

From: Camie Anderson
Sent: Tuesday, September 08, 2020 7:01 AM
To: office@shockeyplanning.com; Reid Shockey
Subject: FW: CCFD1 DS EIS Tamarack Saddle - Mission Ridge Expansion
Attachments: SEPA DS Comment Letter_Mission Ridge_05.26.2020.pdf

Camie Anderson
Senior Associate
Shockey Planning Group
Phone: 425.258.9308
Cell: 425.268.2774

From: Mike Kaputa [mailto:Mike.Kaputa@CO.CHELAN.WA.US]
Sent: Monday, September 07, 2020 8:16 AM
To: Camie Anderson
Subject: FW: CCFD1 DS EIS Tamarack Saddle - Mission Ridge Expansion

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Wednesday, June 3, 2020 5:12 PM
To: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: FW: CCFD1 DS EIS Tamarack Saddle - Mission Ridge Expansion

From: Brian Brett <bbrett@chelancountyfire.com>
Sent: Wednesday, June 3, 2020 4:49 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>; RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: CCFD1 DS EIS Tamarack Saddle - Mission Ridge Expansion

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

Greetings Mike and RJ,

Attached is the Fire Districts comments.

Sincerely,

Brian Brett
Fire Chief
Chelan County Fire District #1
(509) 662-4734

(509) 860-3275

June 3, 2020

VIA EMAIL AND REGULAR MAIL

Mike.kaputa@co.chelan.wa.us

Chelan County Natural Resources Department
ATTN: Michael Kaputa, Director
411 Washington Street, Suite 201,
Wenatchee, WA 98801

**RE: Comments on Mission Ridge Determination of Significance and Request for
Comments on Scope of an Environmental Impact Statement**
Project File No.: MPR 2018-128
Project Location: 6865 Forest Ridge Drive, Wenatchee, WA 98801
Assessor's Parcel Numbers: 21-20-19-000-000 and 21-20-30-100-050
Applicant/Owner: Tamarack Saddle, LLC, Attn: Larry Scrivanich

Dear Mr. Kaputa:

Thank you for the opportunity to provide comments on the Determination of Significance ("DS") and scope of review for the Environmental Impact Statement ("EIS") for the Mission Ridge Master Plan Resort Expansion Project (the "Project").

Chelan County Fire District No. 1 (the "District") previously provided comments on the Notice of Application for the Project, and the District incorporates by reference that comment letter dated March 30, 2020 as comments on the DS and scope of EIS. A copy of the March 30th comment letter is attached hereto as ***Exhibit A***. This comment letter is submitted to satisfy any exhaustion of administrative remedies requirements that may apply and preserve the District's administrative appeal rights.

As requested by the District in the March 30th comment letter, the DS includes a scoping topic related to basic life-support and fire protection services impacts resulting from the Project. The District appreciates the County and Applicant taking a close look at these probable impacts in order to ensure adequate basic life-support and fire protection services are provided for this Project, and that any impacts are mitigated below a level of significance. The District is willing to meet with the County and/or Applicant to discuss the impacts and mitigation measures to be analyzed in the EIS.

Please feel free to contact me at your convenience when the County and/or Applicant want to discuss the EIS scoping for basic life-support and fire protection services for the Project.

Sincerely,

CHELAN COUNTY FIRE DISTRICT NO. 1

Brian D. Brett

Fire Chief Brian Brett

March 30, 2020

VIA EMAIL AND REGULAR MAIL

RJ.Lott@co.chelan.wa.us

Chelan County Department of Community Development
ATTN: RJ Lott, Planning Manager
316 Washington St., Suite 301
Wenatchee, WA 98801

RE: Comments to Notice of Amended Application and Environmental Review
Project File No.: MPR 2018-128
Project Location: 6865 Forest Ridge Drive, Wenatchee, WA 98801
Assessor's Parcel Numbers: 21-20-19-000-000 and 21-20-30-100-050
Applicant/Owner: Tamarack Saddle, LLC, Attn: Larry Scrivanich

Dear Mr. Lott:

Thank you for the opportunity to provide comments on the proposed Master Planned Resort for the Mission Ridge Expansion Project (the "Project"). Due to the national COVID-19 health crisis¹, Chelan County Fire District No. 1 (the "District") has not had adequate time to review the amended application materials and prepare detailed comments on the impacts of the Project and the District's ability to provide fire protection and Basic Life Support (BLS) services to the Project, its residents, guests and employees. As commenting and review of a Master Planned Resort facility is not an essential activity under the Governor's Proclamation, Chelan County (the "County") Community Development staff should extend the comment period or provide an additional comment period. I understand that the comment period has been extended fourteen (14) additional days and the District anticipates providing further comments to supplement this letter. Without limiting the opportunity for the District to further comment on this Project, the District's comments are discussed in this letter.

The Developer Tamarack Saddle, LLC ("Developer") plans to develop the Project on real property commonly known as 6865 Forest Ridge Drive, Wenatchee, WA 98801 (identified as Assessor's Parcel Numbers: 21-20-19-000-000 and 21-20-30-100-050) (the "Expansion Area"). The Project envisions the creation of a ski resort and village with over 600 condominium and townhome units, 275 single family homes, 80 employee housing units, and 110,000 square feet of commercial and retail space.² The Expansion Area is not currently part of the jurisdiction or service area of the District. With the proposed new urban density development, there are corresponding increased demands for urban level emergency medical and fire response

¹ See Governor Inslee's Stay Home Stay Healthy Proclamation No. 20-25 issued February 29, 2020 ("Governor's Proclamation").

² The Mission Ridge Expansion Master Planned Resort Overlay and Development Agreement Application, dated January 17, 2020, pg. 5.

services. The Expansion Area is particularly demanding on District services, capital, and personnel because it creates new urban level density in a remote location that is accessible only by a single road and exposed to forest fires.

The District is not anti-growth; however, development that adversely affects the ability of the District to timely respond to calls for service within the current boundaries must be mitigated. The Project will increase demands on- and utilization of- the District's facilities, apparatus and equipment. More significant than the increased demands on the District's capital facilities, apparatus and equipment, are the increased demands on District staffing and volunteers caused by an unmitigated Project. Such an unmitigated increase in service level demands will cause a significant adverse impact to the District's existing residents and businesses.

One of the limiting factors of identifying appropriate mitigation at this time is the lack of adequate information in the application materials and State Environmental Policy Act ("SEPA") Checklist regarding the impacts of the Project on the District's fire response and BLS services. The Developer's application materials lack any analysis of how it will mitigate the impacts the Project on existing District levels of service and Delivery Standards ("LOS"). The District's Delivery Standards Policy, Article 1, Policy 7 denotes the standard applicable for this area as a response time of *8 minutes* or less for 90% of the incidents. With a full first alarm assignment for fire suppression - *10 minutes* for 90% of the incidents (3 engines, 1 ladder truck, 1 chief). As well as, an Incident Management Team of at least an IC, 1-Division/group Supervisor and 1 safety officer – within *15 minutes* for 90% of the warranted incidents. (i.e. working structure fires, wildland fires, rescues, hazardous material incidents.) These standards cannot be met by the District's existing apparatus, facilities, and staffing.

The Developer's SEPA Checklist states, without any analysis, that existing tax revenue will cover the increased service demands. The materials provided from the Developer, however, does not address the significant initial investment of extending services to the Expansion Area. As part of the SEPA and other regulatory processes, including annexation, the Developer must demonstrate that the Project is adequately served by fire response and BLS services. A more comprehensive analysis must be prepared for the County to be able to conduct an adequate review of the Project's impacts and prior to the County SEPA Responsible Official preparing a SEPA threshold determination.

I. DISTRICT BACKGROUND

The District was formed in 1943 to provide fire protection services to the unincorporated areas outside the City of Wenatchee. The District was the first fire district formed in Chelan County. In 1986, the Board of Fire Commissioners for Chelan County Fire District 2 (Malaga/Three Lakes) had reached a point in their operation where they were faced with growing challenges and fiscal demands to keep apparatus equipment current and well maintained. After evaluating several options, the Board of Fire Commissioners voted to merge with the District.

In 2015, the citizens in the District and the City of Wenatchee voted to combine their fire services. The District now protects over 70 square miles operating out of 4 fire stations staffed with full time paid career firefighter personnel 24 hours a day and 2 additional fire stations staffed by its volunteers. Volunteerism has seen a substantial decline nationally and the District has experienced this decline over the past 10 years. The District currently has a FEMA Grant funding a Volunteer Recruitment/Retention Coordinator. We are optimistic this position will obtain/retain a core of volunteers. A goal of the District, to serve areas outside the urban demand zone, is to have 5 volunteer stations serving the Wenatchee Heights, Mission Ridge,

Stemilt Basin, Malaga and the Colockum. The District currently has 2 volunteers for this entire area.

The District is an all-risk fire department. It currently responds to approximately 3,000 calls/emergencies each year and provides service to over 44,000 residents. The District responds to all types of emergencies including structure fires, wildland fires, vehicle fires, hazardous material spills, and emergency medical calls.

II. COMMENTS

A. ANNEXATION REQUIRED OR EMS AND FIRE PROTECTION SERVICE AGREEMENT IN LIEU OF ANNEXATION

The Project is located outside of and six (6) miles from the District's Boundaries. At the moment, there is no agreement in place between the District and Developer to serve the Project.³ Prior to approval, the District must annex the Expansion Area or the Developer must enter into an agreement with the District to assure adequate fire protection and BLS services are in place to serve the Project.⁴

As the Expansion Area is currently a "no-man's land", not served by any fire district, annexation or a service agreement with the District is a necessary condition of Project approval.⁵ At this time, the Developer has not yet submitted a petition for annexation or engaged in any substantial negotiations with the District for a service agreement.

B. CONCURRENCY REQUIREMENTS

The Growth Management Act (GMA) in RCW 36.70A requires that public facilities are in place or planned for at the time of development approval.⁶ The Chelan County Code ("CCC") 11.88.020(1) requires that no development permit may be approved without a written finding that "providers of Fire...protection serving the development have issued a letter that adequate capacity exists or arrangements have been made to provide adequate services for the development, concurrently with the demand for such services and facilities."⁷ The District has not issued any concurrency finding for fire protection and BLS services for the Project.

C. MASTER PLANNED RESORT DEVELOPMENT STANDARDS

The Development Standards required for Master Planned Resorts ("MPR") require the Developer to bear the costs related to governmental service extensions and capacity increases generated by development.⁸ These governmental service extensions include fire protection and BLS services. The Developer must also include in its MPR application an inventory of the

³ The District serves the Mission Ridge Ski Area pursuant to a contractual agreement.

⁴ Chapter 52.04 RCW.

⁵ Chelan County Code ("CCC") 11.89.050(10).

⁶ See RCW 36.70A.020(12).

⁷ See *Whatcom County Fire District No. 21 v. Whatcom County*, 171 Wn.2d 421 (2011), where the Washington Supreme Court rescinded the approvals of the development based on the lack of the required finding of concurrency under the Whatcom County that contained the identical language as in CCC 11.88.020(1).

⁸ CCC 11.89.050(10)

location and capacity of all existing capital facilities, including among other things, fire protection and other emergency services.⁹ The Developer has not done this.

Beyond the Developer's statement that it will coordinate with the District and will seek an annexation, the application materials submitted do not include an inventory of capital facilities or the requisite details about how the Developer intends to ensure that adequate fire protection and BLS services are extended to the Project.¹⁰ The Developer has not yet engaged the District in the detailed discussions that would produce this analysis. The District expected that the Developer would involve the District in a more substantive manner at this stage of the planning process as required by the County Code and development standards.

C. MITIGATION AGREEMENT / SEPA CONDITIONS

It is critical, and fundamentally a necessary part of the SEPA review process, that the County specifically address significant impacts of the Project as it affects the District and its resources. The SEPA Checklist requires the Developer to address public services, which include fire protection, fire suppression and emergency medical response.¹¹

The Developer has provided plans regarding mitigation measures it will take in the design and construction of the Project in order to comply with the International Fire Code ("IFC"), other applicable fire protection standards, and some, but not all provisions of the County Code. The SEPA Checklist and application materials do not adequately address how the Project will mitigate the increased demands that the Project will have on existing District fire protection and BLS services. The SEPA Checklist and application materials also do not address the new facilities and apparatus that the District will need to acquire to serve the Expansion Area. As such, the SEPA Checklist and application materials, as currently presented, are inadequate and do not meet the standards required by County Code or State law.

The County's SEPA Responsible Official must ensure through its environmental review processes that provisions for safety, fire and medical emergency responses are thoroughly reviewed and addressed. The SEPA process requires the Developer to fully analyze the impacts of its Project or to evaluate those impacts' significance, along with any mitigation measures necessary to ensure that the Project minimizes such impacts for the occupants of such facilities, the existing community, the District, and emergency responders. Such analysis must include, at a minimum, the following:

- Analysis of the District's ability to provide fire and emergency response to the Project – including the new lodge space, condominiums, townhomes, duplexes, single-family detached homes, commercial shops, restaurants, and entertainment facilities therein – in the event of a catastrophic event, be it fire, earthquake or other disaster;
- The capital and operational requirements for service to the Project;
- A review of the District's ability to meet the level of service requirements, including fire response and BLS response, not only to the Project but to all residents and taxpayers of the District after development for the Project is complete; and

⁹ CCC 11.89.080(1)(H)

¹⁰ See SEPA Checklist at Pgs. 6, 21, 27-28.

¹¹ WAC 197-11-960 (15).

- The appropriate mitigation measures.

The District is encouraged by the Developer's statement in the SEPA Checklist that it will coordinate with the District to ensure necessary facilities and services are in place for the Project as required by the County Comprehensive Plan Policy LU 13.6 and Chapter 11.89 CCC, and that it intends to petition the District for annexation. But other than an expression to coordinate, the SEPA Checklist does not provide many details about extending the District's services to the Expansion Area.

The SEPA Checklist fails to discuss the need to increase facilities except that a possible location for a future fire station was identified on a site plan. However, Page 9a of the Resort Base and Real Estate Schematic shows the District sharing the location of the fire station with a Ski Maintenance Facility, which the District cannot accept as it does not incorporate the minimum facilities required by the District. The location of the proposed fire station is just one example of why the Developer must engage in more substantive discussions with the District to address these shortcomings in the SEPA Checklist and current application materials with respect to EMS and fire protection services.

The Developer's Fire Protection Plan implies that the District has multiple apparatus in seven (7) stations to support fire protection at the Project.¹² But the District cannot feasibly serve the Expansion area from any of its existing stations (note the Plan is in error as the District only has six stations). The nearest station is the Fire Station 14 located approximately 6.7 miles from the Project. But this station is not equipped to serve the Project.¹³ The nearest station with the capacity to respond to Mission Ridge is Fire Station 13 located approximately 11.1 miles from the Expansion Area. Response from this station to Mission Ridge would take at a minimum 20 minutes – far outside the District's Delivery Standards for acceptable response times. Moreover, responding to calls at the Expansion Area would increase wear-and-tear on its current apparatus and equipment far in excess of the usage for which the District has planned. A response to a call for service at the remote location of the Project would significantly reduce the District's capacity to respond to calls in other areas of the District. The only solution for this Project is to have a dedicated fire station constructed in the Expansion Area.

The Developer indicated in its application materials that it will provide space for a new station; however, the Developer has not committed to paying for the costs to construct a new station. At a minimum, the new station must provide for sleeping quarters and space for three apparatus. A bare-bones station would cost in the range of \$1 million dollars. In addition to the facility, the District would require new apparatus for this station dedicated to serve the Project. This includes: one Type 1 Fire Engine (approximately \$670,000), one Brush Truck (approximately \$300,000), and one rescue squad (approximately \$200,000). As indicated above, none of the apparatus from the District's existing stations can be dedicated to this Project without significant adverse impacts on service levels within the current boundaries of the District. Equipping a new station dedicated to serving the Project would also require an initial investment of approximately \$100,000-\$150,000 for Personal Protective Equipment ("PPE") to outfit 14 firefighters, purchase office and living quarter furnishings, and other supplies required for the new station.

¹² Fire Protection Plan, Pg. 5.

¹³ Fire Station 14 was constructed as a two-bay station in the 1950s and is currently serviced entirely by volunteers. It would take too long for volunteers to respond to this station and then respond to the incident at Mission Ridge.

The Fire Protection Plan is in error where it indicates that the District has three helicopters to support fire protection at the Project.¹⁴ The District has one operational helicopter and is in the process of building a second, which are both intended to serve the current existing District – not the Expansion Area. If the Project increases the demand for helicopter protection, then the District would require additional mitigation as the expense of purchasing and operating a helicopter is significant. For example, the annual inspections on a single helicopter unit cost around \$100,000, which does not include operational, maintenance, and staffing costs that would be required for this single project.

In addition to a new station and additional apparatus and supplies, the District also requires volunteer and paid firefighters and EMTs to serve the Expansion Area. The application materials suggest the District will staff the station dedicated to serve the Project with volunteer firefighters. However, the Developer performed no analysis of how the District will recruit these volunteers or what contingencies the Developer has if the District cannot secure these volunteers. The District currently has little capacity to recruit and retain volunteers, which presents challenges, especially during the initial build-out of the Project.

Ensuring adequate firefighter and EMT personnel are available for the Project also impacts the Developer's bottom line as it influences insurance rates. Currently, there is no fire service for the Project, which would result in a Washington State Rating Bureau (WSRB) score of ten (10) – practically uninsurable. If the District can secure six (6) volunteers within a five (5) mile radius of the new station, along with the one career firefighter, then it would likely receive a community protection class (WSRB) score of five (5). It is incumbent on the Developer to notify its investors and lenders of this issue, not the District.

The need for the District and the Developer to engage in more detailed discussions and analysis of the potential significant adverse impacts of this Project may be best exemplified by considering recent fire activity in the Expansion Area. In 2012, the Wenatchee Complex Fire and Table Mountain Fire caused significant damage to this area. In that fire, the column of the fire collapsed right over the area including the Project, resulting in softball size flaming embers raining down on the Expansion Area. Even with the mitigation measures the Developer proposes for the Project, such an event could cause catastrophic property loss and significant life-safety threats. The entire District, as well as the Expansion Area, is classified as an embercast zone and the long history of serious wildfires must be considered in the analysis of adequate fire protection and BLS services for the Project. These are additional life-safety issues that must be addressed as part of the SEPA review.

The above approximations are conservative cost and personnel estimates for extending services to the Project. These considerations all require further analysis and should be part of the County's required actions during the SEPA review process. The future tax revenue from the Project will not offset the initial investment required to provide adequate facilities and staffing to service the Expansion Area. The District does not have sufficient funds to subsidize the Project's increased demands on its services. If the Developer does not engage with the District to create a detailed impact analysis prior to the threshold determination, the County must issue a Determination of Significance (DS) and require the Projects' impacts be addressed in an Environmental Impact Statement ("EIS").

¹⁴ Fire Protection Plan, Pg. 5.

III. SUMMARY

The District supports growth and new development, and it remains open to annexation of the Expansion Area. However, the District requires proportional mitigation, whether voluntarily or as conditions on the Project, in order to prevent significant adverse impacts to its fire protection and BLS services.

The District desires to meet with the Developer to analyze the impacts and costs of extending services to the Expansion Area. In this current state of emergency, the District's resources are substantially committed to responding to the COVID-19 pandemic. As noted at the outset, the District considers the review and processing of the Project Application as non-essential under the Governor's Proclamation. However, the District invites the Developer, and if desired, County planning staff, to coordinate a meeting subject to the social distancing measures mandated by the Governor's Proclamation and outline how to scope and proceed with the necessary analysis of the Project's impacts and necessary mitigation at a time that does not compromise the District's response to the COVID-19 emergency.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

CHELAN COUNTY FIRE DISTRICT NO. 1

Brian D. Brett

Fire Chief Brian Brett

Cc: Tamarack Saddle, LLC, Attn: Larry Scrivanich
Josh Jorgenson, Mission Ridge Ski Resort
Matt Paxton / Tim Schermetzler, Chmelik Sitkin & Davis, P.S.

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

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

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

Thank you,

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





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

June 9, 2020

RJ Lott
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee, WA 98801

Re: MPR2018-128

Dear RJ Lott:

Thank you for the opportunity to comment on the scope of the Environmental Impact Statement for Master Planned Resort expansion to the existing Mission Ridge Planned Development. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Wendy Neet** at the Dept. of Ecology, 509-545-7277 or wendy.neet@ecy.wa.gov, with questions about this permit.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
509-575-2012
crosepa@ecy.wa.gov

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

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

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

Mike,

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

Eric

Eric Pentico
Washington Department of Fish and Wildlife
Habitat Biologist
Region 2 Office – Ephrata, WA
Office: (509) 754-4624 ext. 215
Cell : (509) 630-2729
Email : eric.pentico@dfw.wa.gov
Work Schedule: Mon.-Thurs - 6:30 a.m to 8:00 a.m. email and cellular phone
8:00 a.m. - 5:00 p.m. office hours



State of Washington
Department of Fish and Wildlife

Mailing Address: 1550 Alder St. NW, Ephrata, WA 98823
Main Office Location: Natural Resources Building, 1111 Washington Street SE, Olympia, WA

June 12, 2020

Chelan County Natural Resources Department
Attention: Mike Kaputa
411 Washington St., Suite 201
Wenatchee, WA 98801

Re: WDFW Comments on the Scope of the EIS for the Mission Ridge Master Planned Resort
Expansion, Chelan County File No. MPR2018-128

Dear Mr. Kaputa:

On May 18, 2020, the Washington Department of Fish and Wildlife (WDFW) received notice from the Chelan County Community Development Department (Chelan County) that a Determination of Significance (DS) has been made on the proposed Master Planned Resort (MPR) Expansion to the existing Mission Ridge Planned Development (file ZC-366 approved through Resolution 87-77, as modified by Resolution 88-104 and 95-152). WDFW's mission mandates that WDFW "preserve, protect and perpetuate fish, wildlife and ecosystems while providing sustainable fish and wildlife recreational and commercial opportunities." The Mission Ridge MPR expansion proposal was reviewed by WDFW for potential impacts to fish, wildlife and their habitats, as well as possible impacts to recreational opportunities, according to its mission. WDFW supports including within the scope of the EIS, the specific areas for discussion identified by the lead agency, Chelan County, and listed on the DS and Request for Comments document.

WDFW has previously submitted two comment letters to Chelan County regarding Mission Ridge MPR expansion proposal:

WDFW Comments on the Mission Ridge Master Planned Resort Notice of Application;
Chelan County File No. MPR2018-128, submitted October 30, 2018.

WDFW Comments on the Master Planned Resort Expansion to the Mission Ridge
Planned Development; Chelan County File No. MPR2018-128, submitted April 9, 2020.

For the purposes of this EIS scoping, we ask that the issues raised and questions submitted by WDFW in our October 2018 and April 2020 comment letters be addressed in the environmental analysis of the Project proposal as described in the most current State Environmental Policy Act (SEPA) checklist (January 17, 2020, amended). WDFW supports the more comprehensive scope of environmental analysis which allows for inclusion of offsite improvements related to the project development. We ask that the following additional issues and questions be addressed as part of the environmental analysis for the expanded project footprint as described in this EIS scoping announcement.

Mission Ridge Master Planned Resort Planned Development
WDFW Comments on Scope of the EIS to Chelan County Natural Resources Department

Under the scope of the EIS, the surveys and analysis that have been conducted for the smaller project footprint should be conducted for the larger project footprint described in the EIS scoping announcement. Specifically, verification of stream typing for watercourses within the expanded project impact footprint should be conducted consistent with the Department of Natural Resource Forest Practices Board Manual, Chapter 13. A wetland survey should be conducted within the expanded project impact footprint to include wetland delineation and typing consistent with the Washington State Wetland Rating System for Eastern WA Wetlands (2014). Consistent with Chelan County ordinance Chapter 11.80, a wetland report and mitigation plan for wetland habitats is required, identifying potential impacts and mitigation required as a result of the project proposal.

Botany surveys were conducted on U.S. Forest Service (USFS) and WDFW owned property as part of previous project proposal submissions. Botany surveys should be conducted additionally, for listed and sensitive plant species and their habitats on all lands within the affected area of the project expansion where potential habitat is identified. A report should be provided describing the survey methods, lands surveyed, findings, and actions required to avoid, minimize, and compensate for unavoidable impacts.

The Stemilt-Squilchuck watershed is home to an abundant number of wildlife species, including species listed or proposed for listing with the federal Endangered Species Act (ESA) that could potentially be present on the parcels proposed for use by the project expansion. Various other Washington State species utilize the area, including Rocky Mountain elk (*Cervus elaphus*) and mule deer (*Odocoileus hemionus*), which are designated as priority species under WDFW's Priority Habitat and Species (PHS) program. Information provided in the USFS Environmental Assessment (EA, Mission Ridge Expansion Project; Draft Environmental Assessment, Okanogan Wenatchee National Forest, 2020) indicates there will be some level of unmitigated impacts to elk and mule deer habitat on federal, state, and private lands within the affected area of the proposed project expansion area. The EA states there will be 19 acres of unmitigated impacts to elk and mule deer habitat on federal lands (pgs. 167, 174, 176), 185 acres of unmitigated impacts to elk and mule deer habitat on state lands (pgs. 167, 175, 176), and 524 acres of unmitigated impacts to elk and mule deer habitat on private lands (pgs. 167, 175, 176). Consistent with Chelan County ordinance 11.78.100, a Habitat Management and Mitigation Plan (HMMP) is required as part of this project proposal. The HMMP must identify how impacts from the project proposal will be mitigated, for the entire project footprint described in the EIS scoping project description.

In addition to the direct habitat impacts to PHS species and their habitats, WDFW has concerns about maintaining the permeability of the landscape to wildlife. WDFW also has concerns related to the certainty of an increase in human-wildlife conflict associated with the proposed increased, year-round human presence on the lands affected by the MPR proposed expansion. WDFW requests that the environmental analysis explore mechanisms for dealing with these human-wildlife conflicts. Recommended mitigation actions should include property covenants that prohibit the construction of fences or stipulates fencing designs that maintain landscape permeability for wildlife. Covenants should also include a "hold harmless" clause, acknowledging the responsibility and costs of responding to human-wildlife conflicts are the responsibility of the homeowners.

Mission Ridge Master Planned Resort Planned Development
WDFW Comments on Scope of the EIS to Chelan County Natural Resources Department

The Project expansion proposes significant development, including 275 homes, 621 condos, townhomes, and duplexes, 110,000 square feet of commercial space, a 57 room lodge, access roads, chair lifts, summer concert venue, parking lots, new ski runs, new Nordic skiing and snowshoe trails, a winter snow play area, and a 4.9 million gallon reservoir. The Project will dramatically increase water demand within the project expansion area; WDFW is concerned about what impacts to fish and wildlife might result from this increase in water demand and requests that the issue be addressed in the environmental analysis. At a minimum, the scope of the EIS must evaluate the impacts of additional water demand on surface water conditions and the associated habitats. Also, please address how pumping water from the high elevation aquifer will affect flows and aquatic habitat and species in Squilchuck Creek and in other surface waters within the project expansion area. In the SEPA checklist (2020, pp. 11-30), the applicant states that, "The final quantity of water needed for domestic use is not known at this time and will be determined in consultation with the Department of Health." To fully mitigate for potential impacts of water use on aquatic species and habitats as a result of project development, an estimate of water availability and an analysis of effects related to water demand must be available. Please address the issue of impacts to water availability and supply within the affected areas as a result of the project proposal, including measures to avoid, minimize, and compensate for unavoidable impacts.

Application materials submitted by the project applicant do not provide details for wastewater disposal for this development on immediate and surrounding lands. The SEPA checklist (pg. 12 of 30) states, "Disposal of wastewater from Large On-Site Sewage (LOSS) systems is permitted through Washington State Department of Health (WADOH) and requires a hydrogeological analysis to protect groundwater." WDFW understands, the sewage system will site wastewater drain fields throughout the MPR Overlay District. WDFW is concerned about the potential for adverse impacts to surface water and groundwater quality, impacting fish and wildlife resources. Please address this concern within the scope of the EIS. Additional information should provide details about how the requirements for wastewater disposal will meet the standards for the Chelan-Douglas Health District and Washington State Department of Health.

This project proposal will increase stormwater runoff and have potential to negatively impact water quality. Removal of vegetation and replacement with impervious surfaces such as asphalt, concrete, and buildings decrease water infiltration rates and increase surface water run-off. WDFW is concerned that the increase in impervious surfaces will create a source of pollution for surface waters and groundwater, both on-site and off-site, negatively impacting fish and wildlife resources. Application materials state, "runoff flows and volumes are unknown at this time, but it is anticipated that the project will utilize onsite infiltration and dispersion to achieve water quality and flow control standards," (SEPA checklist, pg. 12 of 30). WDFW requests that the project proposal address WDFW's concern regarding increased stormwater runoff and potential impacts to fish and wildlife resources, including actions to avoid, minimize, and compensate for unavoidable adverse impacts.

Project expansion will introduce significant noise and activity into a relatively undisturbed area that is currently forested and provides valuable habitat for wildlife. Construction noise will have an impact on fish and wildlife resources within the affected area. An increase in noise and activity will result from the residential and commercial developments and from year-round use

Mission Ridge Master Planned Resort Planned Development
WDFW Comments on Scope of the EIS to Chelan County Natural Resources Department

of the facilities and developed recreational opportunities. Increased disturbance will be introduced into the area by an increase in traffic, hikers, biking, dogs, music, outdoor events, large gatherings, motorized bikes, and other mechanized equipment like e-bikes. As an example, noise disturbance can affect ungulates by causing them to alter their movements (e.g. bedding down/hiding instead of foraging, attempting to avoid noise by venturing farther away or to potentially poorer quality habitat to forage, etc.). WDFW is concerned that this project as proposed will cause additional impacts during those times of year when nutritional stress and vulnerability to predation are at their highest. Please address the potential effect of noise disturbance on wildlife within the scope of this environmental analysis, including actions to mitigate for adverse impacts.

WDFW is concerned that the proposed development and operations and that the assessment of impacts may not adequately address and mitigate for future conditions under climate change projections. "Projected changes in Washington State due to climate change include warmer temperatures, heavier rains, less snow and melting earlier in the year, streamflows with higher highs (indicating flooding) and lower lows (indicating lower streamflows in the late summer), and ongoing natural variability. In Chelan County, we can expect warmer winters to impact snowpack, particularly at lower elevations, and increasing temperatures and duration of the snow-free season, exacerbates wildfire season in terms of both severity and length. Increased peak flows and decreased base flows in rivers impact in-stream flow, flood severity, and water use. We expect to see shifting species and ecosystems, changing pests and diseases, and increased invasive species and fires." (Chelan County Climate Resilience Community Conversation Summary, May 7, 2020). High elevation habitat, where the project expansion is proposed, serves as important terrestrial wildlife refuge habitat from intolerant high temperatures, as well as provides lower temperature water to downgradient streams. Under current conditions, there may be actions available that could avoid, minimize, and mitigate environmental impacts that would result from project development. However, with projected climate changes that are anticipated to occur into the future, WDFW is concerned that usual mitigation measures might be unable to adequately address adverse impacts as a result of climate change. Within the scope of the EIS, please address the issue of the effect of the MPR expansion project on the ability of the affected landscape to be resilient to changing climate conditions and to continue to support fish and wildlife resources at a sustainable level. The analysis should utilize the latest and best resource information available regarding climate change science, to analyze potential project impacts that may be problematic now given climate change predictions.

WDFW has concerns regarding the potential for cumulative effects of year-round recreation on elk use in the Stemilt-Squilchuck subbasins and how/if these impacts can be adequately avoided, minimized, or mitigated. As an example, it is well documented in scientific literature (Kantor, S., et al 2019; Becker, et al. Spring 2012; Rogala, J. K. et al., 2011; Morrison, J.R., et al. 1995; Gaines, W.L. et al., November 2003; Phillips, G.E. and Alldredge, A.W. 2000) that elk presence and use of the landscape is negatively impacted by recreational use. Based on the scientific literature, WDFW believes that it is reasonable to conclude that elk currently using the Stemilt and Squilchuck subbasins, both on-site and off-site the project site, will be affected by an increase in year-round recreational use of these areas; the extent of the effect is currently unknown. To address this concern, WDFW requests that the applicant build on the Elk Habitat Quality Assessment (supplement to the SEPA checklist, Aquatics, Wildlife and Botany Resources Report – updated December 2019, WA Conservation Science Institute, 2020) to

Mission Ridge Master Planned Resort Planned Development
WDFW Comments on Scope of the EIS to Chelan County Natural Resources Department

support an evaluation of the effects of the project proposal on elk use, productivity, and survival for the expanded project footprint as described in this EIS scoping announcement. The SEPA checklist (pg. 16 of 30) states, "The Applicant is working with experts to limit disturbance to elk calving, limit conflicts between wildlife and humans due to attractants such as garbage and retain open spaces and riparian areas", indicating a willingness to provide mitigation actions to avoid, minimize, and compensate for impacts. Given the scale and scope of this proposal, WDFW anticipates the need for continued monitoring, evaluation, reporting, and adaptive management to mitigate over time for unanticipated effects. WDFW recommends the scope of the EIS devise a mechanism to address this concern by developing an adaptive management plan with oversight in the form of a board or committee composed of applicant representatives, non-government entities, County, and State resource agencies, created to implement the adaptive management plan and provide oversight, or some other configuration that would provide the same functions.

Finally, WDFW has concerns that the Project will contribute to an increase in the unauthorized establishment and use of roads and trails on adjacent lands (personal communication, Colockum Wildlife Area Manager Pete Lopushinsky; EA, pg. 18, Table 1-1). Appendix B of the EA (Recreation (3), pg. 190) identifies monitoring, to include signage and regular patrols, as mitigation measures that can be implemented to reduce the effect of dispersed recreation and unauthorized development and use of trails and roads as a result of the Project development. To ensure effective mitigation for impacts of unauthorized trails and roads within the Project area and on all lands within the area affected by the MPR expansion proposal, WDFW recommends the scope of the EIS include the development of an adaptive management, monitoring, and rehabilitation plan (AMMRP) covering all lands within the expanded scope of this environmental review. The AMMRP should include measures to: (1) monitor for unauthorized recreation activities on adjacent lands; (2) reduce and eliminate unauthorized activities; (3) rehabilitate unauthorized trails and roads; and (4) report annually. The plan must encompass the entire project footprint that is described in the EIS scoping project description. A single AMMRP could be developed to also incorporate the elk monitoring, evaluation, reporting, and adaptive management needs recommended above. The implementation of this plan will require oversight from a board or committee, or some other configuration to provide the same function.

I am available to discuss our comments and answer questions. I can be contacted by phone (509-754-4624 ext. 215 office\509-630-2729 cell), or by email (eric.pentico@dfw.wa.gov).

Sincerely,

Eric D. Pentico

Eric Pentico
Region 2 Habitat Biologist

Mission Ridge Master Planned Resort Planned Development
WDFW Comments on Scope of the EIS to Chelan County Natural Resources Department

cc:

Andrew Murdoch, Region 2 Acting Regional Director
Mike Livingston, WDFW Region 3 Regional Director
Carmen Andonaegui, WDFW Region 2 Habitat Program Manager
Amanda Barg, WDFW Region 2 Assistant Habitat Program Manager
Matt Monda, WDFW Region 2 Wildlife Program Manager
Scott McCorquodale, WDFW Region 3 Wildlife Program Manager
Brock Hoenes, WDFW Deer and Elk Section Manager

References cited:

Becker, H.B.; Moi, C.M.; Maguire, T.J.; Atkins, R.; Gates, N.B. Spring 2012. Effects of Hikers and Boats on tule elk behavior in a national park wilderness area. *Human-Wildlife Interactions*. 6(1), 147-154.

Gaines, W.L.; Singleton, P.H.; Ross, R.C. November 2003. Assessing the Cumulative Effects of Linear Recreation Routes on Wildlife Habitats on the Okanogan and Wenatchee National Forests. United States Department of Agriculture, General Technical Report, PNW-GTR-586.

Kantor, S.; Johnson, B.; Wisdom, M. 2019. Seeking Ground Less Traveled: Elk Response to Recreation. United States Department of Agriculture, Issue 219.

Morrison, J.R.; de Vergie, W.J.; Alldredge, W.; Byrne, A.E.; Andree, W.W. 1995. The effects of ski area expansion on elk. *Wildlife Society Bulletin* 23(3):481-489.

Phillips, G.E.; Alldredge, A.W. 2000. Reproductive Success Of Elk Following Disturbance By Humans During Calving Season. *Journal of Wildlife Management*. 64(2):521-530.

Rogala, J.K.; Heeblewhite, M.; Whittington, J.; White, C.A.; Coleshill, J. 2011. Human Activity Differentially Redistributes Large Mammals in the Canadian Rockies National Parks. *Ecology and Society* 16(3), 16.

Climate Resilience Community Conversation, Chelan County, Summary. May 7, 2020.

Final Draft, FEIS (Final Environmental Impact Statement) for the Mission Ridge/Constellation Ridge Resort project, April 1986.

Mission Ridge Appendix A Historical SEPA Info. – Final Environmental Impact Statement, May 1, 1986.

Mission Ridge Expansion Project: Draft Environmental Analysis, Okanogan Wenatchee National Forest, February 2020.

Mission Ridge Master Planned Resort Planned Development
WDFW Comments on Scope of the EIS to Chelan County Natural Resources Department

WDFW Comments on the Mission Ridge Master Planned Resort Notice of Application;
Chelan County File No. MPR2018-128, submitted October 30, 2018.

WDFW Comments on the Master Planned Resort Expansion to the Mission Ridge
Planned Development; Chelan County File No. MPR2018-128, submitted April 9, 2020.



North Central Washington Audubon Society
P.O. Box 2934
Wenatchee, WA 98807
www.ncwaudubon.org

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

Re: Proposed Mission Ridge Expansion EIS

Dear Mr. Kaputa,

North Central Washington Audubon Society (NCWAS) is a local chapter of the National Audubon Society with approximately 500 members in Chelan, Douglas, Okanogan and Ferry Counties. We welcome Chelan County's determination that the Mission Ridge Expansion proposal will likely have significant adverse impacts on the environment, and wish to comment regarding what the required Environmental Impact Statement (EIS) should include.

We believe ALL of the specific areas for discussion identified in your Determination of Significance (DS) dated May 20, 2020, on this proposal must be included in the EIS. The DS listing includes most of the major concerns documented by NCWAS and others concerning water resources, wildfire risk, urban growth, traffic, and habitat loss. While some areas may be more important than others, taken together their aggregate impact seems very high. Additionally, we would like to see the following areas addressed in the EIS:

The proposal is inconsistent with the vision and guidance of long term community planning as guided by the Stemilt Partnership, the Stemilt-Squilchuck Community Vision Report, the Stemilt-Squilchuck Recreation Plan, the Chelan County Comprehensive Plan, the Our Valley Our Future (OVOF) Action Plan, WRIA 40A Watershed Plan, and the WRIA 40A Water Quality Analysis. It also appears to violate the Growth Management Act.

Analysis of impacts to sensitive species and site-specific mitigation options should include Whitebark Pine (*Pinus albicaulis*, a USFS sensitive species) and obligate bird species Clark's Nutcracker (*Nucifraga columbiana*).

Estimates for year round residency and use need more definition and analysis, as this type of use greatly increases impacts.

Impacts to nearby trails, public recreation and parking should be addressed.

Analysis of feasibility of using Large Onsite Septic System(s) should include the additional impact of at least 275 individual septic systems attached to private housing.

The economic/financial analysis of the cost of providing services to the project should detail Who Pays and How Much. If allowed designation as a Master Planned Resort (MPR), RCW 36.70A.360 requires all costs for facilities and utilities provided to the MPR be paid for by the resort.

The carbon footprint of the proposed development should be analyzed, and mitigation plans detailed for both construction and operation. Climate change forecasts should be included.

With respect to alternatives, the DS states that the EIS scope includes analysis of "Other reasonable alternatives for achieving the proposal's objective on the same site". Although the DS does not specify what those other reasonable alternatives are, and therefore we are unable to comment on them, we note that WAC 197-11-440(5)(b) states that reasonable alternatives "shall include actions that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation."

Because of the proposal's substantial direct impacts and location in an area with minimal existing development, indirect and cumulative impacts are likely to be significant and must be comprehensively addressed in the EIS (WAC 197-11-792(2)(c)).

Thank you for the opportunity to comment on what the EIS for this project should contain. As in our previous comments, NCWAS opposes the proposed expansion as currently envisioned, due to the enormous impacts it would bring to the basin. Investigation and analysis must be complete and thorough, and we request the process be given whatever time is necessary to get it right.

Sincerely,



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

W.E. DETERS
2777 NUMBER 1 CANYON
WENATCHEE, WA 98801



MIKE RAPOTA
DIRECTOR
CHELAN COUNTY NATURAL RESOURCES
411 WASHINGTON STREET SUITE 201
WENATCHEE, WA 98801

9880132854 C022



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

Possible duplicate....Mike

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

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

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

Attached is our letter containing comments on scope of the proposed Mission Ridge Expansion Environmental Impact Statement (EIS).

A signed copy has also been sent via regular mail.

Thank you for your consideration,

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

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

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

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

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

Beehive Irrigation District
Squilchuck Miller Water Users
Squilchuck Water Users
4593 Squilchuck Rd.
Wenatchee, WA 98801

June 04, 2020

To Mike Kaputa

Director Chelan County Natural Resources Department

411 Washington St. Ste. 201 Wenatchee WA 98801

From Directors – Beehive Miller Squilchuck Irrigation District

June 3 2020

Dear Mr. Kaputa,

We the Directors are responding to the Determination of Significance recently mailed to all owners of parcels in the Squilchuck drainage regarding the proposed expansion of the Mission Ridge Ski and Snowboard Resort.

While our primary concern is on the availability and quality of water in the drainage, as residents and growers in the drainage we also have concerns as outlined below.

2. Water – The water users in the drainage have rights to all the water in the Squilchuck drainage. As noted in our previous response, when the year gets dry we have to cut water usage to our users and supplement with water from the Beehive Reservoir. Since all runoff and ground water contributes ultimately to Squilchuck Cr. We believe that Mission Ridge should be required to import domestic water from the appropriate source – Chelan Co. PUD water.

We are also concerned that the proposed Large Onsite Septic System will potentially contaminate both surface runoff water and groundwater. While the land area of the proposal would appear to be sufficient on paper, the geology and terrain of the site would require that only a small fraction of the land would be suitable for a large septic system. Access to the solid waste management system must be considered.

3. Plants and animals- The District assisted the Stemilt Partnership in purchasing land in the near vicinity to secure habitat for wildlife including big game animals in the vicinity. The proposed expansion would open access to human encroachment in the area that would adversely affect plants and wildlife. Increased use of the area in winter when elk and mule deer are especially vulnerable would have a exponential impact on their habitat use. Humans are loud and messy. Animals are adverse to loud and messy.

Introduction of non-native and invasive plant species is probable as well as human cause deterioration of the native flora.

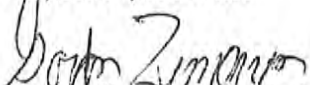
Beehive Irrigation District
Squilchuck Miller Water Users
Squilchuck Water Users
4593 Squilchuck Rd.
Wenatchee, WA 98801


June 04, 2020


2. 4. and 6. Power will have to be extended to the expansion area. Water will have to be extended to the expansion as well. Squilchuck and Mission Ridge Roads will see significantly more year round traffic affecting the arterial all the way to at least the west end of the Sellar Bridge, in particular the left turn lanes at the west end onto Mission St. If the proposal is approved, sewage, power and water distribution systems should be installed at the same time as improvements to S. Mission and Squilchuck roads. These improvements are likely to be subject to public funding by the citizens of the County and PUD subscribers.

The Squilchuck Basin is drastically overgrown in the forest areas. The huge influx of full and part-time residents exaggerates the potential for extreme forest fires. The Squilchuck watershed as well as homes and lives could quickly be destroyed.

Respectfully submitted


Gordon Zimmerman - President


Norm Gutzwiler - Vice-president


Terry Fitzpatrick - Secretary/Treasurer

From: Camie Anderson
Sent: Tuesday, September 08, 2020 7:02 AM
To: office@shockeyplanning.com; Reid Shockey
Subject: FW: El Sendero SEPA/EIS Scoping comments
Attachments: EL SENDERO EIS SCOPING COMMENTS - Final 2020-06-04.pdf

Camie Anderson
Senior Associate
Shockey Planning Group
Phone: 425.258.9308
Cell: 425.268.2774

From: Mike Kaputa [mailto:Mike.Kaputa@CO.CHELAN.WA.US]
Sent: Monday, September 07, 2020 8:17 AM
To: Camie Anderson
Subject: FW: El Sendero SEPA/EIS Scoping comments

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Friday, June 5, 2020 8:55 AM
To: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: FW: El Sendero SEPA/EIS Scoping comments

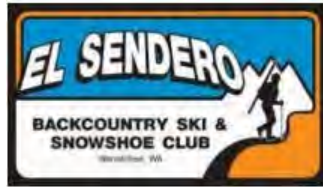
From: Gustav Bekker <gwbekker@gmail.com>
Sent: Thursday, June 4, 2020 7:28 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>; Bob Bugert <Bob.Bugert@CO.CHELAN.WA.US>; Doug England <Doug.England@CO.CHELAN.WA.US>; Kevin Overbay <Kevin.Overbay@CO.CHELAN.WA.US>
Subject: El Sendero SEPA/EIS Scoping comments

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

Hi Mike,
Attached is El Sendero's and Winter Wildlands Alliance comments on scoping for the Mission Ridge Development SEPA/EIS process. We feel the county should not select piecemeal individual impacts but consider the cumulative environmental impacts of the entire project as a whole. Please add these comments to the public record.
Thank you,

--
Gus Bekker
President

El Sendero Backcountry Ski and Snowshoe Club
Wenatchee, WA



June 4, 2020

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

RE: EIS Scoping Comments
Tamarack Saddle LLC Master Planned Resort

Dear Mr. Kaputa,

Thank you for the opportunity to provide comments on the Determination of Significance (DS) and the scope of issues to be examined in the Environmental Impact Statement for the proposed development adjacent to Mission Ridge.

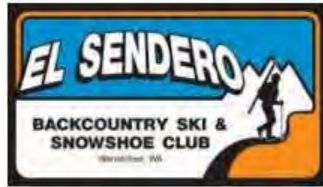
We support the DS and agree with the list of issues identified therein. However, we are concerned about County refinement of the list of issues pending scoping for the EIS. The purpose of the EIS is to examine those items that would have a significant impact on the environment. The environment should not be protected only by a popularity contest of comments the County receives. All issues identified as having a significant effect on the environment must be included in the scope of the EIS. In addition, the impact of this project is a collective of all of the individual impacts together. Individually, some issues may seem less significant, but taken as a whole, many small insults become intolerable. The public has already commented, and deletion of any issue from the EIS due to lack of public confirmation during the current comment period would be irresponsible. The County should incorporate and address all of the information and concerns received from the public during the March 2020 comment period into this EIS. In addition to the issues identified by the county in the DS, please include the following issues which were brought forward during scoping but are not included in the County issues list:

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

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

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

- a. The proposed development does not meet the requirements to be classified as an MPR. Chapter XIV. Master Planned Resorts, of the Land Use Element of the Comprehensive



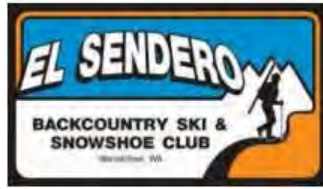
Plan indicates that Master Planned Resorts may be built outside of the UGA. However, Chapter XV. Goals and Policies for Master Planned Resorts, defines MPRs to be self-contained and consist of short-term visitor accommodation. They must provide affordable housing for employees when feasible, preserve the rural character or natural resource uses, and not primarily consist of single family or multi-family units. Additionally, permanent residential uses must support the on-site recreational nature of the resort.

The proposed development violates all of these requirements:

- **The development is not self-contained.** The project narrative section J. states that the development will rely on the County to provide fire, police and medical services. In addition, there is no grocery planned, nor any schools, and both water and electricity will be supplied from Wenatchee.
- **The development does not consist of short term visitor accommodations.** The primary component of the proposed development is long-term housing, namely 275 single-family residences and 621 multi-family units. These are not intended to be vacation homes, given that the TIA assumes all units are occupied year-round. Policy LU 13.5 of the Comprehensive Plan specifically states that “single-family or multi-family residential development shall not be the primary component of the MPRs.” While the Comprehensive Plan does make a provision for permanent residences, it requires that they support the on-site recreational nature of the resort. A full time permanent resident of the development, who works in Wenatchee, does not support the recreational nature of the resort. This person will be driving down the hill to work as skiers are driving up. They will be pulling out of their garage as day users are trying to find parking. The two uses are conflicting, not supportive.
- **The development does not consider affordable employee housing.** The intent of an MPR is to be self-contained such that employees would stay and live at the MPR. This requires employee housing. Section M. of the project narrative boasts 669 full time jobs yet the plan proposes only 80 employee beds in “dormitory style” and “open-concept” accommodations. Clearly, the development is not intended to be self-contained, and the majority of employees will be expected to commute from Wenatchee.
- **The development does not preserve the rural character or natural resource it uses.** The rural character of the Squilchuck valley would be forever changed by the increase in traffic brought by this development. It will also change the character of the ski hill. It will at least double the daily number of skiers on the hill yet the only new ski terrain will be beginner terrain at the development. More skiers on the same terrain creates longer lines, powder shortage, and more crowded ski runs. The development will completely transform the ski area from a friendly hometown hill to a dispassionate destination resort, altering both the rural character and the natural resource (an uncrowded skiing experience) that it uses.

The development clearly does not satisfy the requirements of a MPR under the Chelan County Comprehensive Plan, should not be classified as such,

- b. If allowed designation as MPR, RCW 36.70A.360 requires that all costs for facilities and utilities provided to the MPR be borne by the resort. **Costs** for infrastructure



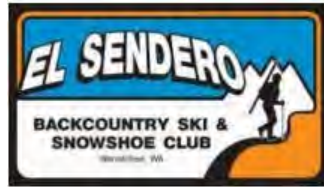
improvements to roads, water, electrical, and fiber supply, fire suppression, and emergency medical support, which are provided by service providers outside the resort, **must be fully borne by the resort.**

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

- **Urban development in the upper basin** in violation of the formative goal and core belief of the Stemilt Partnership and the Stemilt-Squilchuck Community Vision
- **Destruction of the rural character of the Squilchuck Valley** in violation of the vision statements of the Chelan County Comprehensive Plan
- **A strain on existing water rights and lack of protection for the water supply** in Squilchuck Creek in violation of both the Vision and the Land Use Element of the Chelan County Comprehensive Plan, WRIA 40A Watershed Plan, WRIA 40A Water Quality Assessment and the Stemilt-Squilchuck Community Vision Report
- **Creating road cuts and visual impacts** in violation of the section III of the Land Use Element of the Chelan County Comprehensive Plan
- **Residential development which requires urban services and utilities outside the urban growth boundary** in violation of the Section III of the Land Use Element of the Chelan County Comprehensive Plan and the 2008 Stemilt-Squilchuck Community Vision report published by the Trust for Public Land
- **Provides single access in violation of the Capitol Facilities Element** of the Chelan County Comprehensive Plan, the International Fire Code, and the advice of the County Fire Marshal in his March 2, 2020 Agency Comment response to this proposal .
- **Reduces traffic Level of Service to LOS D** in violation of the Transportation Element of the Chelan County Comprehensive Plan
- **Does not pay for impacts to Squilchuck Road** impacting the Capitol Plan of the Transportation Element of the Chelan County Comprehensive Plan
- **Is owned by Tamarack LLC, not Mission Ridge**, inconsistent with the OVOF Action Plan
- **Is not small in character**, inconsistent with the OVOF Action Plan

2. DS item 4. ENERGY AND NATURAL RESOURCES

Analysis of visual impact of PUD Power system overhead transmission lines and substation should be added to the EIS requirement listed in item 4 of the DS. The Chelan County PUD *Agency Comments - Upper Squilchuck & Mission Ridge Expansion Planning* document dated April 2020 indicates that a new transmission line with a 50-foot right of way will be required to provide power to the proposed development. Typical power line rights of way create visual scars by clearing trees in an eye-catching unnatural straight line across the landscape. The 2020 document does not indicate transmission line location. However, the Chelan County PUD *Upper Squilchuck and Mission Ridge Substation and Transmission Infrastructure* document dated December 11, 2018 which was also submitted as a scoping comment for the proposed development, indicates two possible cross country transmission line routes that would have visual impact as shown in the following image from the 2018 document.



In addition, the PUD document indicates that a 2-acre substation will be required and will be placed near and below Squilchuck State Park in an area that is currently rural residential. This will also have a visual impact as a substation is inconsistent with the forested nature of the rural area.

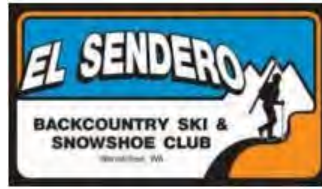
3. SEPA environmental checklist item 10. AESTHETICS, question b: What views in the vicinity would be altered or obstructed?

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

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

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

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

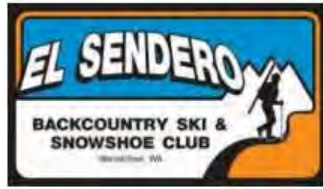


The “sense of place” is particularly strong at Mission Ridge. Mission Ridge is an important asset to the community of Wenatchee and Washington State but beyond the alpine ski slopes there are also many others seeking opportunities for recreation beyond the groomed slopes. The Clara Lake trail, Pipeline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

Beginning in March 2013, El Sendero participated with the Washington State Department of Natural Resources (DNR), the Washington Department of Fish and Wildlife (WDFW), and many local public stakeholders to complete the **January 2015** Naneum Ridge to Columbia River Recreation and Access plan (Naneum plan). The Naneum plan vision was to “...offer distinct and diverse outdoor recreation opportunities within the overall fabric of recreation in Washington”. The final Naneum plan identified establishing a winter non-motorized area trail system, among other projects, as “Phase 1” in the implementation and priorities for projects. This area was identified to include state lands in various sections South and East and adjacent to the Mission Ridge ski area and section 23 surrounding Clara Lake (4-Naneum plan 2105).

Beginning in March 2016, El Sendero participated in a second site specific recreation planning process along with many local stakeholders, including Mission Ridge, Chelan County, DNR and WDFW that was completed and adopted in **October 2019**. The Stemilt-Squilchuck Recreation Plan (Stemilt Plan) adopted parts of the Naneum plan and finalized and identified a winter non-motorized area in parts of sections 36, 31, 29, 20, and 16; these public lands are also South and East and adjacent to the Mission Ridge ski area including section 23, surrounding Clara Lake (5-Stemilt-Squilchuck Recreation Plan 2019).

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



backcountry use and implementation of the Stemilt-Squilchuck Recreation Plan must be completed.

5. SEPA environmental checklist item 5. ANIMALS, questions b: List any threatened and endangered species known to be on or near the site.

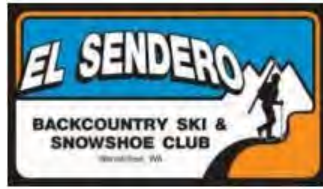
The proposal ignores Washington Department of Fish and Wildlife's mandate for adjacent section 20. The proposal neither mentions nor offers mitigation measures affecting section 20 and 22 which were recently purchased by WDFW using US Fish and Wildlife Service S6 grant funds. Lands acquired under the federal Cooperative Endangered Species Conservation Fund Habitat Land Acquisition and Recovery Land Acquisition grants (S6 grants) are specifically for the protection of habitats supporting federally listed endangered and threatened species and their recovery.

The development area currently provides habitat, or potential habitat, for four federally listed wildlife species: Canada lynx (*Lynx Canadensis*), grizzly bear (*Ursus arctos*), gray wolf (*Canis lupus*), and Northern spotted owl (*Strix occidentalis caurina*). The proposal fails to mention that gray wolves use the Naneum-Colockum area and ignores the likelihood of an established wolf pack using this area. In addition, as recently as 2017, Northern spotted owls occupied the South Naneum area habitat. The section 20 and 22 lands purchased by WDFW with S6 funds are required to be managed in perpetuity for the benefit of the species for which the lands were purchased; these lands were purchased to protect gray wolves and Northern spotted owls. The proposal fails to evaluate, as required by the expectations of the USFWS S6 grant funds used to purchase sections 20 and 22, the adverse effects of the proposed development. The proposal has neither addressed the adverse effects nor offered any conservation or mitigation measures or restrictions on activities that will occur as a result of allowing the massive development project to proceed as proposed. Specifically the EIS must study and provide mitigation measures for activities from the development such as:

- Unauthorized motor vehicles in winter and summer
- Minimizing/eliminating artificial light and noise
- Control and eradication of non-native and invasive vegetation
- Monitoring of property conditions, management, and enforcement
- Trash dumping and clean-up
- Undeveloped target shooting
- Increased human disturbance

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

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



7. SEPA environmental checklist item 16. UTILITIES, questions b, Describe the utilities that are proposed for the project

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

To reiterate our point that all of the issues identified by the DS for inclusion in the EIS should be included for discussion in the EIS, we expect the scope to include the following items which were identified and described by the County:

1. Earth

A. Geology

- i. Further analysis of potential adverse impacts resulting from the alteration of geohazards, including landslide deposits and talus slopes, and from infiltration of stormwater and wastewater on the project site.

2. Water

A. Groundwater and surface water movement/quantity/quality

- i. Further analysis of the water requirements for the project, availability of sufficient ground water for resort uses, and of the potential adverse impacts resulting from the use of groundwater on stream flow and irrigation water downstream of the site. **This is a critical issue. All of the guiding documents advise against allowing further draw of water from either the surface or from aquifers. The water budget is spent and there is no available water to support this project.**

B. Public water supplies

- i. Feasibility and impact of extending the Chelan PUD public water system to the project site, which may require improvements to the existing water system, **the cost of which must be borne by the resort.**

3. Plants and Animals

A. Analysis of potential adverse impacts to plants and animals within the project footprint

B. Habitat and migration routes

- I. Analysis of potential adverse impacts to both resident and migratory elk and mule deer populations.
- II. Identify appropriate mitigation for loss of habitat.

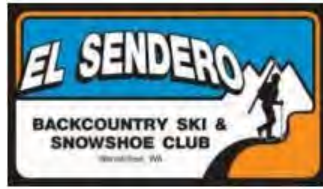
C. Plants

- I. Analysis of potential habitat for listed and sensitive plant species within the proposed area of disturbance
- II. Identify appropriate mitigation for loss of habitat

4. Energy and Natural Resources

A. Source/availability

- I. Analysis of impacts related to extending the Chelan PUD power and telecommunications system to the project site, which will require construction of a new transmission main, substation, and distribution system. Analysis shall be coordinated with Chelan PUD and shall include but not be limited to the Chelan PUD feasibility and application process and include load studies, review of



environmental impacts, and land use rights and permitting **and costs which must be borne by the resort.**

5. Land and Shoreline Use

A. Recreation

I. Analysis of the impacts to backcountry recreation, existing trail systems, and existing recreation areas that are near the site, and impacts to implementation of the Stemilt-Squilchuck Recreation Plan.

6. Transportation

A. Vehicular traffic

I. Analysis of the effects of increased traffic on Squilchuck Road and Mission Ridge Road on existing uses, including school buses.

II. Refine transportation impact study and evaluation of traffic impacts on the regional transportation system as requested by City of Wenatchee and WSDOT.

III. Refine mitigation plan and timeline as requested by City of Wenatchee and WSDOT.

IV. Analysis of the impacts of a single road access to the project site on emergency access, public safety, and evacuation in both winter and summer seasons. **The fire marshal has advised in his public comment letter that a single access road should not be allowed. The County should not entertain any alternative that has only one access.**

B. Traffic hazards

I. Analysis of the impacts to traffic safety on Squilchuck Road and Mission Ridge Road.

7. Public Services and Utilities

A. Fire/BLS/Police

i. Assess the impacts of the project on existing emergency services, including law enforcement, basic life support, and fire protection, and address the following:

1. Impacts to dispatching and capacity to handle the increased demand.
2. Identify any special services that may be required, and assess if adequate resources are available for those special services.
3. Review impacts to level of service delivery to the project and to the existing community due to increased demand.
4. Assess if adequate resources and staffing are available to meet increased demand.
5. Analysis of the capability of existing services to respond to a catastrophic event.
6. Provide an economic/financial analysis of the cost of providing services to the project.
7. Identify how to mitigate the impact on the delivery of emergency services or increase the capacity to meet the increased demand.

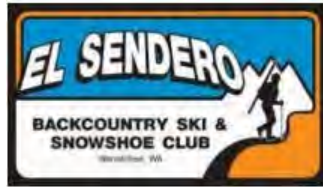
ii. Assess basic life-safety threats due to location, access, and resources (e.g. fire flow water supply, wildfire risk, evacuation, etc.).

B. Sewer

i. Analysis of the feasibility of using a Large Onsite Septic System for the entire development, including potential impacts to geologic hazards and downstream surface water contamination.

C. Solid waste

i. Assess the impacts to the existing solid waste management system.



Our organizations appreciate the opportunity to provide comments on the scope of the EIS. Many of our members will be directly impacted by any development in upper Stemilt and Squilchuck Basins and by changes in traffic along the Squilchuck Road. We are available to answer questions or provide additional information as needed. Please keep us informed of future developments and decisions concerning this project.

Thank you for considering our comments.

Gus Bekker
President
El Sendero Backcountry Ski & Snowshoe Club
PO Box 5622
Wenatchee, WA 98807-5622
gwbekker@gmail.com

Hilary Eisen
Policy Director
Winter Wildlands Alliance
PO Box 631
Bozeman, MT 59771
heisen@winterwildlands.org

1. Snowsports Industries of America, 2017 industry insights study.
2. Cordell, Ken. Outdoor recreation trends and futures: a technical document supporting the Forest Service 2010 RPA Assessment.
3. Puget Sound Business Journal, February 2008.
4. Naneum Ridge to Columbia River Recreation and Access Plan, January 2015.
5. Stemilt-Squilchuck Recreation Plan, October 2019.

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

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

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

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

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

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

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

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

May 26, 2020

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

RE: Mission Ridge development EIS scoping

Dear Mr. Kaputa,

Thank you for the opportunity to provide further input on the EIS scoping for the Mission Ridge development. We are the board of directors of the Pitcher Canyon Water Users (PCWU). PCWU represent 23 property owners that hold 17 shares of water rights provided by Miller Squilchuck Water District, that equates to 151 gpm of water delivery.

Reading the 19 items that you have identified for potential inclusion in the EIS, we feel that all are an integrated whole that need further investigation in the EIS. To put more emphasis on one item than another would create an incomplete picture of the overall impact of the development. But, because we are a water users group, we would have to choose item #2 Water as our highest priority. We reiterate that our portion of the Miller Squilchuck Irrigation water supply is restricted every year. There is not enough water for every user, so there cannot be enough water for the development to take more ground water. Additionally we encourage the study of the feasibility of extending the PUD water system as an alternative to using our ground water.

Thanks so much for this opportunity to comment.



Scott Chamberlin
President PCWU
On behalf of PCWU and PCWU Board of Directors

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

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

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

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

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

Kirsten Huotte
CEO



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



NORTHWEST DIVISION

Professional Ski Instructors of America
American Association of Snowboard Instructors

12 June 2020

To: Chelan County Natural Resource Department
Attention: Mike Kaputa, Director
411 Washington St., Suite 201
Wenatchee, WA 98801
Re: Mission Ridge Ski and Board Resort Expansion Approval

Dear Mr. Kaputa,

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

Our organization is greatly supported by resorts such as Mission Ridge. In our mission to have all snowsport instructors reach their full potential and bring more people to the outdoors, Mission is pivotal in helping with this. Their support of this mission helps us continue to bring more people into the outdoors for the first time or the fiftieth time.

Additionally, our headquarters are in Wenatchee, Washington. Living here and watching Mission grow and develop its relationships with the businesses and our community is exciting. The resort isn't something that just sits at the end of the road at 4,000' elevation, it brings the hill down to town, in its various events, such as the Rails and Ales and driving the Piston Bully's through town during Apple Blossom.

This expansion will continue to allow Mission Ridge to do what it does so well, inspiring this community, showing its care for the people living here and encouraging others to come and experience the great area here and all the beauty the outdoors has for us. This may be even more important now, given the times. Improving access for people to come up and play in the mountain environment, be it sliding on the snow for the first time, mountain biking, creating more nordic skiing in the area, hiking or just coming up for some fresh air and sunshine in the middle of the winter.

Having been a part of this community for over 50 years, we know they will be here for 50 more plus and with this expansion, it better secures the ability for them to be. They are dedicated to land management and the community. With these two things alone, this expansion should be an easy decision to better keep this vital outdoor provider a part of our community.

We support the Mission Ridge Expansion and see the effort that the applicant has made to work with the whole community and provide a thorough application. Hope this can be approved soon.

Thank you for your time.
Sincerely,

A handwritten signature in black ink, appearing to read "Kirsten Huotte". The signature is fluid and cursive, with the first name "Kirsten" and last name "Huotte" clearly distinguishable.

Kirsten Huotte
CEO

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

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

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

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

Mike,
Please see the attached letters.
Norm

Department of Community Development

Scheble Orchard, Inc. is located 5.5 miles from Wenatchee in the Squilchuck drainage. Our production consists of Cherries...late Cherries. Irrigation water is supplied from Beehive Reservoir, Miller shares and Flood shares. Water rights applied for and granted in the early 1900's. Miller and Flood shares are derived from snow melt and run off as well as natural springs and riparian water.

Our harvest is late July and August, the hottest time of the year in our location. We can ill afford to be out of water going into harvest or after. Yet at times, special water management is required to do a short water supply in the upper basin. Scheble Orchard cannot lose any water to such a huge development as Mission Ridge Planned Development. Once granted, the Dept. of Ecology will not honor our early Grandfathered water rights. Urban needs are given priority once use has been established.

We are also concerned that the development would contaminate Squilchuck Creek. There are State and Federal laws we, as growers, must abide by and contaminated water would restrict or forgo harvest. The creek is a fish bearing stream and contamination could cause serious damage to aquatic life.

We encourage the County to turn down the development, MISSION RIDGE PLANNED DEVELOPMENT, as presented.

Norm Gutzwiler

President

Scheble Orchard, Inc

Department of Community Development

Ridgerunner Orchard farms on Wenatchee Heights. The Wenatchee Heights Reclamation District supplies water to the Heights area. The district has 3 reservoirs that are filled by snow melt, rain and natural springs. Many of the springs are located near the proposed Mission Ridge Planned Development.

Any diversion of water, either surface or subsurface, should not be allowed. Furthermore, any contamination of our reservoirs, transmission system or water supply should be closely monitored to maintain our Global Gap requirements.

At this time we oppose the Mission Ridge Planned Development.

Ridgerunner Orchards

Norm Gutzwiler, President

Department of Community Development

VAR2020-001/RIPV2020-001/HMMP2020-003

Scheble Orchard, Inc. has concerns with the variance of 35 ft. from center line. We ask that no parking be allowed in the County Right of Way on Lehman Road. This is a very narrow road and County snowplows, Waste Management and our trucks at harvest time have difficulty traveling this road if vehicles are parked in the right of way.

Norm Gutzwiler, President

Scheble Orchard, Inc.

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

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

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

Good morning Mike

Please see the attached letter from West Mathison.

Thank you for your consideration,
Diane Parker

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.



June 10, 2020

Attn: Mike Kaputa
Director, Chelan County Natural Resource Department
411 Washington Street, Ste 201
Wenatchee, WA 98801

Dear Mike Kaputa,

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

I fully support the Mission Ridge Expansion Project and see the effort that the applicant has made to work with the whole community and provide a thorough application. This project should be approved as quickly as possible. It's a long overdue expansion that will benefit our Valley by promoting tourism, recreation, and creating jobs to improve the quality of life for locals.

Thank you for your time and consideration.

Sincerely,

West Mathison
President/CEO
Stemilt Growers LLC
west.mathison@stemilt.com

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

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

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

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

Good afternoon Mike

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

Thanks for your consideration,
Diane Parker

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.



June 10, 2020

Attn: Mike Kaputa
Director, Chelan County Natural Resource Department
411 Washington Street, Ste 201
Wenatchee, WA 98801

Dear Mike Kaputa,

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

I fully support the Mission Ridge Expansion Project and see the effort that the applicant has made to work with the whole community and provide a thorough application. This project should be approved as quickly as possible. It's a long overdue expansion that will benefit our Valley by promoting tourism, recreation, and creating jobs to improve the quality of life for locals.

Thank you for your time and consideration.

Sincerely,

Name: <u>Brian Evans</u>	Signature: <u>[Signature]</u>	Address: <u>1712 Denny Boy Ln.</u>
Name: <u>Christopher Rude</u>	Signature: <u>[Signature]</u>	Address: <u>9 N. Garfield Ave Wenatchee WA</u>
Name: <u>Dave Martin</u>	Signature: <u>[Signature]</u>	Address: <u>113 Fairway, Chelan WA 98816</u>
Name: <u>MATTHEW JARVIN</u>	Signature: <u>[Signature]</u>	Address: <u>207B WARDEN LN Wenatchee</u>
Name: <u>Michael Taylor</u>	Signature: <u>[Signature]</u>	Address: <u>4286 Apple Drive WA</u>
Name: <u>Greg Winder</u>	Signature: <u>[Signature]</u>	Address: <u>44 S. MEADOWS BLVD L.N. E. Wenatchee</u>

Name: Amanda Hanko Signature: [Signature] Address: 2396 Canyon Hills Dr B. Man

Name: John Cery Signature: [Signature] Address: 2327 Spring Wheat Rd

Name: J.B. Wilcox Signature: [Signature] Address: 1605 Pacific Ln.

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

From: Camie Anderson
Sent: Tuesday, September 08, 2020 7:01 AM
To: office@shockeyplanning.com; Reid Shockey
Subject: FW: Mission Ridge Expansion Project Comment Letter: Forest Service Draft Environmental Analysis
Attachments: WNPSWenValChptUSFS_MissionRidge_RJLot_042620.pdf

Camie Anderson
Senior Associate
Shockey Planning Group
Phone: 425.258.9308
Cell: 425.268.2774

From: Mike Kaputa [mailto:Mike.Kaputa@CO.CHELAN.WA.US]
Sent: Monday, September 07, 2020 8:16 AM
To: Camie Anderson
Subject: FW: Mission Ridge Expansion Project Comment Letter: Forest Service Draft Environmental Analysis

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Tuesday, June 2, 2020 11:04 AM
To: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: FW: Mission Ridge Expansion Project Comment Letter: Forest Service Draft Environmental Analysis

From: Denise Mahnke <wnps@wnps.org>
Sent: Tuesday, June 2, 2020 11:02 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Cc: Constance Mehmel <cjmehmel@gmail.com>; Conservation Chair <conservation@wnps.org>
Subject: Mission Ridge Expansion Project Comment Letter: Forest Service Draft Environmental Analysis

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

Hello Mr. Mike Kaputa;

I am submitting this comment letter on behalf of the Washington Native Plant Society (WNPS) Conservation Committee and the WNPS Wenatchee Valley Chapter.

Connie Mehmel, Chapter Chair for Wenatchee Valley, forwarded your contact information to me. I have already submitted this letter to Mr. RJ Lott, on April 27th.

To ensure this letter is received, I am also copying you at this time. Thank you for your review.

Sincerely,

Denise Mahnke
WNPS Business Manager

Washington Native Plant Society

6310 74th St.; Ste. 215E
Seattle, WA 98115
(206)527-3210

To promote the appreciation and conservation of Washington's native plants and their habitats through study, educations, and advocacy.



Washington Native Plant Society
Appreciate, Conserve, and Study Our Native Flora

6310 NE 74th St., Ste 215E, Seattle, Washington 98115
(206) 527-3210

April 26, 2020

To: Mr. RJ Lott, Planning Manager
Chelan County Community Development
316 Washington Street, Suite 301
Wenatchee WA 98801
CC. rj.lott@co.chelan.wa.us

From: Washington Native Plant Society

Re: Mission Ridge Expansion Project: Forest Service Draft Environmental Analysis

Dear Mr. Lott,

Thank you for this opportunity to comment on the Mission Ridge Expansion Project. The Washington Native Plant Society commends Mission Ridge for beginning the process of becoming certified as a Whitebark Pine Friendly Ski Area through the Whitebark Pine Ecosystem Foundation and asks that Chelan County join us in encouraging Mission Ridge to accelerate this process as part of the expansion effort.

The Washington Native Plant Society urges Chelan County to require rigorous protection of whitebark pine (*Pinus albicaulis*) in the project mitigation plan for the Mission Ridge Expansion Project. Whitebark pine is a USFS sensitive species and a candidate for federal listing as threatened or endangered. As identified by the US Fish and Wildlife Service, threats to the persistence of whitebark pine include: white pine blister rust, mountain pine beetles, past and ongoing fire suppression, and habitat loss due to climate change.

The Draft EA states that the Proposed Action (Alternative 2) would “potentially be in conflict with 45 of the 161 (28%) documented whitebark pine stems in the Project Area, with 17 on National Forest and 28 on WDFW land (it is unknown if stems are present on private land).”¹ Further, “Project implementation would require compensatory planting to mitigate for impacts to existing whitebark pine. Following the completion of construction of the roads, lifts and ski runs, Whitebark pine seedlings would be planted at the rates outlined in Table 3-8. This would result in up to 1305 seedlings being planted.”²

In addition to propagating and planting whitebark pine seedlings to mitigate losses as a result of the Proposed Action, we believe Chelan County should require more detailed

¹ Mission Ridge Expansion Project Draft EA, Page 70,
https://www.fs.usda.gov/nfs/11558/www/nepa/109289_FSPLT3_5240396.pdf


² Mission Ridge Expansion Project Draft EA, Page 71
https://www.fs.usda.gov/nfs/11558/www/nepa/109289_FSPLT3_5240396.pdf

stand delineations so that ski run designs and structure placement minimally affect healthy stems. Without rigorous protection the Mission Ridge Expansion threatens the area's whitebark pine resource value. The Forest Service has identified blister rust-resistant candidate trees in the reproductive area at Mission Ridge. This population is a valuable seed source for genetic diversity in the propagation of seedlings for out-planting. It is critical that the seed source is protected.

The Washington Native Plant Society advocates for ecological land management practices and policies that conserve native plants and native plant habitats on public and private lands in Washington. The mission of the Washington Native Plant Society is to promote the appreciation and conservation of Washington's native plants and their habitats through study, education, and advocacy. Our members consist of scientists and residents who contribute time and donations to conserve the native plants and native plant habitats of Washington State.

We appreciate the work that the Forest Service, along with state and local government, does to conserve and protect Washington's forests. We look forward to working together to ensure that the Mission Ridge expansion proceeds with adequate protections of the areas whitebark pine in place so that the people of Washington do not lose the valuable genetic diversity these trees provide.

Sincerely,

A handwritten signature in dark ink, reading "Van Bobbitt". The signature is fluid and cursive, with a small dot above the 'i' in Bobbitt.

Van Bobbitt, President
Washington Native Plant Society

A handwritten signature in dark ink, reading "Rebecca A. Chaney". The signature is cursive and elegant, with a large 'R' and 'C'.

Becky Chaney, Conservation Chair
Washington Native Plant Society

A handwritten signature in dark ink, reading "Connie Mehmel". The signature is cursive and flowing, with a large 'C' and 'M'.

Constance Mehmel, Wenatchee Valley Chapter Chair
Washington Native Plant Society

From: Camie Anderson
Sent: Tuesday, September 08, 2020 7:09 AM
To: office@shockeyplanning.com; Reid Shockey
Subject: FW: Mission Ridge Expansion Project Comment Letter: Forest Service Draft Environmental Analysis

Categories: NEED TO DO!

Camie Anderson
Senior Associate
Shockey Planning Group
Phone: 425.258.9308
Cell: 425.268.2774

From: Mike Kaputa [mailto:Mike.Kaputa@CO.CHELAN.WA.US]
Sent: Monday, September 07, 2020 8:49 AM
To: Camie Anderson
Subject: FW: Mission Ridge Expansion Project Comment Letter: Forest Service Draft Environmental Analysis

From: Conservation Chair <conservation@wnps.org>
Sent: Tuesday, June 2, 2020 3:55 PM
To: Denise Mahnke <wnps@wnps.org>; mike.kaputa@co.chelan.wa.us
Cc: Constance Mehmel <cjmehmel@gmail.com>
Subject: Re: Mission Ridge Expansion Project Comment Letter: Forest Service Draft Environmental Analysis

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

Hi Denise,
Two different letters regarding Mission Ridge were prepared and approved. I sent approval and letter for Jeffery Rivera on April 6 and approval and letter for R.J.Lott on April 26. This may have been confusing. If possible, it would be good to get the specific letters out to the agencies. Sorry I didn't catch this sooner. I'll give you a follow-up call.

Thanks,
-Becky

From: Denise Mahnke <wnps@wnps.org>
Sent: Tuesday, June 2, 2020 11:01 AM
To: mike.kaputa@co.chelan.wa.us <mike.kaputa@co.chelan.wa.us>
Cc: Constance Mehmel <cjmehmel@gmail.com>; Conservation Chair <conservation@wnps.org>
Subject: Mission Ridge Expansion Project Comment Letter: Forest Service Draft Environmental Analysis

Hello Mr. Mike Kaputa;

I am submitting this comment letter on behalf of the Washington Native Plant Society (WNPS) Conservation Committee and the WNPS Wenatchee Valley Chapter.

Connie Mehmel, Chapter Chair for Wenatchee Valley, forwarded your contact information to me. I have already submitted this letter to Mr. RJ Lott, on April 27th.

To ensure this letter is received, I am also copying you at this time. Thank you for your review.

Sincerely,

Denise Mahnke
WNPS Business Manager

Washington Native Plant Society

6310 74th St.; Ste. 215E
Seattle, WA 98115
(206)527-3210

To promote the appreciation and conservation of Washington's native plants and their habitats through study, educations, and advocacy.

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

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

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

Dear Mike,

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

Warmly, The Amato Family

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

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

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

Dear Mike,

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

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

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

ISSUES AROUND WILDFIRE RISK

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

ISSUES AROUND WATER AVAILABILITY

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

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

WNR Group is clear in the lack of certainty due to incomplete knowledge of the how the ground water and surface-water flows in the Squilchuck Creek drainage interact, vary, and how groundwater recharge occurs. **At a minimum, Chelan County needs to hire a hydrologist to evaluate the WNR Group report and to incorporate climate-change forecasts, developed by the University of Washington and available through the Climate Impacts Group <https://cig.uw.edu/>**

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

ISSUES AROUND 2 FEDERAL AND STATE IDENTIFIED SENSITIVE PLANTS

White bark pine:

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

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

Anemone patens

Anemone patens WA DNR State Threatened Plant

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

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

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

From: Camie Anderson
Sent: Tuesday, September 08, 2020 7:01 AM
To: office@shockeyplanning.com; Reid Shockey
Subject: FW: Mission Ridge EIS
Attachments: Mission Ridge EIS Scoping Proposal - 2020.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Camie Anderson
Senior Associate
Shockey Planning Group
Phone: 425.258.9308
Cell: 425.268.2774

From: Mike Kaputa [mailto:Mike.Kaputa@CO.CHELAN.WA.US]
Sent: Monday, September 07, 2020 8:14 AM
To: Camie Anderson
Subject: FW: Mission Ridge EIS

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Monday, June 1, 2020 8:35 AM
To: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: FW: Mission Ridge EIS

From: Ronald <ronaldlbalzer@hotmail.com>
Sent: Sunday, May 31, 2020 9:12 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>; RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: Mission Ridge EIS

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

Attached are our comments on the scoping of an EIS for the Mission Ridge expansion - MPR2018-128.

Thanks,
Ronald Balzer

May 31, 2020
Chelan County Community Development
Attention: Mike Kaputa and RJ Lott

Mission Ridge Expansion, MPR2018-128, EIS Scoping

We have reviewed Chelan County's Scope of an Environmental Impact Statement and agree that there are significant adverse environmental issues with Mission Ridge's expansion plans, MPR 2018-128. While the County's scope of the impacts cover most of the issues, we believe that there are some additional issues that need to be added and they are detailed herein in red within the County's Scope. We believe that there should be no housing development beyond that permitted by the current zoning regulations. However, we prefer that there be no housing, but the expanded skiing, tubing and an enlarged parking lot proposed by Mission Ridge is appropriate. The adverse impacts to wildlife, the environment and the economy of the Wenatchee Area would be minimized if Mission Ridge's operations continue to be limited to the winter months. The expanded skiing and tubing areas would improve the economics of Mission Ridge.

PROPOSED SCOPE OF AN ENVIRONMENTAL IMPACT STATEMENT

1. Earth
 - a. Geology
 - i. Further analysis of potential adverse impacts resulting from the alteration of geohazards, including landslide deposits and talus slopes, and from infiltration of stormwater and wastewater on the project site.
2. Water
 - a. Groundwater and surface water movement/quantity/quality
 - i. Further analysis of the water requirements for the project, availability of sufficient ground water for resort uses, and of the potential adverse impacts resulting from the use of groundwater on stream flow and irrigation water downstream of the site.
 - ii. Evaluate the loss of ground water and the effect on the aquifer due to deforestation for the project.
 - iii. Evaluate the adverse impact of storm water runoff from the development and the roads on property and streams downstream of the site.
 - iv. Assess the water quantity and availability needed for simultaneously fighting multiple building fires within the development.
 - b. Public water supplies
 - i. Feasibility and impact of extending the Chelan PUD public water system to the project site, which may require improvements to the existing water system.
3. Plants and Animals
 - a. Analysis of potential adverse impacts to plants and animals within the project footprint and to wildlife on adjacent properties.
 - b. Habitat and migration routes

- i. Analysis of potential adverse impacts to both resident and migratory elk and mule deer populations and to resident bear, cougar, bobcat, wolf, coyote and other wildlife.
 - ii. Assess the impact of noise on wildlife – both residential and concert noise.
 - iii. Analysis of potential adverse impacts to both resident and migratory birds.
 - iv. Identify appropriate mitigation measures for loss of habitat.
 - c. Plants
 - i. Analysis of potential habitat for listed and sensitive plant species within the proposed area of disturbance.
 - ii. Identify appropriate mitigation measures for loss of habitat.
- 4. Energy and Natural Resources
 - a. Source/availability
 - i. Analysis of impacts related to extending the Chelan PUD power and telecommunications system to the project site, which will require construction of a new transmission main, substation, and distribution system. Analysis shall be coordinated with Chelan PUD and shall include but not be limited to the Chelan PUD feasibility and application process and include load studies, review of environmental impacts, and land use rights and permitting.
- 5. Land and Shoreline Use
 - a. Recreation
 - i. Analysis of the impacts to back country, existing trail systems, and existing recreation areas that are near the site, and impacts to implementation of the Stemilt-Squilchuck Recreation Plan.
 - ii. Analysis of the impact of recreation on wildlife.
- 6. Transportation
 - a. Vehicular traffic
 - i. Analysis of the effects of increased traffic on Squilchuck Road and Mission Ridge Road on existing uses, including school buses.
 - ii. Refine transportation impact study and evaluation of traffic impacts on the regional transportation system as requested by the City of Wenatchee and WSDOT.
 - iii. Refine mitigation plan and timeline as requested by the City of Wenatchee and WSDOT.
 - iv. Analysis of the impacts of a single road access to the project site on emergency access, public safety, and evacuation in both winter and summer seasons.
 - b. Traffic hazards
 - i. Analysis of the impacts to traffic safety on Squilchuck Road and Mission Ridge Road.
 - c. Road Maintenance
 - i. Analysis of additional wear and tear costs on Squilchuck Road.
- 7. Public Services and Utilities
 - a. Fire/BLS/Police

- i. Assess the impacts of the project on existing emergency services, including law enforcement, basic life support, and fire protection, and address the following:
 - 1. Impacts to dispatching and capacity to handle the increased demand.
 - 2. Identify any special services that may be required, and assess if adequate resources are available for those special services.
 - 3. Review impacts to level of service delivery to the project and to the existing community due to increased demand.
 - 4. Assess if adequate resources and staffing are available to meet increased demand.
 - 5. Analysis of the capability of existing services to respond to a catastrophic event.
 - 6. Provide an economic/financial analysis of the cost of providing services to the project.
 - 7. Identify how to mitigate the impact on the delivery of emergency services or increase the capacity to meet the increased demand.
- ii. Assess basic life-safety threats due to location, access, and resources (e.g. fire flow water supply, wildfire risk, evacuation, etc.).
- b. Sewer
 - i. Analysis of the feasibility of using Large Onsite Septic System for the entire development, including potential impacts to geologic hazards, **aquifer contamination**, and downstream surface water contamination.
- c. Solid waste
 - i. Assess the impacts to the existing solid waste management system.

8. High Fire Hazard Development (AEGIS Engineering Evaluation)

- a. Assess the impact of fires occurring within the development and expanding into the surrounding forest.
- b. Assess the impact of wildfires encompassing the development from the surrounding forest.

9. Economics

- a. Assess the detrimental economic impacts on Wenatchee Area restaurants, retail businesses and hotels/motels.

Sincerely,

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

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

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

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

Mike,

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

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

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



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

nate.bishop@CLAconnect.com

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



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

The information (including any attachments) contained in this document is confidential and is for the use only of the intended recipient. If you are not the intended recipient, you should delete this message. Any distribution, disclosure, or copying of this message, or the taking of any action based on its contents is strictly prohibited.

CliftonLarsonAllen LLP

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

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

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

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

Camie Anderson

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

Good afternoon,

As someone who lives up the Squilchuck drainage, near the proposed Mission Ridge expansion, I believe the EIS should be thorough and include all necessary issues, so as a factual and informed decision can be made on the proposed Mission Ridge expansion.

ALL of the issues outlined in the Chelan county DS should be included in the EIS (including ALL subcategories of each of these issues). These issues are...

1. Earth
2. Water
3. Plants and Animals
4. Energy and Natural Resources
5. Land and Shoreline Use
6. Transportation
7. Public Services and Utilities

In addition, the following issues that are not currently included in the EIS, **SHOULD** be included in the EIS. These issues are...

1. SEPA environmental checklist item 8. Land and Shoreline Use question L, Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.
2. DS item 4. Energy and natural resources.
3. SEPA environmental checklist item 10. Aesthetics, question B, what views in the vicinity would be altered or obstructed.
4. SEPA environmental checklist item 12. Recreation, question B, Would the proposed project displace any existing recreational uses.
5. SEPA environmental checklist item 14. Transportation, question C, how many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
6. SEPA environmental checklist item 16. Utilities, question b, Describe the utilities that are proposed for the project.

The proposed Mission Ridge expansion would alter many aspects of the local area both natural and artificial. I believe the EIS is very important, and should not cut any corners. Please include all of the issues listed above in the EIS, to ensure it will provide an accurate and complete representation of the impacts of the proposed Mission Ridge expansion.

Thank you!

Austin Boese
3100 Tamarack Place
Wenatchee, WA 98801

(509) 741-9192

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

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

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

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

Mike,

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

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

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

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

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

Thanks Mike. Stay healthy my friend.

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

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

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

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

Dear Mr. Kaputa,

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

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

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

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

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

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

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

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

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

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

MOTIVES and ALTERNATIVES

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

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

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

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

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

less expensively and with far less environmental impact by:

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

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

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

Andy and Jan Dappen
2332 Westview Drive
Wenatchee, WA 98801

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

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

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

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

Dear Mr. Kaputa,

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

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

Thank you,

Gregg Dawson

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

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

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

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

Hello,

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

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

Thank you,

Woodrow Dixon
10 year Chelan County Resident.

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration of this letter.

Nancy Scott Eastman

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

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

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

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

Mike,

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

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

Josh Flaten

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

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

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

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

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

Bob and Dicksie Garrett
1130 Pitcher Canyon Rd
Wenatchee, WA 98801

Mike Kaputa, Director
Chelan County Natural Resources Dept.
411 Washington St. STE 201
Wenatchee, WA 98801

June 11, 2020

Dear Mr. Kaputa and Others:

Thank you for the opportunity to comment on the proposed expansion/development at Mission Ridge Ski area. We have some grave concerns about this development and would like to address those concerns.

As the only access road into and out of the proposed development, traffic on Squilchuck Rd is one issue that needs to be further addressed. As I'm sure you know, this road is a narrow two-lane road that winds it's way from town to the area. At present, traffic consists of only those using it to access homes along Squilchuck, some of the neighboring canyons, and Wenatchee Heights, in addition to those traveling to Mission Ridge. Those headed to the Ridge often mitigate some of the traffic by using the shuttle from town. Should this development move forward as planned, however, there will not only be more traffic to and from the resort, but also several hundred more residents living permanently in the area and commuting to/from workplaces in town, shopping trips and more. Traffic will increase by large amounts, as an area comparable to the size of some of our smaller towns (Cashmere) is now only accessible by this one winding and two-lane access. In the event of a catastrophic situation such as earthquake or fire up the canyon, this situation could be not only wearing on one's patience and time, but a matter of life and death as well.

The fire hazard in the Wenatchee Valley, especially in the mountainous and canyon areas is an ever-present threat as well. With hundreds more homes, vehicles, and recreationists in the area, this issue becomes a significant one. Many folks already live along Squilchuck Rd, in Forest Ridge, and up the small

canyons off of Squilchuck Rd. Most have no other way to evacuate other than down that two-lane road. This is a topic that needs to be reviewed not only for safety purposes of evacuation (including the fast response of emergency vehicles) but also the increased likelihood of risk for fires.

Water is another very concerning issue for the many residents and orchardists who currently have water rights from the Squilchuck-Miller-Beehive irrigation district. As others have mentioned, this water source for long-held water rights *is at the present time in scarce supply*. Many years, there is not adequate water for the owners of these water rights and it is of great concern that those resources will be further depleted with the addition of the increased housing, water use, and development infringing on the source of these rights.

The proposed development appears to be a very grandiose and impressive destination resort combined with residential real estate development which would be of great benefit to the developers, but at expense of environmental issues, recreational issues for the public at large, and many others not herein addressed. Some of those would be landslide/geological issues, impact on wildlife, impact on backcountry areas currently used for hiking, snowshoeing, cross-country skiing, and more. Septic systems, wells, their effect on existing resources are of concern. Safety and impact of ever-increasing summers of wildfire issues as mentioned are a concern. Essentially, the proposal creates a new 'town' up in the mountains that are presently enjoyed by many as a respite from in-town life. We hope you will consider all these issues before granting permission, and if permission is granted, that it will be for a GREATLY scaled down version of what is now being discussed.

Thank you,
Bob and Dicksie Garrett

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

Duplicate

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

43

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

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

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

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

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

Mr. Kaputa,

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

Drew and Cathy Gaylord

June 5, 2020

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

RE: Mission Ridge development EIS scoping

Dear Mr. Kaputa,

Thank you for the opportunity to provide further input on the scoping of the EIS for the Tamarack Saddle development at Mission Ridge.

We feel that all of the issues identified for potential inclusion in the EIS are of high priority and should be included in the EIS. The items make a cohesive picture of the potential impact of the Tamarack Saddle development - to leave any of the items out would leave the picture incomplete. We strongly believe that Tamarack should be responsible for making a full accounting of the potential impacts - and the items that you have identified will hold them to that responsibility.

Thanks so much for this opportunity to comment.

Drew and Cathy Gaylord
1110 Pitcher Canyon Rd
Wenatchee, WA 98801

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

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

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

8 June 2020

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

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

Dear Mr. Kaputa:

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

Purpose and Need

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

Impacts

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

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

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

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

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

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

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

Thank you,
Jena Gilman, a 1966 Mission Ridge Skier
1480 SW 10th Street
North Bend, WA 98045

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

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

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

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

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

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

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

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

Doug and Jan Haven

From: Camie Anderson
Sent: Tuesday, September 08, 2020 7:01 AM
To: office@shockeyplanning.com; Reid Shockey
Subject: FW: Mission Ridge expansion

Camie Anderson
Senior Associate
Shockey Planning Group
Phone: 425.258.9308
Cell: 425.268.2774

From: Mike Kaputa [mailto:Mike.Kaputa@CO.CHELAN.WA.US]
Sent: Monday, September 07, 2020 8:14 AM
To: Camie Anderson
Subject: FW: Mission Ridge expansion

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Wednesday, May 27, 2020 3:28 PM
To: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: FW: Mission Ridge expansion

From: Duane <dahoke@nwi.net>
Sent: Wednesday, May 27, 2020 3:10 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge expansion

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

I am totally against this expansion as we are frequent hikers up in this area. I also live up Pitcher Canyon and the traffic on Squilchuck Rd would be greatly impacted during ski season and it is all ready too busy. We enjoy our small town ski area and wish it to stay that way.

Thank you,
Linda Hokanson

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

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

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

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

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

12 June 2020

Dear Mr. Kaputa,

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

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

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

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

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

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

thank you for the opportunity to comment,

Mark Kacmarcik
Wenatchee, WA

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

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

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

Hi Mike,

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

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

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

Thank you for your work,

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

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

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

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

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

Mission Ridge Expansion Scoping for Draft Environmental Impact Statement
Submitted by Kevin Kane and Patricia St. August
200 South Kent Place East Wenatchee, Wa 98802
June 11, 2020

This is the third time I have provided input on this most recent iteration of a Mission Ridge (MR) expansion project that has been proposed several times in one form or another since 1986. All of my earlier input on this proposal is tiered to these comments. If I miss something in this version, the earlier comments apply.

Chelan County money used in preparation of any documents or studies cited or referenced in this analysis needs disclosure. Studies or any environmental analysis funded by the county and who was paid with county monies needs disclosure. Chelan County should not be spending funds on studies in support of this proposal. All costs need to be the responsibility of the Project proponent.

A 23 day scoping period for an EIS is not the norm. Why was this time period set when we are in a COVID quarantine and group meetings are not allowed? This interferes with the public's right to work together in developing scoping input.

Purpose and Need

A complete discussion as to why this expansion is needed must be done. The Mission Ridge (MR) owner says he is not making enough profit to finance new infrastructure without building a city that will seriously affect many resources. His financial books need to be opened before we waste more public money and time on this proposal that mostly serves him and the rich elite at the expense of current ski area users, citizens in the valley and most of all ecological values.

Alternatives

An appropriate range of alternatives has not been developed.

- a.) Development of some new lifts without year around housing is a reasonable alternative.
- b.) Winter use only with lift development and no housing is an appropriate alternative. Develop beginner terrain at Squilchuck and more parking on private land in the lower Squilchuck or in Wenatchee and bus people up. I

worked at the ridge for two winters and I rode the van pool most days, works just fine. I learned to ski at Squilchuck and Waterville, worked just fine.

- c.) Alternative 3 NO HOUSING WINTER USE ONLY with lift development and a station for food. Get the owner some help to fund the lifts, so that development of housing is not needed to fund improvements. To destroy the environment to add needed beginner ski terrain and a parking is insane.
- d.) Alternative 4 Develop a bigger parking area at Squilchuck State Park or on private land and continue to bus people up. Most people that work at Stevens and many that ski there ride buses. REMEDY FOR LACK OF BEGINNER TERRAIN- Develop more beginner terrain at Squilchuck or on private land even if it takes a refrigerated hill to maintain snow. This is how it is done back East. Work with Waste Disposal to use their landfill produced methane to freeze a massive pile of garbage for a in town beginner ski hill.

General Requirements for analysis

All maps must include enough detail to identify location. The Forest Service includes boundary maps without any landmarks to identify locations. Pretty worthless.

Chelan County money used in preparation of any documents or studies cited or referenced in this analysis needs disclosure. Studies or any environmental analysis funded by the county and who was paid with county monies needs disclosure. Chelan County should not be spending funds on studies in support of this proposal.

Affected Environment (Assessment Area)

A small city is proposed, effects for all resource (ecological) values must be analyzed for an area much greater than the projects private property. The Forest Service (FS) project area includes the private lands, but the assessment area for analysis needs to include all areas that will be affected by the project. A good way to do this is to consider the project area the center of a very large pool of water. If you drop a rock in the center of the pool (project) waves are formed that spread out over the surface with reduced effects the further away from where the rock was

dropped. Consider the developed area with all the housing and infrastructure a total loss of ecological values. Analyze all effects radiating from the project in combination with other cumulative impacts until the ripples are no longer noticeable.

Climate Change

The feasibility of this proposal must be analyzed in terms of climate change effects. Not for the next twenty years but to the end of the century. It is known that temperatures and extreme weather will increase. Earlier springs and later winters will be the norm. Mount Bachelor in Oregon is anticipating fifty percent less snowfall by 2050 (<https://www.powder.com/stories/classics/deep/>) and (https://www.bendbulletin.com/localstate/study-climate-change-could-more-than-halve-mt-bachelor-ski/article_e41c8dc1-61ed-552c-bbb1-e45ba3ecfADF.html). A complete discussion and analysis of ski area viability in light of climate change is needed. The required infrastructure and effects on the environment are too severe to create a city in the mountains as a financial hedge for the owner/operator when the ski area crashes due to climate change.

The effects on climate due to development must be analyzed. Skiing is an extremely carbon intensive industry in all aspects, a destination resort even more so. Increased long distance travel and local travel, increased visits, increased daily travel by employees , greater snow grooming mileage, and electricity use (local PUD power is not carbon free) must be analyzed. There needs to be complete accounting of all carbon outputs to the atmosphere.

Air Quality

The effects on air quality must be analyzed. Particulates, toxic fumes from exhaust, carbon outputs and all airborne substances must be compared to existing baseline values at MR and effects for the affected area (see above). A years worth of high quality baseline data is needed, the precedent is set (Cannon Mine EIS circa 1983). Existing levels must be compared to state air quality standards.

Environmental Justice

The proposal must be analyzed in terms of environmental justice--the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and

policies. Climate change, the extraction and refining and use of fossil fuels is a serious justice issue. This project will increase atmospheric carbon affecting people far removed from the rich people it will serve. Environmental Justice must be discussed and the effects analyzed.

Geology

Both Squilchuck and Stemilt Drainages must be included in this analysis.

Soil is the basis of all life. No productive soil, no microbes, no plants, no fungi, no higher animals.

Further analysis of potential adverse impacts resulting from the alteration of all soils and geological features including: landslide deposits and talus slopes, and from infiltration of stormwater and wastewater on the project site. Identification of faults that could transport sewage and onsite water and affect lands and property downslope..

Water

Both Squilchuck and Stemilt Drainages as well as the Naneum Basin must be included in this analysis. The Naneum Basin will be affected by toxic ski waxes.

Garbage

All garbage, including plastics must be analyzed. Take a hike up to the top of Mission Ridge along the road and you encounter all types of garbage, hike under the lifts and you encounter even more. This presents ecological effects and needs to be analyzed. I have pictures, it is undeniable. Take a look at the trash grates in the stream near the parking lot. I have pictures.

Groundwater and surface water movement/quantity/quality

Further analysis of the water requirements for the project, availability of sufficient ground water for resort uses, and potential adverse impacts resulting from the use of groundwater on stream flow and irrigation water downstream and downslope of the development are needed.

A complete discussion of the existing ski area and expansion effects on ground and surface water are needed. Does MR water rights allow for dewatering of any creeks at this time ? Where does this take place and when ? The cumulative

effects of increased water use must be taken into account in terms of all aquatic life in upper Squilchuck Creek, Lake Creek (?) and all lower reaches must be evaluated in terms of effects on other people's water rights and aquatic life. This must include an analysis of MR water use on Columbia River temperatures and anadromous fish. Effects on starving Endangered Puget Sound orcas will need analysis. An appropriate mitigation would be to improve flows for fish and remove barriers to migrating fish in both watersheds.

Water contamination must be analyzed. Pesticides and herbicides will be used on private and government lands. Will the development result in onsite and downstream waters exceeding drinking water standards (all downstream agricultural irrigation water must meet state drinking water standards) ? The only way to know is to require baseline water quality collection prior to development and monitor after development. A years worth of high quality baseline data has been required by Chelan County in the past (Asamera Cannon Mine EIS 1983)

Households utilize water from the watersheds for domestic use. Effects of development need analysis. The cumulative effects of proposed developments ie. the wheeler ridge orchard and anything else that could be permitted under current zoning above the Lower Basin Loop Road must be analyzed as cumulative effects with this proposal. Where is the comprehensive plan for the Stemilt Basin that WDFW said was needed 34 years ago ? We are once again faced with an expansion proposal and there is no plan to protect resource values, except a recreation plan that did not consider any ecological values.

Sediment retention ponds created during development create hazards during storm events, even greater hazard as they fill with sediment material and it takes less water to breach and erode the dam resulting in flash flooding. Need to analyze.

Surface water quality and quantity must be considered. Surface water contributes to ground water recharge. How will greater removal of surface water and snow compaction affect existing ground water users ? There needs to be a baseline level established prior to any ground disturbance. This will require a year of high quality data. How will tree removal, development of all kinds affect surface and ground water recharge ? Opening up forests presents increased wind, sun and temperatures effecting snow melt, how will this affect both ground and surface water hydrological regime ? How does it affect all life ?

How might ground water and surface water be contaminated by the proposal ? Toxic ski waxes, pesticides, herbicides. Increased oil, break lining pollutants and

road grime due to new roads and increased use of the Squilchuck and Mission Ridge Road must be analyzed for all aquatic resources.

Effects on wetlands must be analyzed. Mitigation must be analyzed, what is lost and what is gained ? Effects on wildlife that use these areas must be analyzed. A recent survey not far from this proposal on private land development of this proposal found two amphibian species on the state special status list and two special status plants. The Forest Service Draft EA mentioned that a wetland survey had been done on the private lands included in this proposal, but no mention of these species being absent or present was made. This needs to be answered.

Public water supplies

Feasibility and impact of extending the Chelan PUD public water system to the project site, which may require improvements to the existing water system.

This must be analyzed in terms of all resource values. It presents significant effects in and of itself. Effects on everything listed in this scoping input must be included.

Who will pay for this abomination --must be analyzed.

Plants and Animals

I propose that the analysis area (affected environment) be the East Cascades Ecoregion (https://www.researchgate.net/figure/Ecoregions-of-Washington-State_fig3_322869221) . The scope of this EIS analysis depends on the affected environment of the resource being considered. Eastern Cascades Ecoregion needs to be used as the assessment area for discussion of affected environment for wildlife and vegetation values as it represents an area that can be managed on a ecosystem basis. What are the effects of this project on the entire ecosystem ? This proposal is just one more fragmented management piece and this what destroys ecosystems and leads to extinction---death by a thousand cuts (impacts). For all the blathering the Forest Service does in their analysis, there is no cumulative analysis of effects on the ecosystem or or even what they describe as the project area and assessment area. Worthless. Nothing more than checking the boxes for listed and proposed species.

The effects on all lands in the ecoregion need analysis. Start with the the two directly involved watersheds, and expand analysis out into the entire ecoregion. The Colockum and south to Vantage and to the top of Blewett Pass and continue to expand until you can say that there are no longer effects on the ecosystem or the effects are negligible (see affected area above). Analyze all cumulative effects in conjunction with this proposal. All of this region is seeing increased impacts due to human population increases, recreation promotion on the internet and increased mountain bike and other trail systems as well as housing and development of all kinds. The effects of this project are not isolated in space and time. The analysis must include all reasonably foreseeable past, present and future actions in the affected area that act cumulative with this proposal and will affect all resource values. For example, increasing local and state human population must be considered as a cumulative effects. Recreation developments such as completed mountain biking, foothills trails, and any and all proposed recreation must be considered as cumulative impacts with this proposal's effects.

How much will this proposed expansion increase use of the Stemilt Basin ? Beehive ? Liberty Beehive Road. Naneum Basin ? What will the affects be on the ecoregion ? The development puts people in very close proximity to the Stemilt Basin. It is not appropriate to say as the FS did, that the resort users will only be there for the skiing and have little impact on neighboring lands. This proposal includes year around uses and residents. You must analyze all effects for all uses on all resource values. Elk populations in Colorado have declined due to hiking pressure (<https://www.hcn.org/articles/wildlife-hiking-trails-are-a-path-to-destruction-for-colorado-elk-vail>), what are the effects of this development increasing human impacts on wildlife and plant values ?

Habitat and migration routes

Analysis of potential adverse impacts to both resident and migratory elk and mule deer populations.

~~Identify appropriate mitigation for loss of habitat.~~

No net loss or reduction in all ecological values is the only acceptable mitigation.

This proposal is an unmitigable train wreck. This is irresponsible foolishness. Effects are cumulative. Most can not be undone. An appropriate mitigation would be ending occupation and use of similar lands that are impacted at this time and managing the lands only for ecological values. Under this scenario the development could possibly take place, but perhaps the Beehive Liberty road and the entire Stemilt Basin would be closed. Now we are talking mitigation. The

proposal to trade Washington Department of Fish and Wildlife lands for private lands is not mitigation, but a mere rearrangement of the furniture when the house is burning down. How do you mitigate in the absence of knowing what development will take place in the Stemilt Basin ? A developer can put one house for every 20 acres of private land in the Basin, how do you mitigate this ? How do you mitigate an orchard development at 4000 feet along with this proposal or the orchard at Spring Hill Reservoir ? You don't and you can't. There is no possibility of mitigation when other lands can be extensively developed. There is no mitigation when any land is developed unless land of similar ecological value is not developed or developed lands are returned to a wild state. In no case should elk use be the only consideration. All ecological values must be considered. Who will do the analysis for lands to be considered for trade ? This will be another EIS.

The earth is in a human caused extinction crisis. One in five species on Earth now faces extinction, and that will rise to 50% by the end of the century unless urgent action is taken. (<https://www.theguardian.com/environment/2017/feb/25/half-all-species-extinct-end-century-vatican-conference>) This proposal just heaps contempt upon the land and its ecology. It only causes a decrease in ecological values, a net loss of habitat and habitat value.

We live in a time of dynamic changes in our environment due to climate change, too many people and excessive consumption. This proposal will increase adverse impacts on all vegetation, wildlife and many interconnected ecological processes. The ecosystem coevolved with the plants, animals and virtually all life forms and land types that are present. To single out certain species like elk and deer as important to man, but not all ecological values that function in concert is irresponsible, the ecosystem does not put a rank of importance on any species, they are all equally important. Anything done to one affects all others in the system. Habitat diversity, biodiversity and genetic diversity are ecological values that will help to maintain the natural diversity as climate change intersects with extreme fragmentation of habitats, loss of elevation and contour connectivity and increased areas of high intensity mega fires. This proposal will impact all of these values and these effects must be analyzed. To emphasize listed species, or only rare species, and species of importance is a ridiculous insult to the complexity of living systems.

The importance of the project area within the entire Eastern Cascades Ecoregion (https://www.researchgate.net/figure/Ecoregions-of-Washington-State_fig3_322869221) must be analyzed. Forest types, burned and unburned forest areas and current successional stages at the present time must be analyzed. How much of this area is in what seral condition class ? How important is this area now to ecosystem functioning ? How important is this area if it remains unburned,

especially if much of the forest is converted to woody shrubs due to recurrent fire ? How will this development affect it's value as a unburned later successional forest ? This is analysis. Siting a management unit for grizzly bears and wolverines and wolves that was developed in the distant past is really useless.

The impact of this proposal on fragmentation and connectivity of habitats must be analyzed. It is not just the ski area, but the condition of everything else in the local and regional area and all that will be impacted as a result of the proposed expansion that must be considered. It means little to cite the number of acres by forest type present. What is the seral condition of the forest type by acres ? Worst case cumulative effects for development under current zoning, development of the proposed orchard or housing developments in the Stemilt Basin must be analyzed cumulatively with this proposal.

Whitebark pine is a Federal candidate for listing an important ecotype imperiled by climate change. Effects on the species and the ecotype on private lands must be analyzed. The importance of this disease resistant, low elevation population must be evaluated in terms of maintaining the ecotype in the local and regional area. All effects due to any changes to the population must be thoroughly analyzed.

The rock pika is vulnerable to increasing temperatures due to climate change. Pikas are moving up in elevation to cooler moister lands. Forty years ago there were several colonies of pikas at lower elevations in the Stemilt Basin, I was there a couple falls ago they were gone from their accustom basalt rubble, no winter forage piles were present. How will this proposal impact the species ?

Vegetation adapted to dry and warm temperatuare is moving upslope due to increasing temperature due to climate change. Will this project impact the upslope movement of vegetation as it adapts to increasing temperatures ? How will white bark pine be impacted ?

There are local endemic plants that are found here. Some are on the edge of the species range and are more important to species viability over time due to there genetic variability. Will these species be impacted by this development ?

A complete plant list of suspected and documented special status plant species needs to be completed and a vegetation field inventory completed. The results need to be included in the analysis. The qualifications of those doing plant surveys, wetland surveys and wildlife surveyrs needs to be provided. The qualifications of those writing the environmental analysis needs to be provided. The public needs to know who these people are and there relation to the Forest Service, the county and the proponent of the development in the past and

present. Have they been paid for work that is included in the analysis and by whom ?

~~Identify appropriate mitigation for loss of habitat~~

Energy and Natural Resources Analysis of impacts related to extending the Chelan PUD power and telecommunications system to the project site, which will require construction of a new transmission main, substation, and distribution system. Analysis shall be coordinated with Chelan PUD and shall include but not be limited to the Chelan PUD feasibility and application process and include load studies, review of environmental impacts, and land use rights and permitting.

Effects on all resources must be analyzed. This is an EIS on it's own.

Land and Shoreline Use

Impacts to all waterbodies in both watersheds must be analyzed. This includes all of the water storage reservoirs, streams, lakes and wetlands.

a. Recreation

i. Analysis of the impacts to back country, existing trail systems, and existing recreation areas that are near the site, and impacts to implementation of the Stemilt-Squilchuck Recreation Plan.

The Recreation Plan put the cart before the horse. First, you determine what values the area has and then develop a plan to protect and enhance these values. You spent much time on this with little resolved. I would have put time and money into how to prevent further resource damage, while finding out what is in the Stemilt Basin that needs protection.

Increased lift ticket prices needs as a result of this development needs to be disclosed. Will local users be able to afford it ? Will there be price breaks for locals ?

6.) Transportation

The environmental effects of all modes of transportation that would be used to reach the development must be analyzed. Carbon outputs must be analyzed.

a. Vehicular traffic

- i. Analysis of the effects of increased traffic on Squilchuck Road and Mission Ridge Road on existing uses, including school buses.
- ii. Refine transportation impact study and evaluation of traffic impacts on the regional transportation system as requested by City of Wenatchee and WSDOT.
- iii. Refine mitigation plan and timeline as requested by City of Wenatchee and WSDOT.
- iv. Analysis of the impacts of a single road access to the project site on emergency access, public safety, and evacuation in both winter and summer seasons.

b. Traffic hazards

- i. Analysis of the impacts to traffic safety on Squilchuck Road and Mission Ridge Road.

7. Public Services and Utilities

a. Fire/BLS/Police

- i. Assess the impacts of the project on existing emergency services, including law enforcement, basic life support, and fire protection, and address the following:
 1. Impacts to dispatching and capacity to handle the increased demand.
 2. Identify any special services that may be required, and assess if adequate resources are available for those special services.
 3. Review impacts to level of service delivery to the project and to the existing community due to increased demand.
 4. Assess if adequate resources and staffing are available to meet increased demand.

5. Analysis of the capability of existing services to respond to a catastrophic event.
6. Provide an economic/financial analysis of the cost of providing services to the project.
7. Identify how to mitigate the impact on the delivery of emergency services or increase the capacity to meet the increased demand.
 - ii. Assess basic life-safety threats due to location, access, and resources (e.g. fire flow water supply, wildfire risk, evacuation, etc.).
- b. Sewer
 - i. Analysis of the feasibility of using Large Onsite Septic System for the entire development, including potential impacts to geologic hazards and downstream surface water contamination.
- c. Solid waste
 - i. Assess the impacts to the existing solid waste management system.

Submitted by Kevin Kane and Patricia St. August

From: Camie Anderson
Sent: Tuesday, September 08, 2020 7:05 AM
To: office@shockeyplanning.com; Reid Shockey
Subject: FW: Mission Ridge Expansion plan

Camie Anderson
Senior Associate
Shockey Planning Group
Phone: 425.258.9308
Cell: 425.268.2774

From: Mike Kaputa [mailto:Mike.Kaputa@CO.CHELAN.WA.US]
Sent: Monday, September 07, 2020 8:27 AM
To: Camie Anderson
Subject: FW: Mission Ridge Expansion plan

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Friday, June 12, 2020 10:48 AM
To: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: FW: Mission Ridge Expansion plan

From: Dan Kelly <cyclnut@skibum22.net>
Sent: Friday, June 12, 2020 10:47 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion plan

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

Mike,

Here are some comments on the Mission Ridge Expansion Plan.

The expansion plan is similar to other ski areas in the northwest. Road improvements can be made to meet the demand. The demand will vary from one season to the other. The biggest footprint would be on weekends during the key winter skiing months of December thru March. The balance of the year would be reduced as not many people will be in the new area village.

As an example Schweitzer and Whitefish have year round housing and events. Their villages

are like ghost towns in off ski season. This is like the majority of the ski areas in the country. They have much smaller towns than Wenatchee at the foot of those mountains. The traffic patterns are usually busiest on ski weekends. The impact on weekdays and off season are close to normal. People will be coming at different times all year around. When people are staying in the hotel, condo or houses will already be on the mountain and that will alleviate as much traffic as there is on the road. To supplement the busy weekend ski days they and Mission Ridge have bus service. Mission Ridge can get increased bus trips to help alleviate the weekend winter traffic.

We can manage the roads, fire protection and other issues. The economic impact on the economy will be increased along with the tax base for the county.

The environmental impact on the area will be much less than it has been anticipated.

Most people I know agree that if the expansion is not done then most likely Mission Ridge may not make it in these challenging economic times. Like many ski areas they will be bought out by big ski area companies. This would ruin the friendly hometown hill.

I hope that this impact study can be done in a timely manner. Up till now there have been many times it appears the urgency is not being paid to this important project for the valley.

An example is the new chairlift that is currently being installed. It should have been done last summer. The permitting process wasn't completed in a timely manner.

I believe that Larry Scrivinich has the best interest of the county and the local population.

These are my thoughts as a long time skier (40 yr. resident of the area) and have skied at 54 ski areas.

I am more than willing to give you any other input as you go thru this process.

Respectfully,

Dan P. Kelly

Dan P Kelly
509 421-7556

"Lessons can be learned in the Mountains and Meadows"

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

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

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

Dear Mike & Chelan County Natural Resources Department,

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

Thank you,

Cheri Kuhn
Founder/Creator



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

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

Run a better business and live a better life.

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

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

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

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

June 9, 2020

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

Re: Chelan County Current Planning

I am concerned about the extensive proposed development of the Mission Ridge Ski Area for many reasons.

I have personally seen altered geology, trees and plants at Mission Ridge Ski Area due to landslides and avalanches. Of course these are natural phenomena, although the incidence of these could be potentially increased due to construction and increased storm water and wastewater drainage in the proposed area of development. Who would have thought the Wheeler Road slope failure would cause homes in the area to become inhabitable?

Already water rights in our area are at a premium. From where are rights to clean water going to come for this proposed development?

As a native plant enthusiast, I understand there may be listed sensitive plants in this area of proposed development. Specifically, the Whitebark pine is present here and is a candidate for potential listing as a threatened or endangered by the US Fish and Wildlife Service. Although the Whitebark pine has a wide range in western North America, populations are declining due to insect outbreaks, defoliation and changes in climate that are impacting its timberline habitat. The Forest Service has identified blister rust-resistance in some Whitebark pine at Mission Ridge. This population is a valuable seed source for genetic diversity in the propagation of seedlings. It is critical to protect this seed source.

There are two state rare species identified in the vicinity of Mission Peak, listed as sensitive by the US Forest Service. These include *Anemone patens* var. *multifida* (pasque flower). This Washington state threatened species is found on alpine slopes and ridges on loose, well drained soil. *Delphinium viridescens* (Wenatchee Larkspur), another Washington state threatened species and endemic to the Wenatchee Mountains, is found in moist meadows in openings in Aspen forests. Unfortunately threatened status in Washington does not confirm any legal protection for these species. However, I believe the policy of the Forest Service regarding sensitive species is to manage them so they do not become further imperiled and warrant federal protection under the Endangered Species Act. Although these two species are found outside of the Mission Peak Ski Area, potential habitat might occur within this project area. As part of the environmental review of the project there should at least be an analysis by the Forest Service of whether these species are present in the project area.

and if so, what sort of avoidance strategies might be necessary for protection.

It is hard to believe that this projected development would not adversely impact both resident and migratory elk and mule deer populations. We all have concerns about climate change and the impact of forest fires on wildlife, as well as property that would be at risk, and extremely difficult to defend due to the single road access into this area.

I oppose the development of the Mission Ridge Ski Area as proposed. A significantly smaller proposal should be considered, in order to support the financial viability of MRSA, as a treasured resource to our region's economy, providing accessible opportunities for outdoor enjoyment.

Jill LaRue
107 Fasken Drive
Cashmere, WA
beoutsidenow@gmail.com

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

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

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

Mike,

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

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

Adam



--

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

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

This email and any attachments may be confidential or proprietary. Any review, use, disclosure, distribution or copying of this email is prohibited except by or on behalf of the intended recipient. If you received this message in error or are not the intended recipient, please delete or destroy the email message and any attachments or copies and notify the sender of the erroneous delivery by return email. To the extent that this message or its attachments were sent without encryption, we cannot guarantee that the contents have not been changed or tampered with. Any advice expressed in this message is being delivered to you solely for your use in connection with the matters

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

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

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

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

Hi Mike-

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

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

Thank you,
-Jordan

Jordan Lindstrom



CEO

jordan@webguidz.com

[\(509\) 790-4771](tel:(509)790-4771)

607 N Wenatchee Ave
Wenatchee, WA 98801
webguidz.com

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

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

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

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

June 11, 2020

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

Dear Mr Kaputa,

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

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

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

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

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

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

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

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

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

Another of the reasons cited for giving the go-ahead to the current Proposal is that to-date no other developer has been found who would be willing to upgrade the current ski area. Now why is that? The only answer that makes sense to a developer is that it has to make money. Maybe our current development plan is stale and needs to be re-evaluated for what is best for our community, natural resources, and sustainable recreational opportunities. Look to the good work that has been produced by the Stemilt Partnership, the Stemilt-Squilchuck Community Vision Report, the Stemilt-Squilchuck Recreation Plan, the Our Valley Our Future Action Plan.

Please don't scrap the years of concerted effort that it has taken to build these plans for a potentially risky real estate venture. For that is what it really is---a thinly disguised real estate venture, not a ski resort expansion.

Thank you for the opportunity to comment.

Sincerely,

Cynthia Luksus

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

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Tuesday, May 26, 2020 9:39 AM
To: RJ Lott
Subject: FW: Mission Ridge planned development

From: brian mcbride <brian405us@yahoo.com>
Sent: Sunday, May 24, 2020 9:19 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge planned development

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

Good morning,

I am concerned for the safety of those living along Squilchuck and Mission Ridge roads with the increased traffic this expansion will bring. I read the traffic study but do not believe the results.

During ski season traffic is already high and with poor road conditions leaving the driveway or exiting Forest Ridge can be risky. To add that many homes and condo's plus increase capacity of the resort with road improvements is bound to lead to horrendous accidents and deaths.

I am not against the expansion and opportunities it brings to our area but would like to see improvements happen before the project is finished not wait until people are hurt or killed.

Thank you,

Brian McBride
2960 Mission Ridge Rd.
Wenatchee, WA 98801

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

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

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

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

To Chelan County,

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

Concerned Citizen,

Jess McDonnell

1. SEPA environmental checklist item 8. LAND AND SHORELINE USE, question L, Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any, The proposal is fundamentally inconsistent with the vision and guidance of long term community planning as guided by the Stemilt Partnership, The Stemilt-Squilchuck Community Vision Report, the Chelan County Comprehensive Plan, the Our Valley Our Future (OVOF) Action Plan, WRIA 40A Watershed Plan, and the WRIA 40A Water Quantity Analysis. It also violates the Growth Management Act and requires the County to violate State Law and County Code by inappropriately designating the project as an Master Planned Resort (MPR).

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

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

b. If allowed designation as MPR, RCW 36.70A.360 requires that all costs for facilities and utilities provided to the MPR be borne by the resort.

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

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

- Urban development in the upper basin in violation of the formative goal and core belief of the Stemilt Partnership and the Stemilt-Squilchuck Community Vision
- Destruction of the rural character of the Squilchuck Valley in violation of the vision statements of the Chelan County Comprehensive Plan
- A strain on existing water rights and lack of protection for the water supply in Squilchuck Creek in violation of both the Vision and the Land Use Elements of the Chelan County Comprehensive Plan, WRIA 40A Watershed Plan, WRIA 40A Water Quality Assessment and the Stemilt-Squilchuck Community Vision Report
- Creating road cuts and visual impacts in violation of the section III of the Land Use Element of the Chelan County Comprehensive Plan
- Residential development which requires urban services and utilities outside the urban growth boundary in violation of the Section III of the Land Use Element of the Chelan County Comprehensive Plan and the 2008 Stemilt-Squilchuck Community Vision report published by the Trust for Public Land
- Provides single access in violation of the Capitol Facilities Element of the Chelan County Comprehensive Plan and the International Fire Code
- Reduces traffic Level of Service to LOS D in violation of the Transportation Element of the Chelan County Comprehensive Plan
- Does not pay for impacts to Squilchuck Road impacting the Capitol Plan of the Transportation Element of the Chelan County Comprehensive Plan
- Is owned by Tamarack LLC, not Mission Ridge, inconsistent with the OVOF Action Plan
- Is not small in character, inconsistent with the OVOF Action Plan

2. DS item 4. ENERGY AND NATURAL RESOURCES

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

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

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

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

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

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

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

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

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

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

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

7. SEPA environmental checklist item 16. UTILITIES, questions b, Describe the utilities that are proposed for the project.

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

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

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

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

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

Sincerely,
Chris and Diane Michel
Bellingham, Wa.

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

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

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

Dear Mike,

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

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

Sincerely,

Doug and Tami Milner

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

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

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

Hello Mike and Chelan County Land Use officials:

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

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

Heidi Lee Myers
509-669-5501

This electronic mail message and any attachments may contain confidential or privileged information and is intended for use solely by the above-referenced recipient. Any review, copying, printing, disclosure, distribution, or other use by any other person or entity is strictly prohibited under applicable law. If you are not the named recipient, or believe you have received this message in error, please immediately notify the sender by replying to this message and delete the copy you received

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

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

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

To: Mike Kaputa Director, Chelan County Natural Resource Department

Director Kaputa.

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

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

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

Thank you very much for your time.

Sincerely,

Kevin B. Nolan



Kevin Nolan

Craters of the Moon Marketing, LLC

208.794.4701 • www.cotm-marketing.com

From: Camie Anderson
Sent: Tuesday, September 08, 2020 7:01 AM
To: office@shockeyplanning.com; Reid Shockey
Subject: FW: Mission Ridge Expansion Proposal EIS Scoping

Camie Anderson
Senior Associate
Shockey Planning Group
Phone: 425.258.9308
Cell: 425.268.2774

From: Mike Kaputa [mailto:Mike.Kaputa@CO.CHELAN.WA.US]
Sent: Monday, September 07, 2020 8:15 AM
To: Camie Anderson
Subject: FW: Mission Ridge Expansion Proposal EIS Scoping

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Monday, June 1, 2020 9:14 AM
To: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: FW: Mission Ridge Expansion Proposal EIS Scoping

From: Dean O'Daffer <mdodaffer@yahoo.com>
Sent: Friday, May 29, 2020 4:36 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Mission Ridge Expansion Proposal EIS Scoping

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

The most significant aspect of the Mission Ridge Expansion Proposal is that it would be changing forest land into an urban development, a new city surrounded by protected natural areas. This new development would be totally incongruent with its neighbors. There are numerous other significant effects from this proposal, a drawdown of the Squilchuk/Stemilt water table, terrain that is highly susceptible to landslides and wildfires, safe road access, proper sewage treatment, bringing in utilities and possible air quality issues. These are all important issues and should be part of the overall process.

I feel that the Stemilt Basin Natural area is a local treasure and should be protected. The current recreation plan and wildlife protection policies would not be workable because of the hundreds of new visitors and residents who would want to go picnic, hike, bike, ski, ride motorcycles, four wheelers, and snowmachines in the nearby playground. I also feel that any possible road access through the Basin to the new development would not be allowed. We would be losing the very character of the Squilchuk and Stemilt drainages. The cost is too high for the perceived benefits.

Sincerely

Dean O'Daffer
Wenatchee, Wa.

June 9, 2020

To: Mike Kaputa, Director
Chelan County Natural Resource Department
411 Washington Street, Ste., 201
Wenatchee, WA. 98801

Re: EIS on Mission Ridge Planned Resort Expansion

Greetings,

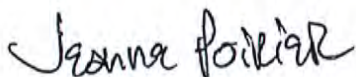
Not sure about you, but I have a headache!
Have spend multiple hours reviewing this project and its impact. FYI, the NEPA documents available on USFS website came up "invalid project" so I was not able to review these.

Earth, Water, Plants & Animals, Plants, Energy and Natural Resources, Land and Shoreline Use, Transportation, Public Services and Utilities were all thoroughly studied and commented on.

Bottom line is I hope you listen to all the adverse impacts pointed out by many people in our community and throughout our state. There should NO ACTION (ideally) - or if a much smaller proposal is submitted than Alternative 2 might be in order.

Thank you for the opportunity to comment. I am not the most literate person, but I care deeply for our beautiful area and feel this proposal is bad for our area - even after reading all the awesome economics!!

Make the right decision.



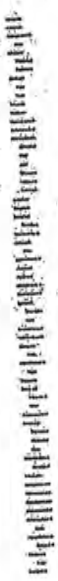
Jeanne Poirier
P.O. Box 228
Cashmere, WA 98815

POIRIER
P.O. BOX 228
CASHMERE, WA 98815

POIRIER, WA 98815
JAN 1 1981
EARTH DAY
WEDNESDAY



Mike Kaputa
411 Washington St, Ste. 201
Waukegan WA 98801



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

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

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

Dear Mike,

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

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

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

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

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

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

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

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

Respectfully,

Steve Robinson
1445 Westpoint Place
Wenatchee WA 98801

stevewenatchee@gmail.com
509.679.7143

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

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

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

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

Dear Mr. Kaputa,

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

Thank you,
Mike Rolfs

June 8, 2020

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

RE: EIS Scoping Comments
Tamarack Saddle LLC Master Planned Resort

Dear Mr. Kaputa,

Thank you for the opportunity to provide comments on the Determination of Significance (DS) and the scope of issues to be examined in the Environmental Impact Statement (EIS) for the proposed development adjacent to Mission Ridge. I am encouraged that the County has concluded that the impact of the proposal is significant. This comment letter contains concerns about refinement of the EIS scope, and suggestions for additions to the scope of the EIS including alternatives, MPR designation, costs, up-valley views, recreation impacts, individual septic systems, water, traffic, fire, and the development agreement. Although every DS issue is not specifically discussed in this comment letter, I expect to see the entire DS list of issues discussed in the EIS.

1 - REFINEMENT OF EIS SCOPE

The DS states that "*The specific areas for discussion will be evaluated and refined after the end of the public comment period.*" This concerns me. Will some issues that do not receive scoping comments be refined from the list and thus deemed insignificant due to lack of popularity in comments? Chelan County has already identified the issues in the DS as having a significant effect on the environment. Their environmental impact is intrinsic and independent of whether they are mentioned during scoping. For example, water stolen from the upper basin water budget is a problem whether the County receives scoping comments about it or not. How does the County justify "refining" items from this list?

I contend that all of the issues identified in the DS have already been determined to have a significant effect on the environment, and therefore must be included in the scope of the EIS. Beyond the intrinsic impact of each listed issue, the impact of the proposal is not just a series of individual impacts, but is the sum of all of the impacts taken together. To neglect to discuss some impacts in the EIS dilutes the appearance of the impact of the project as a whole, and could sway the outcome toward a solution that has a greater impact than has been discussed or disclosed. Deletion of any issue from the EIS due to lack of public confirmation during the current comment period would be irresponsible. The County should incorporate and address all of the information and concerns received from the public during the March 2020 comment period into this EIS.

2 - ALTERNATIVES

County provided alternative as stated in the DS include:

1. *No action: Assumes no development beyond that permitted by current County zoning regulations.*
2. *Alternative 1 Preferred Alternative: The development as proposed*
3. *Alternative 2 Alternative Configuration: Other reasonable alternatives for achieving the proposal's objective on the same site*

The County has a duty to enforce the rules, codes, and laws and to allow the development if it conforms to the rules, and to deny all components of the development that do not. The *no action* alternative satisfies this requirement. In order to entertain alternative 1, *the development as proposed*, the County must examine each code or guiding document violation contained in the proposal, and make a decision as to whether the County is willing to allow this violation or not. The following incomplete list is an example list of violations relating to SEPA checklist item 8, LAND AND SHORELINE USE. The duty of the County is to disallow code, rule, and law violations.

INCOMPATIBILITY WITH EXISTING AND PROJECTED LAND USES AND PLANS

VIOLATION	COUNTY ACTION
Urban development in the upper basin in violation of the formative goal and core belief of the Stemilt Partnership and the Stemilt-Squilchuck Community Vision	Allow or Disallow
Destruction of the rural character of the Squilchuck Valley in violation of the vision statements of the Chelan County Comprehensive Plan	Allow or Disallow
Strain on existing water rights and lack of protection for the water supply in Squilchuck Creek in violation of both the Vision and the Land Use Element of the Chelan County Comprehensive Plan, WRIA 40A Watershed Plan, WRIA 40A Water Quality Assessment and the Stemilt-Squilchuck Community Vision Report	Allow or Disallow
Creating road cuts and visual impacts in violation of the section III of the Land Use Element of the Chelan County Comprehensive Plan	Allow or Disallow
Residential development which requires urban services and utilities outside the urban growth boundary in violation of the Section III of the Land Use Element of the Chelan County Comprehensive Plan and the 2008 Stemilt-Squilchuck Community Vision report published by the Trust for Public Land	Allow or Disallow
Provides single access in violation of the Capitol Facilities Element of the Chelan County Comprehensive Plan, the International Fire Code, and the advice of the County Fire Marshal in his March 2, 2020 Agency Comment response to this proposal	Allow or Disallow
Reduces traffic Level of Service to LOS D in violation of the Transportation Element of the Chelan County Comprehensive Plan	Allow or Disallow
Does not pay for impacts to Squilchuck Road impacting the Capitol Plan of the Transportation Element of the Chelan County Comprehensive Plan	Allow or Disallow
Is owned by Tamarack LLC, not Mission Ridge , inconsistent with the OVOF Action Plan	Acknowledge or Ignore
Is not small in character , inconsistent with the OVOF Action Plan	Acknowledge or Ignore

Clearly there is no way to allow Alternative 1, *the development as proposed*, while complying with the relevant codes, rules, laws, and the guidance of long term community planning documents.

For Alternative 2, *Other reasonable alternatives for achieving the proposal's objective on the same site*, the proposal's objective needs to be defined. The message of Mission Ridge's marketing campaign is that Mission Ridge is beloved, trustworthy, and vital to the economic health of the entire community (this we all agree with), but without the development, the ski area will probably shrivel up and die. This claim is repeated as follows in Section 1.0 of the revised project narrative: "*Mission Ridge has limitations that...have put sustainability of the ski area at risk.*"

Therefore, Mission Ridge is defining the proposal's objective as **to assure the sustainability of Mission Ridge for the good of the community**. Interestingly, the current proposal does not assure sustainability of Mission Ridge as the development is owned by Tamarack Saddle, LLC and there is nothing that would stop the owner from selling Mission Ridge but keeping the development, thus diverting profits from the village away from Mission Ridge and into private hands. I suggest the following alternatives that would satisfy this objective:

OTHER ALTERNATIVES THAT WOULD ACHIEVE THE PROPOSAL'S OBJECTIVE OF SUSTAINABILITY OF THE SKI AREA

1. **Chelan County purchase Mission Ridge and the private development property.**
The County could purchase the land and business and run the ski area for the benefit of the community, possibly by concession. There is precedence for this potential purchase both philosophically and with recreational facility ownership by the County. Philosophically, the County exhibited agreement with distaste for urban development in the upper basin with the recent purchase of 2500 acres in the Stemilt Basin for the express purpose of preventing urban development in the upper basin. Examples of County owned recreational facilities include Ohme Gardens in Wenatchee, Wenatchee River County Park in Monitor, and Chelan County Expo Center in Cashmere. Mission Ridge is similar to these County owned community amenities in that it adds intrinsic and economic value and makes Wenatchee a better place to live. This option would ensure the sustainability of the ski area for the good of the community. This option would also protect the rural character of the valley by preventing urban development in the upper basin. Mission Ridge is worth protecting through public ownership.
2. **Establish a commercial tax in Chelan and Douglas Counties to support capital improvements at Mission Ridge.** The County should/could (must) fully enforce the existing codes and laws with regard to the development. This will stop the development. At the same time, the County could protect the financial health of the privately owned ski business for the good of the community. This option would also protect the rural character of the valley by preventing urban development in the upper basin. A public/private partnership could be created and overseen by a board to review the annual capital plans and needs of the ski area. This partnership would allow New Mission, LLC to revert from a business that focuses on maximizing income, to a ski area that cares about skiers.

This is not a novel concept. The County provides similar support to independent entities that receive tax subsidy. The following table is an incomplete list that indicates tax dollar amounts provided to various independent entities in the year 2000.

DEPENDENT ENTITY	COUNTY TAX SUPPORT FY 2000
Regional Library	\$2,171,868
Manson Parks	\$40,002
Cascade Hospital	\$319,933
Leavenworth EMS	\$179,471
Lake Chelan Hospital	\$403,964
Local Schools	\$17,352,958

Source: Summary of Chelan County Property Tax Procedure 2000

In fact, the County, through the lodging tax, is currently supporting capital improvements at a ski area through funding of an \$82,000 LTAC disbursement in the year 2020 to Leavenworth Ski Hill for a magic carpet! Tax subsidy to an independent entity for the good of the community is a practice that Chelan County is familiar with and embraces. Mission Ridge is worth protecting with public subsidy.

3. **Create a non-profit organization to purchase and run Mission Ridge as a community hill.** Nearby community hills include Bogus Basin, Bridger Bowl, and Mt. Spokane. All three of these ski areas operate as community hills rather than destination resorts. Each has equal or better infrastructure to Mission Ridge, are of similar or larger size, and cost 10 to 17 percent less to ski. They are all surviving financially. This option would alleviate the private business ownership onus of profit, and would protect the sustainability of Mission Ridge by reducing operational costs, and allowing public fundraising to subsidize capital improvements. In order to protect the rural character of the valley, and to prevent urban development in the upper basin, either the non-profit would need to purchase the development property, or the County would have to follow its own codes and deny the MPR status of the proposal, thereby denying urban development outside the UGA. Mission Ridge is worth protecting by purchasing and converting to a board-run non-profit for operation as a community hill.

Mission Ridge is such a prominent community asset that large changes deserve public scrutiny. These alternatives, and any large change to Mission Ridge, should be vetted by a facilitated public process to develop an alternative that the community can embrace.

3 - MASTER PLANNED RESORT

The proposal violates the Growth Management Act and requires the County to violate State Law and County Code by inappropriately designating the project as a Master Planned Resort (MPR). The proponent uses MPR designation to justify incompatibility with the Growth Management Act, the Chelan County Comprehensive Plan, and incorrectly cites consistency with RCW 36.70A.360. However, the proposed development obviously does not meet the requirements to be classified as an MPR.

The County adopted legal definition of Master Planned Resorts requires MPRs to be self-contained and consist of short-term visitor accommodation. They must provide affordable housing for employees, preserve the rural character or natural resource used, not primarily consist of single family or multi-family units, and permanent residential uses must support the on-site recreational nature of the resort. The proposed development violates all of these requirements:

- **The development is not self-contained.** The project narrative section J. states that the development will rely on the County to provide fire, police and medical services. In addition, there is no grocery planned, nor any school. Fiber and electricity are planned to be supplied from Wenatchee. Providing that the County follows the law and protects the existing water rights holders, water will also be provided from Wenatchee.
- **The development does not consist of short term visitor accommodations.** The primary component of the proposed development is long-term housing, namely 275 single-family residences and 621 multi-family units. Policy LU 13.5 of the Comprehensive Plan specifically states that "single-family or multi-family residential development shall not be the primary component of the MPRs."
- **Residential Use does not support the recreational nature of the resort.** The Comprehensive Plan requires that permanent residences must support the on-site recreational nature of the resort. A full time permanent resident of the development who works in Wenatchee, does not support the recreational nature of the resort. This person will be driving down the hill to work as skiers are driving up. They will be pulling out of their garage as day users are trying to find parking. Their commute will oppose ski area day traffic in both directions which will increase the danger on the road. Of particular concern is the school bus conflict with skier traffic. The two uses are conflicting, not supportive.
- **The development does not consider affordable employee housing.** The intent of an MPR is to be self-contained such that employees would stay and live at the MPR. This requires employee housing. Section M. of the project narrative boasts 669 full time jobs yet the plan proposes only 80 employee beds in "dormitory style" and "open-concept" accommodations. Clearly, the development is not intended to be self-contained, and the majority of employees will be expected to commute from Wenatchee.
- **The development does not preserve the rural character or natural resource it uses.** The rural character of the Squilchuck valley would be forever changed by the increase in traffic brought by this development. It will also change the character of the ski hill. It will at least double the daily number of skiers on the hill, yet the only new ski terrain will be beginner terrain at the development. More skiers on the same terrain creates longer lines, powder shortage, and more crowded ski runs. The development will completely transform the ski area from a friendly hometown hill to a dispassionate destination resort, altering both the rural character and the natural resource (an uncrowded skiing experience) that it uses.

The proposal is fundamentally inconsistent with the vision and guidance of long term community planning as guided by the Stemilt Partnership, The Stemilt-Squilchuck Community Vision Report, the Chelan County Comprehensive Plan, the Our Valley Our Future (OVOF) Action Plan, WRIA 40A Watershed Plan, the WRIA 40A Water Quantity Analysis, and the Stemilt-Squilchuck Recreation Plan. Designation as an MPR is the loophole being used to justify violation of these guiding documents and incompatibility with current and projected land use.

The development clearly does not satisfy the requirements of an MPR under the Chelan County Comprehensive Plan, and must not be classified as such. A discussion of the inappropriate designation as MPR must be included in the scope of the EIS because the proposal clearly triggers an environmental impact as described in SEPA environmental checklist item 8. LAND AND SHORELINE USE, question L which reads: **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any,**

4 - COSTS

If (illegally) allowed designation as MPR, RCW 36.70A.360 requires that all costs for facilities and utilities provided to the MPR be borne by the resort. **Costs** for infrastructure improvements to roads, water, electrical transmission lines, substation construction, and fiber supply, fire suppression, emergency medical support, and any other services which are provided by service providers outside the resort, **must be fully borne by the resort**. Analysis of the costs for facilities and utilities provided to the MPR by outside sources should be included in the scope of the EIS as triggered by SEPA environmental checklist item D question 7, **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

5 - UP-VALLEY VIEWS

The dark sky will be polluted with light, and the up-valley views will include development scars and hilltop structures. Analysis of the proposal's visual impact to up-valley views should be added to the EIS. Inclusion of this issue in the scope of the EIS is triggered by SEPA environmental checklist item 10. AESTHETICS, question b: **What views in the vicinity would be altered or obstructed?**

6 - RECREATION IMPACTS

This development project will directly and adversely affect the established winter non-motorized recreation opportunities on the lands in and adjacent to the project area and will interfere with implementation of the Stemilt-Squilchuck Recreation Plan which includes non-motorized winter play areas adjacent to the proposed development. This proposal reduces the established undeveloped backcountry recreation opportunities currently available, and provides no alternatives to the loss of uphill access for backcountry skiers in the outback area. In addition, although not defined on the proposed site plan in the application materials, the County road will disrupt the existing Clara Lake Trailhead parking area and eliminate existing parking at the current base area.

The development will clearly impact and irreversibly harm these established, recognized, and heavily used backcountry recreation areas adjacent to Mission Ridge, by reducing and eliminating areas that provide an alternative to alpine skiing such as snowshoeing and backcountry skiing in the winter, and by overcrowding the remaining areas all year round. Analysis of the year-round recreational impact to the trails and backcountry in the upper basin, including an assessment of the effect on current parking use at the Clara Lake trailhead is triggered by SEPA environmental checklist item 12. RECREATION, questions b: **Would the proposed project displace any existing recreational uses?**

7 – INDIVIDUAL SEPTIC SYSTEMS

The proponent indicates in their SEPA checklist that owners of single family homes will be responsible for their own on-site septic systems. Further analysis is required to verify the ability of the site to support 275 private septic systems without adverse impact to the watershed. This analysis is triggered by SEPA environmental checklist item 16. UTILITIES, questions b, **Describe the utilities that are proposed for the project**

8 - WATER

The proposal suggests removing water from deep aquifers which are hydraulically connected to surface water. There is no water available for allocation to this development. The entire wintertime flow of Squilchuck Creek is allocated by existing water rights to Beehive Irrigation District and Mission Ridge for diversion and storage in their respective reservoirs. Existing water rights in the spring and summer exceed the available flow in the creek. Junior water right

holders (claims newer than the 1928 adjudication) are limited to only spring runoff and Senior water right holders (Miller Rights) have their water rights regularly cut when the stream flow is inadequate to cover all existing 1928 adjudicated water rights. This fact is supported by statements and conclusions contained in the WRIA 40A Watershed Plan, the WRIA 40A Water Quantity Assessment, and the Stemilt-Squilchuck Community Vision Report which is published by the Trust for Public Lands in partnership with the Stemilt Partnership. Analysis (and denial) of removal of water from either surface water or deep aquifers in the upper basin must be included in the EIS as triggered by SEPA environmental checklist item 3. WATER, question a, **Surface Water**, and question b, **Ground Water**. Specifically, when senior water rights are affected, how will Tamarack Saddle, LLC handle restrictions to their junior rights to take water?

In addition to analysis of available water quantity, SEPA environmental checklist item 3. WATER, question a. 2) discusses whether any work will occur over, in, or adjacent to water. The proponent's SEPA checklist indicates that no work will occur within 200 feet of Squilchuck Creek. However, although not defined on the proposed site plan in the application materials, the new access road will cross both Squilchuck and Lake Creeks to connect to the proposed new road at the east end of Lot 3. An analysis of the impact of building a multilane County road across two streams should be included in the EIS as triggered by SEPA environmental checklist item 3. WATER, question a. 2), **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

9 – TRAFFIC

The traffic analysis included in the application materials indicates a future level of service of D for Squilchuck road. The minimum level of service for rural roads is C in Chelan County. The EIS should include discussion of the traffic impact on the rural nature of Squilchuck Road as triggered by SEPA environmental checklist item 8. LAND AND SHORELINE USE, question L which reads: **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any,**

10 - FIRE

The development application argues not to conform to applicable requirements of the fire code, and instead asks that the Fire Marshall allow exceptions to reduce ingress/egress and fire flow requirements. The Fire Marshal has advised in his March 2, 2020 agency comment response that a single access road should not be allowed. *"If a fire event occurs below the development and there is only one access route, as proposed, it is likely that route may be closed by fire. We have concern that the County and the Developer may be liable if people are trapped and if structures are damaged."*

In addition, the Fire Marshall has advised against signing the Development Agreement containing the stipulation that only codes applicable to the entire County should be used because *"This project may need requirements that are specific to the location of the project."*

Further, the Fire Marshall has advised against the proposed reduced fire water storage volume of 83,400 gallons and indicated that the required fire flow for this proposal should be 180,000 gallons in a reservoir connected to the fire hydrant system, but proposed that 120,000 gallons be the minimum reservoir capacity. (I disagree with the Fire Marshall's easing of fire code to allow a smaller reservoir and encourage him to enforce all aspects of the fire code with no reductions in requirement).

It is interesting to note that on June 5 of this year, the County posted a fire warning at the intersection of Wenatchee Heights Road and Squilchuck Road. This annual County warning

directs that due to fire danger, the public lands should only be accessed "for legitimate purposes". This indicates that the County is well aware that people cause fires, and more people increase the frequency of ignition. This proposal introduces thousands of more people, all year round, to the dry upper forest and will undoubtedly result in a higher frequency of human caused wildfires.

It is clear that the County should require access and fire flow in strict adherence to all applicable codes with no easing or exceptions granted. This is not only reasonable, but should be expected by the citizens of the County who chose to live, work and play in the upper basin. The County has a life safety duty to the citizens of any development it approves. A discussion of the fire hazard and need for strict adherence to existing fire codes and laws is triggered by SEPA environmental checklist item 15. PUBLIC SERVICES, question a. **Would the project result in an increased need for public services (for example: fire protection...)** and also by SEPA environmental checklist item D question 7, **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

11 – DEVELOPMENT AGREEMENT

Page 25 of the development agreement submitted with the project application prevents the County from using judgement when applying codes by requiring that the County can apply building codes and life/safety road standards "*only to the extent that the code has been adopted by the County for application on a county wide basis.*" These clauses eliminate the ability of technical staff and decision makers to use judgement in application of code and safety standards. However, the development is a unique project in a remote location that is at high fire risk. The project may need requirements that are specific to the location and the project. Analysis of the negative effect of agreeing to the development agreement should be included in the scope of the EIS as triggered by the basic life safety threat associated with limiting code application and judgement of technical staff and as triggered by SEPA environmental checklist item D question 7, **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

I appreciate the opportunity to provide comments on the scope of the EIS. I want to reiterate that I believe any refinement of the County identified significant environmental impacts listed in the DS is not acceptable. All of the DS issues must be included for discussion in the EIS.

I live on Squilchuck Road and recreate in the upper basin. My domestic water is pumped from a well that is hydraulically connected to Squilchuck Creek and my 1928 adjudicated irrigation water rights are diverted from the surface water of Squilchuck Creek. This proposal will destroy the rural nature of my neighborhood, impede my water rights, increase commute time and danger, and irreversibly harm the wild recreation experience currently available and enjoyed in the upper Stemilt-Squilchuck basin.

Thank you for considering my comments.

Mike Rolfs
Wenatchee, WA

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Tuesday, May 26, 2020 9:37 AM
To: RJ Lott
Subject: FW: Master Planned Resort expansion (ZC-366) / EIS

From: Ivan <ivanrybakov@hotmail.com>
Sent: Tuesday, May 26, 2020 7:10 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: Master Planned Resort expansion (ZC-366) / EIS

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

Good morning Mike,

This is Ivan Rybakov's family, who live on 3409 Squilchuck Rd. Upon reading the proposal of a Master Planned Resort expansion to the existing Mission Ridge Planned Development (file ZC-366 approved through Resolution 87-77, as modified by Resolutions 88-104 and 95-152), we are AGAINST this proposal to be started and built, due to the huge environmental impact of the earth, water, wildlife and plants. We are also concerned about the Squilchuck creek and the water supply to our property due to changes that might affect the water run-off. We own 4 water right shares and we use our water for both agriculture and livestock. Also a tremendous impact will be made on the vehicular traffic hazards, since Squilchuck Road is already a busy road, especially during winter recreation season.

Thank you for your attention to this matter, and for considering our request.

Ivan Rybakov and family

From: Camie Anderson
Sent: Tuesday, September 08, 2020 7:01 AM
To: office@shockeyplanning.com; Reid Shockey
Subject: FW: Mission Ridge determination of significance

Camie Anderson
Senior Associate
Shockey Planning Group
Phone: 425.258.9308
Cell: 425.268.2774

From: Mike Kaputa [mailto:Mike.Kaputa@CO.CHELAN.WA.US]
Sent: Monday, September 07, 2020 8:13 AM
To: Camie Anderson
Subject: FW: Mission Ridge determination of significance

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Tuesday, May 26, 2020 3:19 PM
To: RJ Lott <RJ.Lott@CO.CHELAN.WA.US>
Subject: FW: Mission Ridge determination of significance

From: Malachi Salcido <Malachi@salcidoenterprises.tech>
Sent: Wednesday, May 20, 2020 5:01 PM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Subject: RE: Mission Ridge determination of significance

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

Hi Mike,

I am responding to the recent email notification of the proposed scope of the EIS. I would like to go on record as supporting the resort expansion at Mission Ridge. I fully support the environmental impact study and assessment process, along with requirements to address potential issues. I also fully support the development, believing it can be done in a responsible and compliant manner. Thank you for affording us the opportunity to comment during this process.

Truly,



Malachi J. Salcido, CPA
Managing Member and CEO

833-SALCIDO (725-2436)

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

e-mail: malachi@salcidoenterprises.tech

website: www.salcidoenterprises.tech

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

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

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

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

Greetings Mr. Kaputa,

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

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

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

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

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

Truly,



SALCIDO
ENTERPRISES, LLC

DATA OUTSIDE THE BOX™

Malachi J. Salcido, CPA
Managing Member and CEO

833-SALCIDO (725-2436)

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

e-mail: malachi@salcidoenterprises.tech

website: www.salcidoenterprises.tech

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

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

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

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

Dear Mr Kapula,

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

Sincerely Yours,

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

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

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

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

Mike Kapula,

Dear Mr Kapula,

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

Sincerely Yours,

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

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

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

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

Hi Mike,

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

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

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

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

- a. The proposed development does not meet the requirements to be classified as an MPR.
- b. If allowed designation as MPR, RCW 36.70A.360 requires that all costs for facilities and utilities provided to the MPR be borne by the resort. Costs for infrastructure improvements to roads, water, electrical, and fiber supply, fire suppression, and emergency medical support, which are provided by service providers outside the resort, must be fully borne by the resort.

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

- Urban development in the upper basin in violation of the formative goal and core belief of the Stemilt Partnership and the Stemilt-Squilchuck Community Vision
- Destruction of the rural character of the Squilchuck Valley in violation of the vision statements of the Chelan County Comprehensive Plan
- A strain on existing water rights and lack of protection for the water supply in Squilchuck Creek in violation of both the Vision and the Land Use Elements of the Chelan County Comprehensive Plan, WRIA 40A Watershed Plan, WRIA 40A Water Quality Assessment and the Stemilt-Squilchuck Community Vision Report

- Creating road cuts and visual impacts in violation of the section III of the Land Use Element of the Chelan County Comprehensive Plan
- Residential development which requires urban services and utilities outside the urban growth boundary in violation of the Section III of the Land Use Element of the Chelan County Comprehensive Plan and the 2008 Stemilt-Squilchuck Community Vision report published by the Trust for Public Land
- Provides single access in violation of the Capitol Facilities Element of the Chelan County Comprehensive Plan and the International Fire Code
- Reduces traffic Level of Service to LOS D in violation of the Transportation Element of the Chelan County Comprehensive Plan
- Does not pay for impacts to Squilchuck Road impacting the Capitol Plan of the Transportation Element of the Chelan County Comprehensive Plan
- Is owned by Tamarack LLC, not Mission Ridge, inconsistent with the OVOF Action Plan
- Is not small in character, inconsistent with the OVOF Action Plan

2. DS item 4. ENERGY AND NATURAL RESOURCES

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

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

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

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

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

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

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

(Squilchuck Road #711).

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

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

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

7. SEPA environmental checklist item 16. UTILITIES, questions b, Describe the utilities that are proposed for the project.

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

Thanks for accepting community comments for this proposed action.

Jason Schilling
Wenatchee

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

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

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

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

Thanks for your consideration
Jamie Tackman



[EIS Scoping Comments](#)

June 11, 2020

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

RE: EIS Scoping Comments
Tamarack Saddle LLC Master Planned Resort

Dear Mr. Kaputa,

Thank you for the opportunity to provide comments on the Determination of Significance (DS) and the scope of issues to be examined in the Environmental Impact Statement (EIS) for the proposed development adjacent to Mission Ridge. I believe **all** the concerns received in the initial request for comment should be considered, but I understand the need to focus on the larger issues. Land use planning can be, and often is a thorny path, and the task of balancing conflicting points of interest is a demanding one. I believe Tamarack Saddle LLC's proposed Development needs to be viewed through the lens of its association with public land, and the effect it will have on those lands.

Mission Ridge Master Plan Resort; is being sold as an expansion, it is adding 19 acres of new ski runs, and 18 acres of gladed terrain, 37 acres is technically an expansion, but it could more correctly be referred to as a real estate development. A development that uses public land (Mission Ridge Ski Area) as the attractor for land sales, and infrastructure placement for access to the development. Tamarack has suggested that without the real estate development the ski area will not be profitable, it's impossible to know if this is true or not, but Tamarack LLC would be under no obligation to share profits or support Mission Ridge Ski area.

EIS discussion points;

Fire; a 4000 bed development, in a designated high fire danger area, serviced by a dead end road. Catastrophic fires are increasing exponentially, only the most conservative precautions are appropriate.

Water; the Squilchuck and Stemilt basins are already over allocated, adding a 4000 pillow resort could not possibly improve on that condition.

Geologic instability; you need look no further than the road sign on the way to Mission, cautioning of the landslide threat, or the displaced road bed, where millions have been spent trying to stabilize it, to no avail, or the thousands of cubic feet that slid across one of the main ski runs.

Wildlife; there is no place where wildlife is not being displaced by the hand of man, a permanent Cashmere size community in the upper Squilchuck basin, would have a drastic

effect on all manner of wildlife, but particularly the elk and deer. The upper basin is a heavily used spring/summer elk habitat, in an ever shrinking supply.

Sewage treatment; it seems completely unlikely that a conventional in ground leaching system would be feasible for a development of this size. Located as it is, in the very head of the Squilchuck watershed, and potential to contaminate the aquifer, only the most conservative approach would be acceptable.

Traffic congestion; the traffic on Squilchuck on a snow day is already a nightmare, it clearly would not be adequate for handling several thousand more uses a day winter or summer. As it stands today the Squilchuck road is a popular road riding route for local cyclists, the addition of thousands of more cars on the existing road would make this a much less attractive ride.

Adequate resources; has many facets, the Forest Service has already shown an inability to provide appropriate oversight in the construction of the road to Tamarack LLC's property, that violated their own important resource protection practices. It is an agency that is under staffed at every level. Fire protection, clearly a huge requirement, road clearing and maintenance, law enforcement, water, power, all require the infrastructural staffing and resources of a community of thousands.

What do destination resorts offer; remember this proposal will use our public land to sell real estate, and access their real estate. I would suggest it's not worth it, but at the very least the performance bar should be set very high. Jobs; mostly temporary, minimum wage, no benefits, commuting. Housing; exclusive, expensive, empty. Destination ski resorts do not promote any of the things we (the skiing community) love and cherish about Mission Ridge. They are by their very nature expensive, exclusive, and insular. They depend on a steady stream of rich people to come spend two weeks in their house or condo and go back home. Check wages, lift ticket prices, housing prices and availability, in destination ski resorts, and you will see that they are not skiing communities for the common person, they are **all** exclusive real estate selling machines.

Mission as it is; it's been said there is not enough beginner terrain, there are plenty of areas within the existing boundaries to accommodate beginners, upper chair 3 accessed with a gondola, Way Hut from the top designated and redesigned as a beginner run (it use to be), Bomber rope tow replaced with a magic carpet, to name a few. Not enough parking, **good** it mostly keeps that precious balance between short lift lines, and uphill capacity. What makes Mission the "home town hill" will almost surely be eradicated if it becomes a destination ski resort. Mission Ridge is a rare gem, on that I think everyone can agree. Since its inception in 1966 it has been a community ski area, with a goal of taking care of that community. It is now owned by an organization that wants to sell real estate, and use our public land ski hill as bait. Public land should not be the horse that carries the water for private investment, it should have no obligation to be profitable, it should only be required to serve the greater good. Maybe viability not profitability should be the primary goal for Mission Ridge.

Thanks for considering my comments.

Jamie Tackman

From: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Sent: Tuesday, May 26, 2020 9:36 AM
To: RJ Lott
Subject: FW: Mission Ridge Expansion- EIS public comment.
Attachments: Renamed Noyd Easement to Upper Reservoir Loop Road 2020.jpg

From: urenski123@gmail.com <urenski123@gmail.com>
Sent: Tuesday, May 26, 2020 7:20 AM
To: Mike Kaputa <Mike.Kaputa@CO.CHELAN.WA.US>
Cc: 'Dean U'Ren' <duren@us.head.com>
Subject: Mission Ridge Expansion- EIS public comment.

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

Hello Mike,

I hope all is well with you and your family during these crazy times! I am reaching out in response to the recent EIS public comment period in regards to the Mission Ridge expansion plan. As you know I served on the Stemilt Squilchuck Recreational Planning committee. My time on the committee coupled with 15 years as a Forest Ridge resident has me very concerned on some of the points regarding the EIS of the expansion plan as follows:

- I have attached a recent photo showing the recently designated "Upper Reservoir Loop Road". I understand that what used to be the Green Dot "wheeler" road has been renamed. I was not aware that this newly designated County road included the complete distance of the (Noyd road/easement) including access to Forest Ridge residents via the "water tower" hill. Is the original Forest Ridge "invitation by Noyd family" use easement still in place? Do county road rules now apply to the entire easement?
- Will secondary Ingress and Egress be required to support the Mission Ridge expansion? If so, where will this new road be constructed? Fire safety, Unimaginable traffic increases & Evacuation and public services are VERY concerning issues for the Forest Ridge community.
- Ingress and Egress to Forest Ridge Drive from Mission Ridge Road will need improvement. On busy days during Ski Resort operation we currently experience VERY heavy traffic making it extremely difficult to enter or exit Forest Ridge Drive in either direction. The immensely increased volume of traffic this expansion will create will require some sort of traffic mitigation for Forest Ridge residents. A possible "Roundabout" or designated turn lane both directions will be a necessity at the entrance of Forest Ridge Drive.
- I am concerned with the quality and experience currently available in the immediate areas surrounding Squilchuck State park and the Noyd Road (now Upper Reservoir loop Road) and Forest Ridge. What infrastructure improvements will directly affect the quality of living and recreation of Forest Ridge residents in these surrounding areas?

Please consider this my public comment if applicable as a 15 year Forest Ridge resident, resort & backcountry skier, hiker, Mtn biker and active participant of the Outdoor experience currently enjoyed in the immediate areas surrounding Forest Ridge.

Cindy Uren
6661 + 6665 Forest Ridge Drive
Wenatchee WA 98801.

Thank you!!

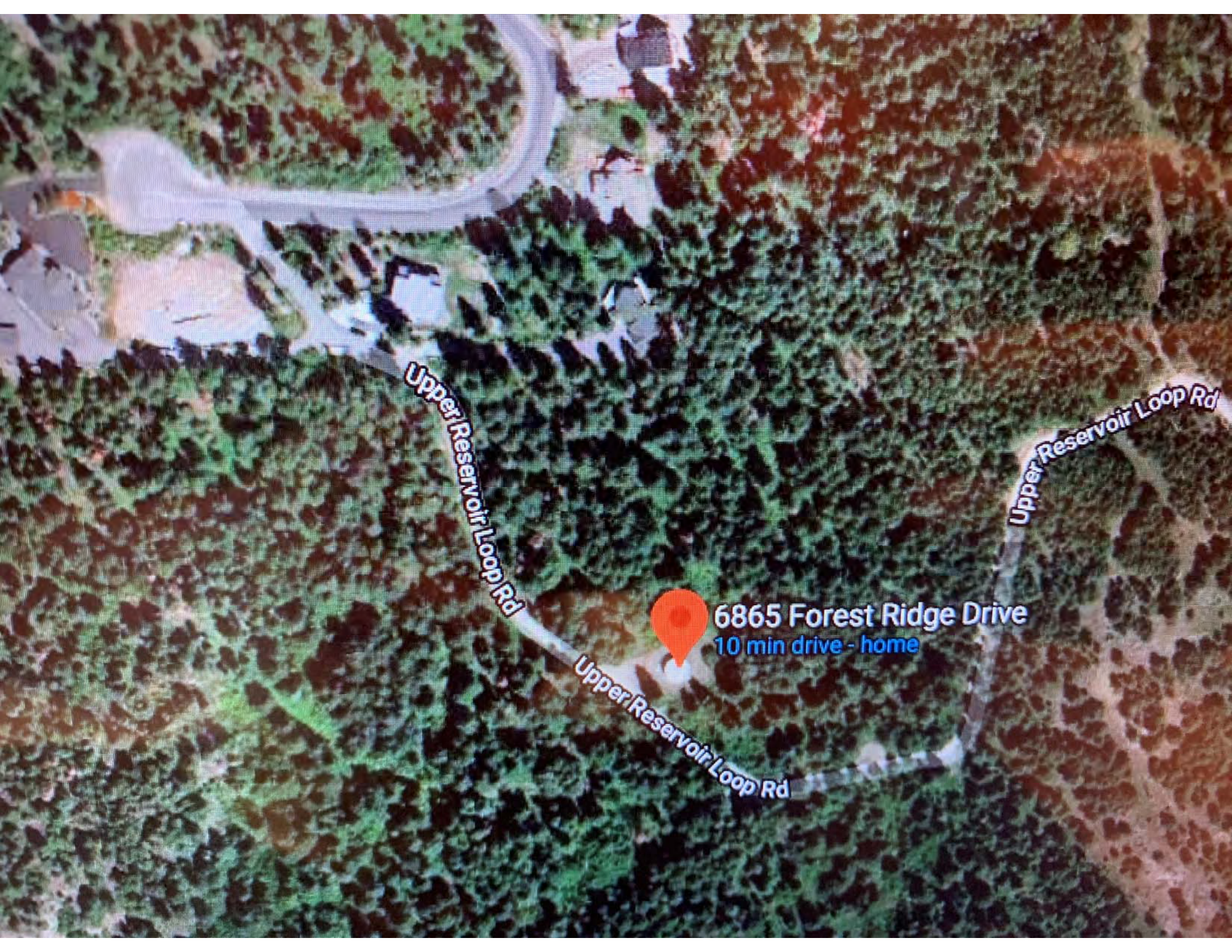
Cindy U'Ren

c.425-765-7156

e.urenski123@gmail.com

www.cindyuren.arbonne.com

Under Armour-Orage-Arbonne



Upper Reservoir Loop Rd

Upper Reservoir Loop Rd

Upper Reservoir Loop Rd



6865 Forest Ridge Drive

10 min drive - home

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

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

June 2, 2020

Regarding the proposed expansion plan for Mission Ridge Ski Area, under consideration by Chelan County and the U.S. Forest Service.

I was born in Wenatchee and have lived the majority of my life in the Wenatchee Valley including 15 years up Wenatchee Heights and the past 5 years along the Squilchuck Highway with the Squilchuck Creek running through my property. As a current resident and water shareholder, I have direct knowledge of the traffic, wildlife and water issues along the Squilchuck Highway.

Summary:

I am concerned about the size and impact of the current proposal. This proposal is much more than a ski ridge upgrade and expansion. It is a entire residential development with minor ski ridge upgrades.

My specific concerns include traffic, wildlife, fire danger and water issues.

Specifics:

Traffic: This is long, narrow, two lane residential highway. With no shoulders on the majority of the Squilchuck Highway, there's no room for the already present bicyclists. Trying to cross the road in or out of your driveway can be dangerous with the current traffic, let alone when you multiply that traffic 5 to 6-fold. It is very slick in the winter and we frequently have wildlife crossing the road. Last winter we had 3 accidents in front of our house, one that shut down the highway for hours. In Appendix B, page 22 of the proposal it shows a traffic volume Southbound in 2017 of 174, then in 2040 est. of 691 a LOS of D. The proposals states that is satisfactory and there are no current plans for improvements to the road. None of the studies take into account the the people already living here or the new construction taking place along the Squilchuck Highway, which will also add to the impact.

Wildlife: will be significantly impacted by a development of this size. The number of homes and people will encroach and displace current wildlife in the area. Migration routes, bird nesting, food and water for the wildlife will all be significantly disrupted and have an adverse impact on their habitat.

Fire danger: Is high every year in this area which consists primarily of dry woodlands. This proposed real estate project threatens the safety of our wildlife and residents in and outside the development. There is a reason for fire code requirements. Most wildfires are man-made, thousands more people increase that risk exponentially. If a wildfire breaks out and the 1 road in or out gets blocked, there is no escape for anyone. Fire is a real concern that threatens the development itself and the larger community down the valley.

Water usage/consumption: The amount of water that would be required for such a development will have significant impact for current resident, water shareholders and wildlife. Having a share

of the irrigation water and the creek running through our property, we know that the water balance is precarious and during the summer may not meet current demands, (the creek ceases to flow causing the aquatic life to perish). Let alone the additional water required for 4000+ more people. Anytime you draw from an aquifer, you reduce the water flow somewhere.

Contamination of surface water due to disposal of wastewater is also a concern. The proposal talks about drain fields to disperse water. Orchardists use surface water to irrigate, that water is tested regularly. If the water fails the quality test, the fruit cannot be picked. Needless to say, water that isn't safe enough for fruit to be harvested isn't safe for the wildlife that depend on clean water to survive.

Alternative:

I understand and support improvement and expansion to the Mission Ridge Ski Resort but not to a real estate development of 896 single family units which has nothing to do with a ski ridge.

I would support a down sized version of the plan. Improvements to the ski lodge or the addition of a 57-room lodge, parking lot expansion, some employee housing and additional beginner ski terrain. There should not be a residential real estate development, the Squilchuck Valley simply cannot sustain this size development without significant adverse effects.

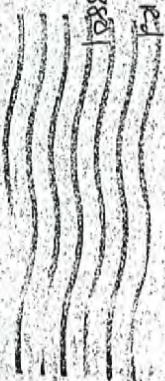
This proposal in its current form should be turned down.
Thank you for considering my comments.

Sincerely,

A handwritten signature in cursive script that reads "Denise and Rick Watson". The ink is dark and the signature is fluid.

Denise and Rick Watson
3355 Squilchuck Rd
Wenatchee, WA 98801
rdwats@hotmail.com

Watson
3355
Wenatchee WA 98801



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

9880132222

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

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

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

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

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

Thank you,

Tim Zanol