The Mission Ridge expansion will help to serve people who live in our region and our State and prevent the need to visit Idaho, Montana and British Columbia for ski vacations.
3. Mission Ridge is ideally located, right in the middle of Washington, and the expansion will fill skier demand from all areas of the State.
4. The expansion will be a substantial economic benefit to Wenatchee and Central Washington. We will see increased tax revenues from property taxes on the new residential and commercial properties, increased sales taxes from retail sale of goods and services to skiers from a large geographic area, and increased revenues and taxes for lodging, restaurants, food shopping, fuel sales, and overall recreational spending.
5. The economic growth will not stress existing public services like police, fire, and schools. Many skiers at Mission Ridge live in the region, but others come from outside the region for a ski vacation. They come, they spend money, they enjoy our beautiful region and then they go back home and come again later in the season or the next year. Family groups tend to come back time and time again over many years. A great ski area is a bit like a Disney Resort. People fall in love with it and tend to make it a regular, yearly experience.
6. Skiing is a recreational opportunity for a very wide age group. We see skiers and boarder as young as a few years old, and others well in to their seventies. The contribution of winter sports to the health and well being of people who enjoy the outdoors and healthy physical exertion cannot be over-stated. Plus, the expansion plans will open up recreation all the rest of the year for hiking and other outdoor activities.

We hope that this comment does not come too late to be considered, and we hope that the expansion of Mission Ridge will go forward. It will be a tremendous asset for our community.

Thank you,

Curt & Mary Epperson.

From: [Travis Hornby](#)
To: [RJ Lott](#); [Bob Bugert](#); [Kevin Overbay](#); [Doug England](#)
Subject: Mission Ridge Project #53981
Date: Thursday, April 2, 2020 2:19:37 PM
Attachments: [Mission Ridge Support Letter 2020.pdf](#)

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

Good afternoon,

Evergreen Mountain Bike Alliance Board of Directors Central Chapter supports the Mission Ridge expansion project. While we submitted a public comment during the preliminary comment period, we wanted to take this opportunity to reiterate our support of Mission Ridge's expansion plans.

Outdoor recreationists of all types will benefit from improvements to access and updates to the existing ski area infrastructure. Developed recreation sites and trails promote public access while mitigating dispersed use and unsanctioned use/development. As more people continue to discover and experience the tremendous outdoor resources we have surrounding our community, well planned and developed recreation sites will become more and more essential to protect these resources while allowing and encouraging access for all. Our community has seen exciting growth of mountain biking in recent years. The development of two youth race teams also, grade school kids summer mountain bike camps. Overall this development can help alleviate pressures from existing Trails by providing close to community outdoor recreation areas for all. The Mission Ridge expansion is one of these essential projects.

Mission Ridge has taken it's time in the development of these plans and has involved the community and local stakeholders throughout this process. Evergreen has worked alongside Mission Ridge as members of the Stemilt Partnership and we commend their community outreach and active participation in this group. We also believe that the Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort.

As a local nonprofit outdoor recreation group with local Chelan and Douglas County membership of over 400, we know that having access to outdoor recreational opportunities has exponentially positive effects on communities. A diverse and well-rounded economy is necessary to support our community. Outdoor recreation in our area is a vital aspect of this economy. With the expansion plans, Mission Ridge is poised to continue to support our community for many years into the future.

Evergreen Mountain Bike Alliance Central Chapter Board of Directors is in full support of Mission Ridge expansion plans project #53981.

Sincerely,
Board of Directors
Evergreen Mountain Bike Alliance
Central Chapter

Travis Hornby
President - Central Chapter
Evergreen Mountain Bike Alliance
travish@evergreenmtb.org
www.cwevergreenmtb.org
509-429-5729

Evergreen Mountain Bike Alliance
25 N Wenatchee Ave # 109
Wenatchee Wa, 98801

From: [BRENDAN MORRISON](#)
To: [RJ Lott](#)
Subject: Mission Ridge Proposed Development Public Comment
Date: Monday, March 23, 2020 11:47:49 AM

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

To whom it may concern,

My name is Brendan Morrison and I am a resident of Wenatchee, WA living at 310 Whitebirch Place.

One of the main reasons I enjoy living in the Wenatchee Valley is the access we have to the plethora of outdoor activities. In the past few years more and more people have discovered the secret in Central Washington. The surrounding terrain and the sunny weather have drawn many new people to the valley. In many ways this is great. It bolsters the local economy and helps local businesses thrive. However, with this growth it is important to preserve this beautiful valley we live in so future generations can enjoy it as we do. The current Mission Ridge Development Proposal has a number of flaws and stands to have a negative impact on the existing population and only benefit a single private developer.

One of the best things about Mission Ridge is that it is a small-town resort. Growing up spending my weekends up there, you almost never had to wait in line to ride the lift. Adding a population of 4,000 people to the area would certainly increase lift lines and change the character of the area.

There is also the issue of the inevitable wildfires in our state. Adding a small community to a forested area not only increases the chance that a wildfire may start (<https://www.pnas.org/content/115/13/3314>), but would also endanger the lives of the people living in that community. The current proposal has only one road leading in and out of the development. This poses significant danger to the population that would be living there as a quick moving fire could easily cut off their only way out.

This project will provide very little benefit to the existing Wenatchee Valley community. It is hard to imagine anyone local purchasing a property in this development considering what a short drive it is to Mission Ridge already. This means the majority of the property will be owned by wealthy outsiders buying second homes. This will bring more traffic into town and increase the number of cars on Squilchuck Road by five- to seven-fold. The time and resources required to complete this project could be much better used to create something that would directly benefit the local community rather than wealthy outsiders.

Please consider halting this project. The drastic changes it would bring to our valley and our local ski hill are not worth the profits.

Thank you,
Brendan Morrison

From: [Pentico, Eric D \(DFW\)](#)
To: [RJ Lott](#)
Subject: Mission Ridge Proposed Expansion
Date: Tuesday, March 24, 2020 7:31:36 AM

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

RJ,

I wanted to make contact with you to check if the comment response deadline for the proposed Mission Ridge Expansion is still next Tuesday, March 31st or has it changed? Please let me know when you can. Thanks.

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 - 4:00 a.m. - 6:00 a.m email and cellular phone
8:00 a.m. - 4:30 p.m. office hours

From: [Michele Timko](#)
To: [RJ Lott](#)
Subject: Mission Ridge public commnet
Date: Wednesday, March 25, 2020 7:06:29 PM

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

To RJ Lott,

I reviewed the plans for Mission Ridge and think they have a good plan. I lived in Ellensburg for 10 years and during that time, it was equidistant to travel to Mission Ridge or White Pass. I chose White Pass when it was time for my 2 boys to learn to ski, since their set up was more conducive for a person learning to ski. They have a large area for a beginner to feel comfortable and lodging available across the street.

When the weather gets bad at the top of Mission Ridge, the main lift shuts down, and that really limits a regular skier. This expanded area will reduce the pinch points at the current ski base when the high-speed quad needs to close during the ski day when the weather forces them to close it.

However, as a seasoned skier, Mission has the nicer snow!

My current address is: 33104 SE 126th St, Issaquah, WA 98027

I moved away from 180 Pendleton Dr, Ellensburg, WA 98926 in June of 2019

Thank you! Michele Timko

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

From: [Dan Kelly](#)
To: [RJ Lott](#)
Subject: Mission Ridge Ski Area expansion
Date: Thursday, March 26, 2020 8:29:39 AM

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

Dear Mr. Lott,

This is my support of the Mission Ridge Expansion.
I have been a lifetime skier and employed at Mission Ridge for over 30 years.
This has allowed me to teach over 10,000 people how to have fun and enjoy the outdoors.

The existing Mission Ridge Ski & Board Resort has been a part of the Wenatchee Valley Community for over 50 years. The Mission Ridge Expansion will provide new recreational opportunities for local and visiting outdoor enthusiasts that the current resort is unable to offer due to site limitations. This includes:

- Improved access and terrain for beginning skiers
- Nordic skiing and snowshoe trails and improved backcountry access
- Overnight accommodations
- Non-skiing activities to engage the whole family, such as hiking and biking trails
- Commercial uses such as shops, restaurants, and entertainment for the entire family
- Of the 502 acres, 70% will be left as open space; reports have been provided to the county to show that any adverse impacts to the environment are adequately mitigated.
- This project will create jobs, boost our local economy, and improve the quality of life for locals.
- The long term sustainability of Mission Ridge will be secure with the approval of this expansion.
- Outdoor recreationalists of all types will benefit with improvements to access and updates to the existing ski area infrastructure.
- The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort.

Dan P Kelly
5295 Sunset Hwy
Cashmere, WA 98815
509 421-7556

"Lessons can be learned in the Mountains and Meadows"

From: [Steve Greenheck](#)
To: [RJ Lott](#)
Subject: Mission Ridge ski area planned expansion project
Date: Wednesday, March 25, 2020 5:22:22 PM

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

I am in favor of the planned Mission Ridge Ski Area expansion. I have a vacation home at 5376 Whispering Ridge Rd, Wenatchee 98801, which I built myself after having subdivided the property in 2010. I think the mountain can accommodate more skiers and certainly the Wenatchee Valley can also.

Stephen Greenheck
253 208 5725

Sent from [Mail](#) for Windows 10

From: [McInnis, Tyson](#)
To: [RJ Lott](#)
Subject: Mission Ridge Support Letter
Date: Monday, March 30, 2020 4:26:40 PM
Attachments: [Mission Ridge Letter of Support-general.docx](#)

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

Good afternoon,

Please find my attached letter of support for the expansion project at Mission Ridge.

Thank you for your time,

Tyson McInnis
509-699-8153

This e-mail transmission and any accompanying documents contain information from the company, Stemilt Growers, LLC., which is confidential or privileged. The information is intended to be for the use of the individual or entity named in this transmission. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this transmission is prohibited. If you have received this transmission in error, please notify us by telephone immediately at 509-663-1451.

From: [Jordan Valente](#)
To: [RJ Lott](#)
Subject: Mission Ridge
Date: Wednesday, March 25, 2020 4:04:47 PM

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

I am writing on behalf of my family of five. We are avid users of backcountry all around the state but mostly Chelan and Okanogan County. We advocate on behalf of many user groups and feel the public land should be shared by all. Although we love backcountry experiences we also love alpine skiing at Mission Ridge. My kids simply couldn't get in the mountains and ski if it weren't for a resort. Central WA is growing and Mission Ridge must grow to keep up with the population. Chelan country is riddled with easily accessible backcountry skiing areas so the expansion of the resort is not that big of an impact on the small backcountry skier user group. The benefit of the majority must be taken into account not the screams of the minority. It's simply not fair that user groups like Winter Wildland Alliance and El Cendaro Backcountry Skiers feel that the well being of this small user group is more important than what is best for the community as a whole.

Thanks,

Jordan Valente
245 W Emerson Dr
Orondo, WA 98843

From: [John H Sand](#)
To: [RJ Lott](#)
Subject: Mission Ridge
Date: Wednesday, March 25, 2020 7:32:49 PM

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

Dear Mr Lott,

As a user of Mission Ridge for 30 years, I whole-heartedly support the expansion to include overnight facilities, a bigger area and especially Nordic Trails. The appeal of Wenatchee in general will vault ahead of other communities with these additions. The forest involved in the plan is non-critical from an environmental perspective. The hiking and xc ski trails will bring a whole new class of responsible users.

Sincerely Yours,

John H. Sand MD

From: [Mark Henson](#)
To: [RJ Lott](#)
Subject: MR expansion comment
Date: Monday, March 30, 2020 12:28:51 PM

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

Hello RJ,

As a long time resident of the Wenatchee Valley, Mission has been my home for my dad, me and now my kids. I love the ideas Mission has put forth to include more people in the outdoors. I believe the expansion is in the best interest for the Wenatchee Valley. I personally have worked for Mission in the past as a ski instructor and now instruct my kids...and consequently all their friends they drag up the hill. I believe more of my extended family would come to town to ski and stay with us as a direct result of the expansion. By getting more people to enjoy the outdoors and winter sports specifically, I believe more people will naturally appreciate the beauty this valley has to offer and drive the awareness of protecting our shared water sheds, manage our lands for generations to come and find multiple ways to use our public lands in healthy ways.

Thank you for the opportunity to comment and support such a thoughtful project that I believe will add to our quality of life.

--

Mark Henson
EHS Math Teacher

From: [Annette Mueller](#)
To: [RJ Lott](#)
Subject: Oppose New Mega Resort at Mission Ridge
Date: Saturday, April 11, 2020 9:31:08 AM

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

Dear Community Leaders,

We are writing to ask that you deny the proposal by Tamarack Saddle to create a mega resort on Mission Ridge. This proposal clearly has only the real estate developers interests in mind. The original rumor of expansion discussed more runs, more and faster lifts, and a bigger lodge.

This proposal however just creates a mini city on the ridge, which would benefit only those from out of town and take away all the benefits of a small town hill we all love, and the reasons people come from the Westside to ski here.

Please don't allow this real estate development to take over our ski hill, instead look for alternate ways to improve Mission Ridge without losing what makes it so special.

Sincerely,

Annette & Mike Mueller

--

[Annette Mueller](#)

From: [Morgan Shimabuku](#)
To: [RJ Lott](#)
Subject: Opposition comment on resort Master Plan
Date: Sunday, March 29, 2020 4:59:09 PM

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

Dear Chelan County Planning Department,

I want to state my opposition to the proposed development adjacent to Mission Ridge. As a fellow Washingtonian and user of public lands, I do not want to see this development cause harm to the Wenatchee backcountry. The developer is asking for special treatment and exemptions to several county zoning ordinances that were established to protect the area's rural character, water availability, and public safety. It would be irresponsible for the county to allow any violations or exemptions to these codes.

Please do not approve the resort's Master Plan. It is not supported by the community and will leave lasting harm to the environment, character, and people who live in that area.

Thank you,

--

Morgan Shimabuku (she/her)
503.975.1623
morganshimabuku@gmail.com

Tell me, what is it you plan to do with your one wild and precious life?
- Mary Oliver

From: [Sean Edmison](#)
To: [RJ Lott](#)
Subject: Please support the Mission Ridge Expansion Master Plan Resort
Date: Thursday, March 26, 2020 5:34:07 PM

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

Dear Mr. Lott:

I strongly support the proposed expansion of Mission Ridge. As someone who has been skiing at Mission Ridge for years AND as a diehard supporter of wildlife and the preservation of our open spaces, I feel that Mission Ridge is well and honestly run, and that their reports on environmental mitigations are accurate. I believe that they are operating in a good-faith and transparent manner, and that their project can be a boon to the local economy without posing serious risk to the environment. (Looking at myself and my ski companions as examples, we drive all the way from Seattle and Redmond to ski at Mission Ridge because it is so well run and has such great snow; every weekend that we do so, we're contributing to the economy in Wenatchee.)

Mission Ridge is my favorite place to ski, and I hope it can stay that way. This expansion would secure the economic sustainability of the resort well into the future. It provides a great venue for skiers and snowboarders, great lessons and ski team events for kids, and an annual shot in the arm to the winter economy in Wenatchee.

I hope that you agree that the benefits are clear, and I urge you to approve the expansion of Mission Ridge.

Sincerely,
Sean

Sean Edmison
Redmond, WA 98052

From: [Chip McElearney](#)
To: [Kirsten Larsen](#); [RJ Lott](#)
Subject: Public Comment for Mission Ridge - 2020 Application
Date: Wednesday, March 25, 2020 12:39:30 PM

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

Hello,

I am Charles McElearney and I strongly support the Mission Ridge expansion project. Please add my comments to the Public Comments. I live at 4339 35th Ave W. in Seattle, but I have been regularly visiting the Wenatchee area and Mission Ridge for the last decade. I am very pleased to see the Mission Ridge expansion move forward. As an avid outdoor enthusiast and parent of three, the expansion is exciting. It will open up new opportunities year-round in the area, provide for better facilities, and encourage us to visit even more and stay longer.

I am also pleased at how diligent Mission Ridge has been as good stewards to the land and area. The expansion addresses potential damage and lists methods to mitigate any negative impacts. Expansion will also positively boost visibility of and economic growth for Chelan County. And it will help ensure Mission Ridge is around for many years to come for us all to enjoy.

Please support the expansion and thank you for your work!

Chip Mc.

--

C. E. McElearney
(pronounced \,mak-el-'är-nē\)
270-551-2276

From: [mary.pagel](#)
To: [RJ Lott](#)
Subject: Re: Mission Ridge Development, notice of application public comments
Date: Monday, March 30, 2020 10:37:33 AM
Attachments: [image001.png](#)

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

RJ,
Thank you for the prompt response. We sure do appreciate it. We will continue our review of the documents and provide our comments to you on or before April 14, 2020.
Mary Pagel

On Mon, Mar 30, 2020 at 9:28 AM RJ Lott <RJ.Lott@co.chelan.wa.us> wrote:

Good morning Mary,

An extension has been provided due to the ongoing circumstances of March 2020. The extension for comments will expire on April 14th at 5pm.

Hope this helps!

RJ Lott, AICP

Planning Manager

Community Development Department



316 Washington Street, Suite 301

Wenatchee, WA 98801

Phone: (509) 667-6515 | Fax: (509) 667-6475

From: mary pagel <northernbluegrass57@gmail.com>

Sent: Monday, March 30, 2020 11:22 AM

To: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>

Subject: Mission Ridge Development, notice of application public comments

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

Hello RJ,

I am a concerned citizen that lives up near this proposed development. I'm asking that you give us all an extension on the due date for this current public comment period. As you know, the corona virus has had an impact on our ability to gather and discuss this, so, please will you give us a time extension and if so, what will be the new due date?

Thank you very much for your attention to this important matter.

Mary Pagel

From: [Kevin Overbay](#)
To: [Linda](#)
Cc: [RJ Lott](#)
Subject: RE: Mission ridge development
Date: Monday, April 13, 2020 8:24:21 AM

Linda, thank you for your comments. I will forward them to our Community Development Department to be include as part of the official record.

Stay well,
Kevin

Kevin Overbay
Chelan County Commissioner, District 1
Office: (509) 667-6218
Cellular: (509) 630-3263

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

From: Linda <ljustad@nwi.net>
Sent: Sunday, April 12, 2020 8:01 AM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: Mission ridge development

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Say no to Tamarack Saddle LLC development of Mission Ridge. We do not want to see our small hill get big

Sent from my iPad

From: [Norm Gutzwiler](#)
To: [Squilchuck Miller Water Users](#); [RJ Lott](#)
Cc: [Mike Kaputa](#); mark.schuppe@ecy.wa.gov; [Gordon Zimmerman](#); [Terry Fitzpatrick](#); [Tony Eastman](#)
Subject: Re: Mission Ridge Expansion
Date: Monday, March 23, 2020 12:23:40 PM

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Got it.

From: [Squilchuck Miller Water Users](#)
Sent: Monday, March 23, 2020 12:12 PM
To: rj.lott@co.chelan.wa.us
Cc: mike.kaputa@CO.chelan.wa.us ; mark.schuppe@ecy.wa.gov ; [Gordon Zimmerman](#) ; [Norm Gutzwiler](#) ; [Terry Fitzpatrick](#) ; [Tony Eastman](#)
Subject: Mission Ridge Expansion

Hello,

Please find attached our comments regarding the Mission Ridge Expansion.

Please confirm receipt,

Thank You,

Tanya Reece

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

From: [Bob Bugert](#)
To: [Andy Dappen](#)
Cc: [RJ Lott](#); [Deanna Walter](#); [Doug England](#); [Kevin Overbay](#)
Subject: Re: Mission Ridge Proposed Expansion - Additional Thought
Date: Monday, March 30, 2020 6:42:55 PM

Andy,
Thanks for your thoughtful email and suggestions. I will discuss this in session tomorrow, and will get back to you. Nonetheless, it will be added to the record.

Hope you and family are well.
Bob

Sent from my iPhone

On Mar 30, 2020, at 6:08 PM, Andy Dappen <ardappen@gmail.com> wrote:

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Mr. RJ Lott and Commissioner Bugert,

In talking over the Mission Ridge Development issue with different people, it's apparent the community is of mixed mind on this issue. Several of us have wondered whether an open, public process that evaluated different alternatives might better educate the public about the pros and cons of these alternatives, move us as a community toward a better shared vision, and help the county and the commissioners make a decision that better represents our shared desires?

Might an impartial, independent facilitator (hired by the county) move us forward on this issue? Through a community forum might open dialog about the long-term impacts of the current proposal, the do-nothing strategy, the reorganize-as-a-nonprofit strategy, and other possible strategies formulated before the forum move us forward with more understanding and more unity?

It seems unlikely that when the problems connected to the current proposal are discussed openly that the community will truly support the Development as now proposed. If they do, those with different opinions will recognize this is the community's desire rather than the result of a good marketing campaign. And if the community vision moves quite significantly as a result of such a process, again, it will reflect the desires of a better-informed constituency.

All of this would be a moot point if the ski area were on private land and if all aspects of the proposed development met code. The fact that Mission Ridge was developed on public land (by the community and for the community) gives our ski hill a different history and a different mission than a private venture.

Furthermore, the fact that the development needs concessions from public agencies to proceed (access across Forest Service Land, an addition of more Forest Service land to the ski area's Special Use Permit, and exceptions to a few county codes) make it appropriate for the community to be involved in guiding the decision. Finally because a solution developed through public process would have broader support, that solution would have a better chance of successful implementation.

Andy Dappen
2332 Westview Drive
Wenatchee, WA 98801
509-860-8847

PS Please verify this comment was received and added to the comments concerning this issue.

From: [Malachi Salcido](#)
To: [RJ Lott](#)
Cc: ahickok@missionridge.com
Subject: RE: MRS&B Resort Expansion Project
Date: Monday, April 13, 2020 5:18:12 PM

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

Greetings RJ,

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.

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. Feel free to contact me at any time with any questions, or for additional information.

Truly,



Malachi J. Salcido, CPA
President and CEO

Full Service Mechanical and Electrical Contracting

(509) 884-6868

(509) 886-3631–Fax

Physical/Shipping & Correspondence:

615 C-1 North Wenatchee Ave.

Wenatchee, WA 98801

e-mail: malachi@salcidoconnection.com

website: www.salcidoconnection.com

facebook: www.facebook.com/SalcidoConnection

From: [Bob Bugert](#)
To: [Annette Mueller](#)
Cc: [RJ Lott](#)
Subject: RE: Oppose New Mega Resort at Mission Ridge
Date: Monday, April 13, 2020 12:32:27 PM

Dear Ms. and Mr. Mueller—

Thank you for your comments. They will be added to the public record.

Bob Bugert

Chelan County Commissioner, District 2

Office: 509-667-6215

Mobile: 509-630-4480

From: Annette Mueller <annette.muellers@gmail.com>
Sent: Saturday, April 11, 2020 9:35 AM
To: Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>
Subject: Fwd: Oppose New Mega Resort at Mission Ridge

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

Dear Community Leaders,

We are writing to ask that you deny the proposal by Tamarack Saddle to create a mega resort on Mission Ridge. This proposal clearly has only the real estate developers interests in mind. The original rumor of expansion discussed more runs, more and faster lifts, and a bigger lodge.

This proposal however just creates a mini city on the ridge, which would benefit only those from out of town and take away all the benefits of a small town hill we all love, and the reasons people come from the Westside to ski here.

Please don't allow this real estate development to take over our ski hill, instead look for alternate ways to improve Mission Ridge without losing what makes it so special.

Sincerely,

Annette & Mike Mueller

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[Annette Mueller](#)

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[Annette Mueller](#)

From: [Kevin Overbay](#)
To: [Annette Mueller](#)
Cc: [RJ Lott](#)
Subject: RE: Oppose New Mega Resort at Mission Ridge
Date: Monday, April 13, 2020 8:17:33 AM

Annette, thank you for taking the time to share your email. I will forward this to our Community Development Department so it can be included as part of the record.

Stay well,

Kevin

Kevin Overbay
Chelan County Commissioner, District 1
Office: (509) 667-6218
Cellular: (509) 630-3263

From: Annette Mueller <annette.muellers@gmail.com>
Sent: Saturday, April 11, 2020 9:33 AM
To: Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: Oppose New Mega Resort at Mission Ridge

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

Dear Community Leaders,

We are writing to ask that you deny the proposal by Tamarack Saddle to create a mega resort on Mission Ridge. This proposal clearly has only the real estate developers interests in mind. The original rumor of expansion discussed more runs, more and faster lifts, and a bigger lodge.

This proposal however just creates a mini city on the ridge, which would benefit only those from out of town and take away all the benefits of a small town hill we all love, and the reasons people come from the Westside to ski here.

Please don't allow this real estate development to take over our ski hill, instead look for alternate ways to improve Mission Ridge without losing what makes it so special.

Sincerely,

Annette & Mike Mueller

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[Annette Mueller](#)

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[Annette Mueller](#)

From: [Daniel Green](#)
To: [RJ Lott](#)
Subject: Support for Mission Ridge Expansion Plan
Date: Friday, March 27, 2020 8:04:47 AM

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

Good day, Mr. Lott.

I am contacting you to express my support for the Mission Ridge Ski Resort expansion plan. This is a great opportunity to expand the access to recreation for the citizens of Wenatchee, Chelan County and the State of Washington. Please pass the necessary permits to allow this project to proceed.

Thanks,

Dan Green

1600 S 240th St

Des Moines, WA 98198

206-227-4947

From: [Jeff Geers](#)
To: [RJ Lott](#)
Subject: Support for Mission Ridge Expansion
Date: Tuesday, March 24, 2020 2:49:03 PM

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

As a part time Chelan County resident (8921 Icicle Road, Leavenworth), I want to express my enthusiastic support for the Expansion of Mission Ridge. My family loves skiing at MR but they really need to improve and expand their offerings to be competitive with other Washington state resorts. I think the addition of overnight lodging options will be incredible for MR, Wenatchee and Chelan County in general.

As a Developer, I think this project will be really successful and would not hesitate at all to invest in it. The owners have been really thoughtful about their plans to build out the project and I wish them nothing but the best of success on it.

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From: [tim zanol](#)
To: [RJ Lott](#)
Subject: support letter for mission Ridge Expansion
Date: Wednesday, March 25, 2020 12:17:38 PM

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

I am writing in support of the Mission Ridge expansion project. The expansion would greatly benefit the Wenatchee Valley and surrounding areas because of increased skier visits. It would also increase the job potential in the area. There would be increased tax revenues to the local municipalities. I wholeheartedly support the expansion of Mission Ridge. The existing Mission Ridge Ski & Board Resort has been a part of the Wenatchee Valley Community for over 50 years. The Mission Ridge Expansion will provide new recreational opportunities for local and visiting outdoor enthusiasts that the current resort is unable to offer due to site limitations. This includes:

- Improved access and terrain for beginning skiers
- Nordic skiing and snowshoe trails and improved backcountry access
- Overnight accommodations
- Non-skiing activities to engage the whole family, such as hiking and biking trails
- Commercial uses such as shops, restaurants, and entertainment for the entire family
- Of the 502 acres, 70% will be left as open space; reports have been provided to the county to show that any adverse impacts to the environment are adequately mitigated.
- This project will create jobs, boost our local economy, and improve the quality of life for locals.
- The long term sustainability of Mission Ridge will be secure with the approval of this expansion.
- Outdoor recreationalists of all types will benefit with improvements to access and updates to the existing ski area infrastructure.
- The Mission Ridge Expansion Master Plan Resort meets all the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort.

Tim Zanol
1737 Windsor Ct
Wenatchee WA 98801

tim

From: [Christopher Neuberger](#)
To: [RJ Lott](#)
Subject: Support of Mission Ridge
Date: Sunday, April 5, 2020 6:39:57 AM

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

To whom it may concern,

I would like to voice my support for the Mission Ridge expansion project. I believe the being the only destination ski resort in the PNW would creat huge economic opportunities for the entire Wenatchee Valley.

I am super excited to see how this will positively affect our beloved community.

Thank you!

Chris Neuberger

206.488.7636
fitbychris@gmail.com
www.facebook.com/fitbychris

From: [George, Todd](#)
To: [RJ Lott](#)
Subject: Supporting Mission Ridge expansion
Date: Monday, March 30, 2020 9:59:28 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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

March 30, 2020

Attn: R.J. Lott, Planning Manager
Chelan County Dept. of Community Development
316 Washington St. Suite 301
Wenatchee, WA 98801

Dear R.J. Lott,

I am writing to fully support the Mission Ridge Expansion Project. As a Wenatchee Valley resident and skier, I believe that the existing Mission Ridge Ski & Board Resort is an important economic driver to our county, and communities within it. The expansion is long overdue and will benefit our Valley by promoting tourism, recreation, and creating jobs to improve the quality of life for locals.

I'm excited about the elements of the Expansion Project, including: nordic skiing and snowshoe trails, much-needed overnight accommodations, and non-skiing activities that encourage families to recreate in our beautiful outdoors. Most importantly, the Mission Ridge Expansion Master Plan Resort meets the general requirements as outlined in Chelan County Code 11.89.040 for a Master Planned Resort. It's also taking an approach that leaves 70% of the 502 total acres as open space.

I fully support the Mission Ridge Expansion Project to keep our local ski resort a sustainable operation for generations to come, while preserving open space. Thank you for your time and consideration.

Sincerely,

Todd George
4195 Crestview
Wenatchee Wa



TODD GEORGE
VP of Production
Office 509-665-4379 x1230 **Mobile** 509-669-9853
Email Todd.George@Stemilt.com
Address 123 Ohme Garden Rd Wenatchee, Washington 98801

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