

# **The Mission Ridge Expansion**



## Master Planned Resort Overlay and Development Agreement Application

June 2018

### **SUBMITTED TO:**

Chelan County Community  
Development  
316 Washington Street, Suit 301  
Wenatchee, WA 98801



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## ACKNOWLEDGEMENTS

### Owner and Applicant

**Larry Scrivanich**  
122820 NE Woodinville Drive  
Woodinville, WA 98072  
425-770-1197  
[larryscrivanich@msn.com](mailto:larryscrivanich@msn.com)



### Project Agent

**Josh Jorgensen**  
509-679-1100  
[jjorgensen@missionridge.com](mailto:jjorgensen@missionridge.com)

### Project Planner & Coordinator

**Clay White – LDC, Inc**  
20210 142<sup>nd</sup> Avenue NE  
Woodinville, WA 98072  
(425) 806-1869  
[cwhite@ldccorp.com](mailto:cwhite@ldccorp.com)



### Project Team

**Andrea Lyons – Washington Conservation Science Inst.**  
**Norm Nelson, PLS – Northwest Geodimensions**  
**John Torrence, P.E. – Torrence Engineering**  
**Karl Harmon, LEG, P.E. – GN Northern Inc.**  
**Edward Koltonowski, MS – Gibson Traffic Consultants**  
**Todd Smith – Syndicate Smith, LLC**  
**Gene St. Godard – WNR Group**  
**Brian Thompson, P.E. – Aegis Engineering**  
**Peter Burgoon, PH.D., P.E. – Pace Engineers**  
**David Belin – RR Associates**  
**Christopher Landreau, M.S. – Reiss-Landreau Research**

**Environmental – Critical Areas  
Survey**  
**Civil Engineering / Stormwater  
GeoTechnical Engineer**  
**Transportation**  
**Architect**  
**Hydrogeologist**  
**Fire Protection Plan**  
**Wastewater**  
**Economic Significance Report**  
**Cultural Resources Report**

## 1.0 Project Narrative

### A. History of Mission Ridge and Background

The Mission Ridge Ski and Board Resort has provided exceptional outdoor recreational experiences since its inception in 1966. For over 50 years, Mission Ridge has been an integral part of the greater Wenatchee Valley and North Central Washington, as well as a destination for visitors throughout our region. Interest in recreational opportunities at Mission Ridge has grown during this time and Mission Ridge is in a unique position to meet that public demand while maintaining the character that makes Mission Ridge so special.



The current resort sits on over 2,000 acres of leased U.S. Forest Service land and is located only 12 miles from the City of Wenatchee. In addition to the Hampton Lodge, which has a full restaurant/bar and ski rentals and services, Mission has four ski lifts, 36 designated trails and has a vertical rise of 2,250 feet which places the top elevation for the resort at 6,820 ft. above sea level. Mission Ridge is primarily a day/local use alpine ski area. However, Mission Ridge also serves regional skiers who travel and rely upon overnight accommodations for multi-day skiing experiences. Access to Sections 19 and 30 for the Mission Ridge Expansion will allow Mission Ridge to grow in vital areas that are currently weaknesses and have stymied growth. It will also provide connectivity between the existing resort and the proposed

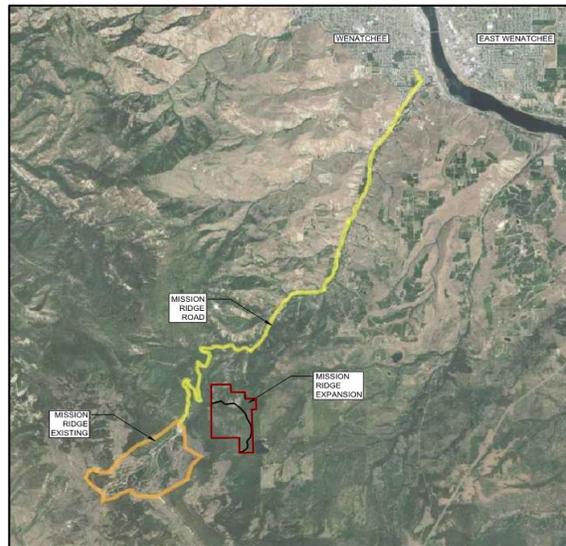
Master Planned Resort. Development on the new property could vastly improve the following services: parking, beginner terrain, overnight accommodations, Nordic skiing, and general winter snow-play, access to backcountry ski-touring, and provide the recreational experiences close to town that the public desires.

Currently, Mission Ridge has limitations that have impeded the ability to provide a full range of services and has put sustainability of the ski area at risk. As an example, existing on-site parking facilities have proven to be insufficient to meet customer demand when peak volumes occur. Beginner skiers are currently limited to inadequately-sized learning terrain and high volume, main corridor beginner runs. Families or groups that include non-skiers or Nordic skiers do not have options at Mission Ridge that are required to meet the needs our customer's desire. Finally, Mission Ridge lacks onsite overnight accommodations and as a result loses the opportunity to bring in families looking for a full-service vacation experience.

In 2014, Larry Scrivanich, owner of Mission Ridge, purchased approximately 800 acres of private land adjacent to the current Mission Ridge Ski and Board Resort (apx. 502 of those acres are included within the current project). Since then, the Mission Ridge team has been working with the Wenatchee Valley community to develop a plan that would integrate existing resort amenities with expanded services and recreational opportunities. The overarching goals and foundation for this project are to provide a project that meets and exceeds county requirements while implementing the four core values of Mission Ridge; **Joy, Freedom, Exploration and Community**. The Mission Ridge Expansion is designed to enhance and grow all of these values.

### B. Project Overview

Pursuant to Chelan County Code (CCC), Chapter 11.89, a Master Planned Resorts (MPR) Overlay District is proposed on approximately 502 acres of land that is directly adjacent to the existing Mission Ridge Ski and Board Resort. Given the size of the project, economic factors, and limited time of year when construction can take place, the project is expected to be permitted and built over a 20 year timeframe and utilize a phased approach. In order to ensure consistent regulations and process throughout the life of the proposal, a Development Agreement has been applied for concurrently with the Master Plan Resort application, pursuant to CCC 14.18.



The project is designed to meet and exceed the requirements and purpose of a Master Planned Resort as defined in county code. That is to “...*enhance and diversify the recreational and economic opportunities in Chelan County through the development of master planned resorts that compliments the natural and cultural attractiveness of the area without significant adverse effects on natural and environmental features, cultural or historic resources. The master planned resort chapter allows for development of planned destination resorts which provide a designated mixture of visitor-oriented accommodations, including a variety of residential, recreational, and commercial facilities, consistent with the comprehensive plan.*”

The Mission Ridge Expansion Master Planned Resort has been designed to enhance and diversify the recreational and economic opportunities in Chelan County through the development of a master planned resort that complements the natural and cultural attractiveness of the area without significant adverse effects on natural and environmental features, cultural, or historic resources. Supplemental reports have been produced and are appended to this application, to supplement the SEPA checklist, and outline how these goals are being met.

The project also focuses on enhancing the diversity of recreational and economic opportunities and is designed to complement and integrate in with the existing Mission Ridge Ski and Board Resort, which has been providing exceptional outdoor recreational experiences since its inception in 1966. The Mission Ridge Expansion MPR is focused on enhanced recreational opportunities, visitor accommodations, and commercial uses that support the MPR. It will consist of five phases and is

expected to build out over a 20 year timeframe. A Development Agreement has been applied for to guide the development process. As the site plans indicates, the Master Planned Resort will provide a mixture of commercial, residential (single family, condo, townhomes), and recreational opportunities.

The following table provides an overview of the proposed residential and commercial components of the project followed by an overview of recreational and commercial components, phasing timelines, and development agreement framework.

**Planned Residential and Commercial Breakdown by Phase**

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

*i. Recreational Facilities Overview*

The Mission Ridge Expansion will provide new ski runs that will connect to the existing resort, Nordic trails, hiking and biking trails, and other outdoor recreational activities for year-round enjoyment of the area. Beginner and intermediate ski terrain will allow for growth and for the resort to teach more and more people a love for the mountains and of skiing. The designated runs and gladed tree skiing will intermingle with home sites and gathering areas creating a community of like-minded outdoor enthusiasts. In response to community input and interest there will be new cross country ski trails developed throughout the area.

Many outdoor recreation opportunities will be explored and developed within the resort expansion. These will include popular and simple trail development for mountain biking and hiking along with improved opportunities for ADA access to mountain experiences. Opportunities for outdoor recreation such as camping, horseback riding, zip lines, Alpine coasters, and others will be explored.

*ii. Short Term Visitor Accommodation Overview*

Approximately 25% of the residential units are designed for full time living. Employees may choose to reside in the units, however the units are not specifically designed or intended for exclusive employee housing. The remaining single-family units will be utilized as vacation homes and for short term visitor accommodations, which will be managed by the resort. As described in the table above, a 50-unit lodge is also proposed as part of Phase 5. This approach is consistent with Chelan County Code.

*iii. Residential Component Overview*

This development will consist of a variety of housing types as described in the table above. Approximately 75% of the housing will be utilized as part time vacation homes and short-term visitor accommodations.

*iv. Commercial and Cultural Community and Entertainment Uses Overview*

The Resort will host approximately 90,000 square feet of retail space and associated parking for day use of the area. This will include a variety of commercial and entertainment uses including, restaurants, retail and specialty shops, bars, office space, real estate services, and facilities to host recreational events such as weddings, concerts, and meeting facilities. All commercial and entertainment components are intended to only serve and support the Master Planned Resort. A full set of proposed uses is outlined within the application.

*v. Governmental Services Overview*

The Resort will make provisions for services needed to support the resort. This includes provisions for transportation-related facilities, emergency/medical facilities, fire protection, law enforcement/security, waste disposal, and utilities. We intend to work closely with service providers during construction and post construction as we currently do at the existing resort.

*vi. Specific Use and Activities*

Chelan County Code 11.89.030 outlines the types of recreational, short term visitor accommodation, residential development, commercial facility, governmental facility, and cultural community and entertainment facility uses typically allowed within a Master Planned Resort. All of the uses anticipated within the Mission Ridge Expansion are in line with these types of uses and are designed to support the Master Planned Resort. The table in Section C of the project narrative outlines the specific uses that would be permitted as part of this Master Plan Resort. The table breaks down the use categories consistent with 11.89.030 and the use matrix in 11.04. It is important to recognize some or many of the commercial and recreation uses may not take place but are necessary to list as being permitted since there is no use table for a Master Planned Resort overlay. The uses listed in the narrative will be mirrored in the Development Agreement.

*vii. Project Phasing Overview*

The Mission Ridge Expansion is expected to be built out over a 20-year timeframe and will take place in phases. Construction of required infrastructure, such as roads, will be provided commensurate with the project phase and mitigation for each phase will be reviewed and implemented as part of the land use application process. As an example, we have provided a geotechnical and both a wildlife and critical areas study as part of this project application. However, these issues will also be reviewed as part of implementing phases to ensure Chelan County Code requirements are met.

Economic and market conditions will drive the actual build out timeframe. Flexibility for project phases is built into the draft development agreement for this project. The following is our proposed phasing and timelines for the Mission Ridge Expansion MPR:

- 2018-Winter 2019 – Permitting for Master Plan Resort Overlay and Development Agreement approval.
- 2019-2024 – Phase 1 permitting and construction

- 2025-2027 – Phase 2 permitting and construction
- 2028-2031 – Phase 3 permitting and construction
- 2032-2037 – Phase 4 permitting and construction
- 2037-2039 – Phase 5 permitting and construction

*viii. Development Agreement Overview*

Development Agreements are authorized by RCW 36.70B and has been implemented into Chelan County Code under Chapter 14.18. As the statute outlines “A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.”

A Development Agreement is often used for projects, like the Mission Ridge Expansion, that are phased and have long build out periods. It is especially important for a Master Planned Resort Overlay because the Development Agreement will outline the bulk standards and uses that are authorized within the MPR. Further, items like project mitigation and vesting are addressed to ensure there are uniform standards for development as construction occurs. An outline of issues to be addressed in a Development Agreement is outlined within CCC 14.18.030.

The Development Agreement for Mission Ridge is proposing a twenty-five-year time period for vesting. While the development phasing is anticipated to occur over a twenty-year period, a twenty-five-year period is proposed to provide a buffer for unforeseen circumstances which might delay project completion.

*ix. Development outside of proposed Master Planned Resort*

In addition to the development proposed as part of the Master Planned Resort (MPR), there is some additional infrastructure development that will take place adjacent to the project area on USFS lands. A new access road from the existing Mission Ridge base area to the private parcel in Section 19, amending the Mission Ridge US Forest Service special use permit, constructing new alpine ski lifts and ski runs on Forest Service lands as well as expanding ski area operations and a community development on private land. Site plan G002 provides an overview of the relationship between the proposed MPR and improvements proposed on USFS land. Mission Ridge is simultaneously working with the Okanogan-Wenatchee National Forest (OWNF) to prep an environmental assessment (EA). The purpose of the EA is to analyze the proposal to expand Mission Ridge operations on Federal Land as guided by Wenatchee National Forest Management Plan direction. The EA will be prepared in accordance with the National Environmental Policy Act of 1969, regulations of the Council on Environmental Quality (40 CFR §1508.9). Although these additions are not part of the MPR application, we have included them within the project narrative discussion and SEPA checklist. Additional information may be found within Section N of the project narrative.

**Project Fact Sheet**

Project Element	Information
Applicant name/address	Tamarack Saddle LLC Larry Scrivanich PO Box 2174 Woodinville WA 98072
Applicant contact person	Clay White Principal Planner, LDC Inc. 20210 142 <sup>nd</sup> Ave NE Woodinville, WA 98072
Project Location, Parcel Numbers, & Acreage	The Mission Ridge Expansion is located directly adjacent to the existing Mission Ridge Ski and Board Resort within Township 21, Range 20, Sections 19 and 30.  Portion of parcel 212019000000 = 456.37 acres Portion of parcel 212030100050 = <u>46.05 acres</u>  MPR Project Area: 502.42 acres
Legal Description	A full legal description is provided in Section 3.0
Current Property Zoning	RR-20; FC
Comprehensive Plan designation	RR-20; FC
Requested Property Zoning	Master Planned Resort Overlay
Other applications and materials submitted to Chelan County with Master Planned Resort Application	Development Agreement application, Site Plans, SEPA checklist, supplemental information reports (see below)
Permit Process – Master Planned Development Overlay	Processed as quasi-judicial permit under CCC 14.10.040. This will require an open record hearing with the Hearing Examiner.
Permit Process – Development Agreement	Processed as a legislative application under CCC 14.10.050 and requires an open record hearing with the Chelan County Board of Commissioners.  The hearing on the Development Agreement (DA) will take place after the hearing on the Master Planned Development Overlay. Project conditions and mitigation from the MPR hearing will be incorporated into the DA so the two approvals are consistent.
SEPA Supplemental Information Provided	<ul style="list-style-type: none"> <li>➤ Appendix A – Historical SEPA Information</li> <li>➤ Appendix B – Traffic Impact Analysis</li> <li>➤ Appendix C – Cultural Resources Study</li> <li>➤ Appendix D – Fire Protection Plan</li> <li>➤ Appendix E – Aquatics, Wildlife, and Botany Resources</li> <li>➤ Appendix F – Geologic Hazards Report</li> <li>➤ Appendix G – Hydrology Memorandum</li> <li>➤ Appendix H – Economic Significance Report</li> </ul>
Proposed Townhomes, Duplexes, and Condominiums	613

Proposed Single-Family	260
Proposed Lodge	50 rooms
Proposed Commercial Square Footage	89,222
Proposed Timeline for Permitting and Project Buildout	20 years – five phases
Proposed length of Development Agreement	20 years

**C. Connection to the Existing Mission Ridge Ski and Board Resort**

The existing Mission Ridge Ski and Board Resort has been a part of the Wenatchee Valley Community for over 50 years. However, site limitations have impeded the ability to provide a full range of services to meet the needs of our customers. This includes limitations on access for beginning skiers, Nordic skiing, overnight accommodations, and non-ski activities to engage the whole family.

The proposed Mission Ridge Expansion Master Planned Resort (MPR) is designed to provide those additional recreational, commercial, and residential opportunities and services that will vastly improve the Mission Ridge experience, while still staying connected to the existing resort.

The proposed Mission Ridge Expansion (MPR) will connect to the existing resort via a new road that will take you from the current parking area to the Mission Ridge Expansion Village Base area. This will give guests the ability to park, ski, and enjoy time at the existing Mission Ridge Ski and Board Resort lodge or spend time at the new Mission Ridge Expansion Village, where they can enjoy breakfast and shopping before a day on the slopes.

What ties this all together is the ability to ski from one location to another. New ski runs will connect to the existing facilities and will allow our guests a ski in/ski out experience with the ability to enjoy a day or whole weekend at Mission. Connecting all that Mission has provided for over 50 years, while adding in the excitement of recreational, commercial, and residential uses that will enhance the experience.

**D. Bulk Standards / Development Requirements and Permitted Uses**

The bulk standard requirements and allowed uses for property are typically outlined within the zoning code. As an example, the Mission Ridge Expansion property is currently located within the RR-20 and FC zones. The portion of the site within the FC zone will be dedicated as permanent open space and all development activity will occur within the RR-20 zone. The RR-20 zone has allowed uses and requirements for building setbacks, building heights, and other standards. However, a Master Planned Resort is governed under the bulk standard requirements and uses allowed as part of the project approval by the Hearing Examiner. CCC 11.89.030 does outline some of the uses that may be allowed in a MPR however specific uses and standards are to be approved by the Hearing Examiner as part of project conditions. The bulk standard requirements and uses approved by the Hearing Examiner are then rolled into the Development Agreement along with other items specific to the development agreement.

**Bulk Standard Requirements Table**

	Single Family detached	Duplex, Townhomes, and Condominiums	Commercial	Other (such as ski lift polls, shops, and other uses that support the MPR)
Building Height (from average grade)	45 feet	60 feet	70 feet	80 feet
Minimum lot size	7,200 square feet	None	None	N/A
Minimum lot width	60 feet	None	None	N/A
Maximum lot coverage	80%	80%	80%	N/A
Minimum setbacks (side)	5 feet	5 feet (except for zero lots line approvals)	None	N/A
Minimum lot width	50 feet	35 feet	None	N/A
Minimum setbacks (front)	15 feet	15 feet (except for zero lots line approvals)	None	N/A
Minimum setbacks (rear)	10 feet	10 feet (except for zero lots line approvals)	None	N/A
Other bulk standard requirements	Unless otherwise provided for in the permit and development agreements approval, the RR-20 bulk standards shall apply subject to the modification process outlined within the development agreement.			

The following table outlines proposed permitted uses for the Mission Ridge Expansion MPR. They are classified as residential, commercial, and recreational, and other uses in order to align with the project property. These uses should be considered as permitted uses as defined by county code and be allowed in addition to all uses permitting and conditionally permitted in the underlying RR-20 zone. The uses in the table have been taken from those listed in CCC 11.89.030 and the District Use Chart in CCC 11.04 in order to ensure consistent terminology with the existing code

**Permitted Uses**

Commercial	Residential	Recreational (Also See Commercial Uses)	Government Services and Other Similar Facilities Including Without Limitation	Other
Lodges	single-family dwellings	alpine and/or cross country skiing	transportation-related facilities	clustered subdivision
Hotels	duplexes	trails	emergency/medical facilities	agricultural uses

**The Mission Ridge Expansion Master Planned Resort and Development Agreement Application**

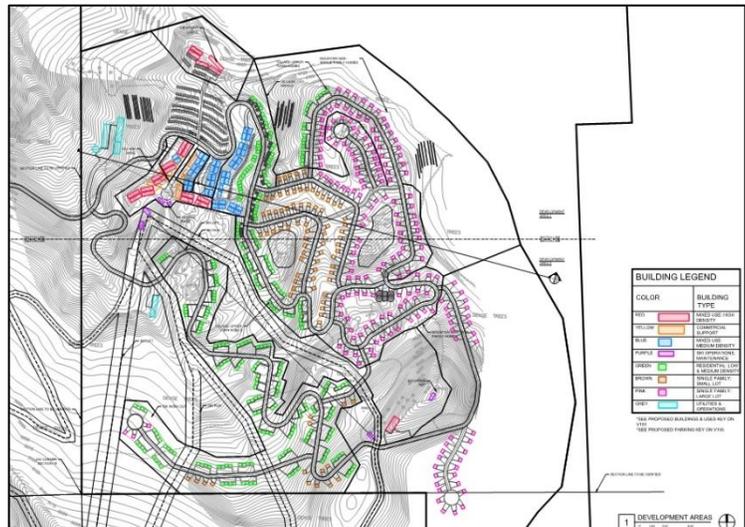
Bed and Breakfasts	townhouses	sporting events	Schools (public or private)	forestry uses
Guest Inns	other multifamily or residential dwellings	ball fields	fire protection	machine shop
Time-Share Units	accessory use/structure	tennis or racquetball courts	law enforcement/security	rock crusher, temp use
Rental Cabins	fences		waste disposal and utilities (including substations)	parking garage
Other Similar Transient Lodging Facilities	detached garages			parking lots
Lodging Facilities				swimming pools
Convention and Conference Facilities	residential dwelling units, above ground floor			church
Commercial Amusement/Recreational Facilities				
Accessory Support Facilities				
Restaurants				
Drinking Establishments				
Barber/Beauty Shops				
Specialty shops				
Grocery Stores				
Real Estate Services				
Other Professional Services/Offices				
Gas Station				
Pet Services				
Other Such Retail Uses and Services that Provide for the Needs of the Residents and Visitors				
Theaters				
Amphitheaters				
Galleries				
Arts and Crafts Centers				
Interpretive Centers				
Recreation/Tourist Uses				
Signs				

Home-Based Business				
Home Occupation				
Private Greenhouse				
Winery, Equal to or Less Than 1,500 sq. ft. of Retail Space				
Winery, greater than 1,500 sq. ft. of retail space				
Daycare Center/ Preschool				
Places of Public and Private Assembly				

**E. Resort Concept and Vision**

The proposed Mission Ridge Expansion Master Plan Resort area aims for a unique combination of Alpine Inspiration and fresh Northwest ambition for guests and residents alike. Composed of tiers of zones informed by the unique topography of the area, the proposed MPR (Master Planned Resort) consists of mixed use residential/commercial areas, townhome/multifamily areas and single-family plots radiating up the landscape comingling with recreational opportunities and the natural landscape of basalt scree, pines and firs.

**Mission Ridge Expansion Site Plan (V100)**



*i. Village Base Area (Mixed-Use High Density)*

Starting with a road access from Mission Ridge’s existing base area, a vehicle approaches the bottom side of a base area posed with the opportunity for immediate parking under a mixed-use village base in an embedded structural garage. This garage (along with others pushing up the mountain) is the base plinth for what rests atop. Continuing up the road, one has the opportunity to park in another guest parking area embedded in trees and foliage and walking to the village base area to sample commercial spaces topped with residences overlooking the excitement of the village below. The mixed-use definition of this area assumes the commercial support underneath residences (condos) above. The commercial support may consist of shops, office space, restaurants, sundries, and residential amenities to the whole development area.

*ii. Medium Density Area (Mixed-Use Medium Density)*

As one continues up the hill the density of structure lessens slightly to accommodate a more medium density, lower height structured area. This area consists of more residences with a mixture of surface parking and subgrade parking structures, comprised more of a

condominium or apartment type stacked structures. The mixed-use definition of this area is not coupled with commercial activity other than structured parking below, and the mixture of residences both transient and non-transient in nature.

iii. *Residential Low (Low and Medium Density)*

Continuing on up the road Southerly, the density lessens a bit more to approaching townhome/duplex/triplex mixtures of housing opening up the opportunity for owners to be close but a little removed from base operations.

iv. *Single-Family Small and Large Lots*

Continuing on up the road to the South, the density lessens even more towards traditional single-family lots. These are not estate lots, but more neighborhood sized, encouraging efficient use of the land present owners the opportunity for real property ownership and unique architectural inquiries. Further towards the top of the hill, amongst glades and promontories, the single family lots continue to the East overlooking the valleys below.

As one doubles back the development takes on a different flavor as roads, housing and skiing/trails mingle in a unique mountain side living experience. These homes take the form of townhomes with surface parking and return to the base area towards an eventual exit to the return access road.

v. *Architectural Inspiration*

The site is a topographical puzzle, which allows for a great assembly of experiences and relationships to the built environment. One Inspiration in development strategies has come from areas such as Baqueira Beret in the heart of the Pyrenees of Spain. This area's winding roads, and similar topography to Mission Ridge has shown a unique strategy to tiered resort development where flat land is limited. Similarly, the area of Silverstar Mountain Resort outside of Vernon, B.C. is an excellent example of townhome and higher density developments adjacent to a great area of skiing and year-round recreation coupled with great family activities.

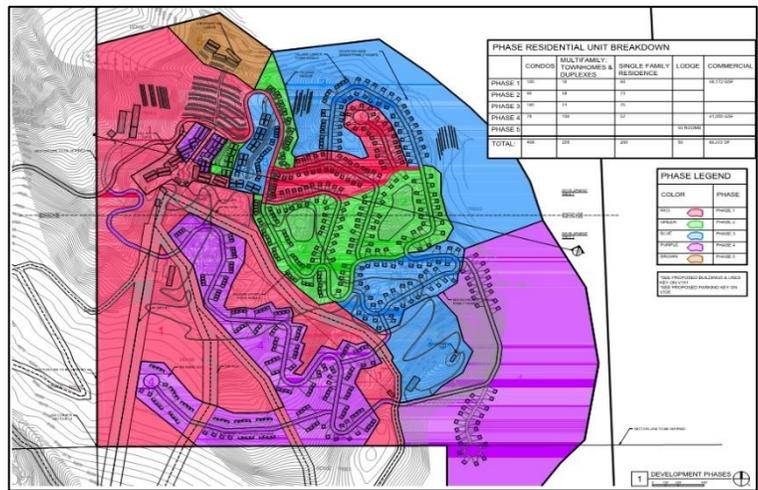
The architecture of the northwest is also an inspiration yet to be illustrated. The use of concrete, timbers, steel, woods, regional materials, basalts, and the palette of the natural environment are all a part of the scope of imagery and the basis of design efforts. To mitigate volumes and excess height/unnecessary volumes of structure, lower pitched roofs, referencing traditional alpine designs will be used in order to maintain snow volumes on roofs, and to mitigate solar exposures while not compromising views. Base area experiences will be in the form of open spaces proportional in scale activated by its adjacency to recreational activities.

Ultimately, the architectural experience of the project will be contingent on a design strategy engaging the natural environment, unique takes on architectural form, to pursue something new, and fresh engaging modernist design aesthetic rooted in a deep NW palette in an attempt at being its own identity.

## F. Phasing Plan

The Mission Ridge Expansion is proposed to be built in a total of five phases spread over a 20-year timeframe. Specifics related to the individual phases can be found in V002 of the Site Plan in Section 2.0. At the current time, phases 1 through 4 are anticipated to add a mixture of condominiums, townhomes, duplexes, and single-family residences. Commercial additions are anticipated as part of phases 1, 2, and 4. Phase 5 proposes the addition of the 50-room lodge.

Mission Ridge Phasing Plan (V002)



While the phases are proposed to be built over the 20-year timeframe, ultimately, economic and market conditions will ultimately drive the actual buildout timeframe. Another complicating factor to any construction at these elevations within the Cascades is the limited window for construction each year due to winter conditions.

The following are the estimated timelines associated with the proposed Mission Ridge Expansion phases:

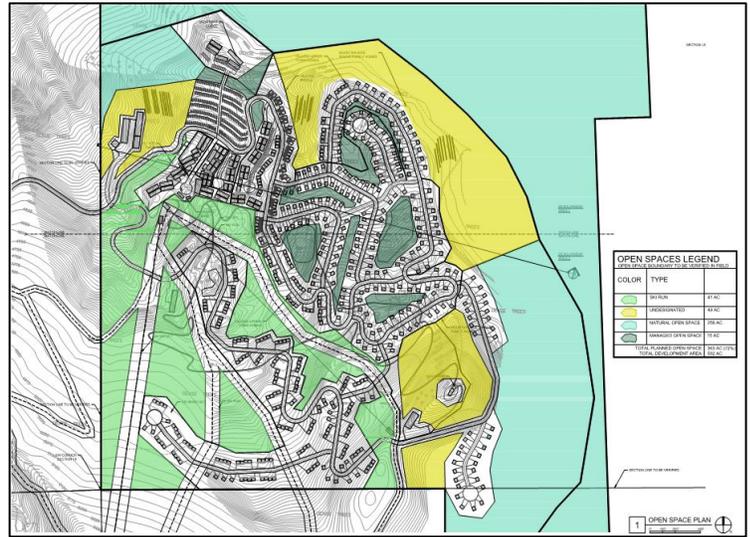
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- 2037-2039 – Phase 5 permitting and construction

## G. Open Space

CCC 11.89.050(2) requires that at least 40% of the total acreage of the Master Planned Resort be dedicated to a mixture of permanent open space, natural areas, and/or developed open space, excluding streets and parking areas. 11.89.060 outlines the various ways that open space can be preserved as part of the total development.

The project design includes open space areas adjacent and intermingled within the site plan. The Mission Ridge Expansion Planned Open Space Map and associated information can be found on Sheet V109 of the Site Plan in Section 2.0. The proposed open space covers a total of 363 acres and consists of a mix of classifications, including: ski runs (41 ac), undesignated open space (49 ac), natural open space (258 ac), and managed open space (15 ac). Open space lands shall be preserved and managed to buffer native environments from intensive development or activities; to retain native plant communities; and, for developed areas, to provide an aesthetically pleasing landscape, provide habitat connections, and minimize risk of fire (Chelan County Code Chapter 11.89.060).

**Mission Ridge Open Space Plan (V109)**



The 41 acres associated with the ski runs will require maintenance for winter skiing. Maintenance may include removal of trees and some shrubs. Ski runs create openings in the forest that can function as foraging habitat for a number of species, including elk and deer, and can act as fuel breaks within the contiguous canopy.

Undesignated open space connects the natural open space to the ski runs and provides a buffer between the developed space and the natural open space.

The area within the natural open space designation is adjacent to the proposed development site to the north, east and south. This is the largest open space designation and consists of a variety of habitat types and terrain. Natural open space will be retained predominantly for its wildlife habitat and recreational opportunities compatible with wildlife objectives. The natural open space will not be actively managed or maintained other than mitigation of potential fire risk.

Managed open space would be interspersed among the residential and business development and includes maintained landscaped areas. This open space will likely provide habitat for those species with a high tolerance for human activity and will provide a park-like setting within the development area itself.

**H. Cultural Resources**

In order to proactively identify and assess any potential impacts of the proposal on the cultural resources, Reiss-Landreau Research conducted an intensive forest-type intensive survey for the approximately 245-acre disturbance area associated with the Mission Ridge Ski Resort Expansion in Chelan County, Washington. This project was initiated to ensure that historic preservation goals associated with the Mission Ridge Ski and Board Resort are met. A copy of the Cultural Resources Report prepared on September 18, 2017 is included in Appendix C.

The property is generally characterized as being an upland foothill forested space. The proposed project includes an expansion on existing facilities to also include a mixed-use resort village and expanded alpine ski areas. In addition to the assessment on the area where the proposed village is

located, the report and study also covered the impacted areas from planned chair-lifts in T21N R19E section 24. An access road sundeck and chair 5 are covered in four separate reports which include all available historical, cultural and previous work completed in the area. The report includes historic mapping and geological details of the resort area itself through the view of the statewide model. A pedestrian survey was also conducted on September 6, 2017.

Additionally, Reiss-Landreau Research conducted a landform-based survey where field technicians walked the proposed routes along the proposed Area of Potential Effect (APE) utilizing a 20-meter or run of terrain transect method. Much of the area was very steep, and survey was difficult. In certain places, surveyors followed available steep deer track routes and the existing trails. Shovel testing in this low probability area was not called for and technically quite challenging. During the course of inspection, RLR did not identify any historic or precontact cultural features or materials. Some modern debris was noted.

Reiss-Landreau Research recommends that a finding of no historic properties affected be applied to this project and that the Expansion Project proceed. No monitoring appears to be necessary in this instance. Should any cultural resources be identified or found during any future development activity, activity in the immediate area will stop immediately until a professional archeologist can assess the discovery. If the inadvertent discovery is archeological material, the project proponent and the Washington State Department of Archeology and Historic Preservation will be contacted and work in that area will stop. An archeologist will evaluate the site following the Guidelines for the Discovery of Human Remains. If parties agree that artifacts are not significant, construction may resume. If, however, parties agree that the artifacts are significant, the Washington State DAHP will issue a stop work order until further notice for all construction work in the area defined as a significant site.

## I. Infrastructure

### i. *Water Supply*

Subject to change authorization to existing rights, ground water may be used to supply domestic quantities for the project. Total domestic use for the completed project is estimated at 90af supplied at a rate of 60gpm. Several potential drilling targets have been identified in Sec. 19 using EMS/VLF technologies (see Appendix G). These aquifer targets are located within deep saturated bedrock fractures that are inferred to be in hydraulic continuity with the surface water within the Squilchuck Creek drainage where the existing water rights are located.

If approved, a storage reservoir(s) and snow making may be used to recharge and enhance the ground water aquifer such that sufficient quantities are available for withdrawal from wells to be developed in Sec. 19. The Applicant has retained the services of a licensed hydrogeologist to evaluate the site's suitability for ground water withdrawal and to identify tentative well locations. 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.

Alternatively, pursuant to change authorization approval for existing water rights, ground water withdrawn from a new well developed adjacent to and in continuity with flows from Squilchuck Creek may be used to supply water for domestic use.

*ii. Wastewater*

Wastewater produced at the resort will be normal municipal wastewater that is produced by homes, restaurants, and commercial retail businesses with restaurants. There are no plans for industries in the resort village. By compliance with minimum land requirements, design wastewater loading rates, system O&M, setbacks from wells and surface waters, all of which are required for permitting on-site wastewater systems; the groundwater and surface water will be protected.

Disposal of wastewater from LOSS systems is permitted through WADOH and requires a hydrogeological analysis to protect groundwater. The permit for the LOSS will require protection of groundwater from contamination.

The decentralized nature of on-site systems results in the scattering of wastewater drain fields around the entire property. This reduces the chances of a large spill in any one area.

Design for treatment and disposal of stormwater from pollutant generating impervious surfaces, e.g. parking lots, fueling area, etc., will comply with the Eastern Washington Stormwater Management Manual and will be permitted by the Chelan County Public Works Department. These guidelines and County review will help assure protection of groundwater from nutrients, metals, or oil pollution that are transported by stormwater runoff and infiltration.

*iii. Power*

Electric power will be provided by Chelan County PUD. Any required substation or improvements will be provided onsite. Propane and solar power will also be utilized as part of the project.

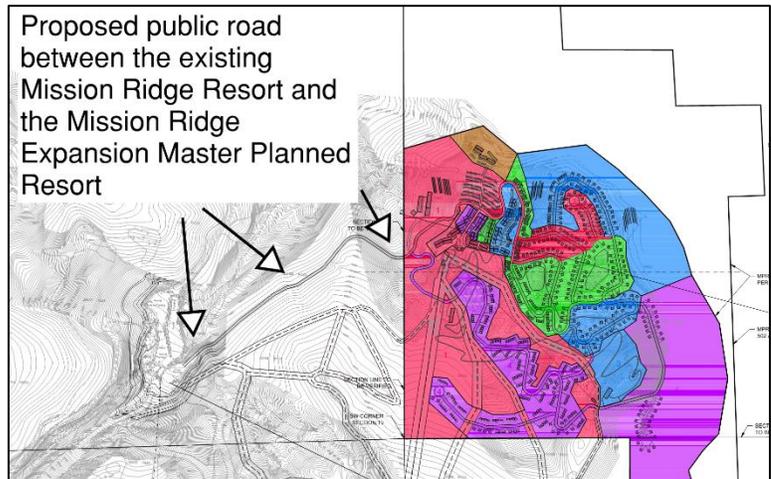
*iv. Stormwater*

Stormwater runoff will be generated by the proposed impervious surfaces (roads, roofs, paved parking, etc) and disturbed / compacted pervious surfaces. 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, in accordance with Chelan County requirements. The county will review each project phase for stormwater compliance as part of implementing project applications, such as subdivision application that will be submitted after Master Plan Resort approval. Infiltration facilities will direct runoff into the native, onsite soils and dispersion facilities will direct runoff towards vegetated areas. If allowable and necessary, any flows that are directed towards other waters will be treated and detained to prevent downstream impacts.

The proposed site improvements (impervious and disturbed surfaces) will increase stormwater runoff flows and volumes. However, any changes to drainage patterns will be reviewed by required agencies as part of future development activity applications. Existing drainage patterns (flow routes) through the immediate site will be affected as site improvements, including grading take place that will alter the existing topography on portions of the project site. All changes to drainage patterns will be reviewed and permitted as the project site is built out.

v. *Circulation*

Internal traffic circulation has two primary components. First, a new County Road is proposed to connect from Squilchuck Road to the Mission Ridge Expansion property as part of Phase 1 construction. The new road will connect at the existing resort. This connection is being proposed through Forest Service property and a right-of-way dedication or an access easement is being requested from the Forest Service and is being evaluated as part of NEPA. Internal roads throughout the site will be primarily private roads, built to county private road standards. All roads will be built to meet road standard requirements and to provide emergency vehicle turnarounds and access. Where a road is proposed to temporarily end at between phased areas, temporary turnarounds will be provided.



**J. Public Safety**

This project would require some services, consistent with the existing Mission Ridge Ski and Board Resort. This would mostly focus on fire, police, and general medical. As construction of the resort takes place over the next 20 years, we will continue to coordinate with the County Sheriff, Fire District, and other service providers to ensure the adequacy of services provided. A separate fire protection plan is provided in Appendix D and we have been coordinating with the Fire Marshal and Fire District on this project to ensure this project is designed properly and compliant.

**K. Fire Protection Plan**

As part of the Mission Ridge Expansion project, we have been proactively working with the Fire District and Chelan County Fire Marshal and have completed a fire protection plan for the project, which is included as Appendix D. We recognize that the project is being proposed within the State Department of Natural Resources (DNR) wildland-urban-interface and that in addition to prescribed fire code requirements that many of the applicable recommendations outlined within the Chelan County Community Wildfire Protection Plan (CWPP) can be incorporated into our development.

The development area of the Mission Ridge Expansion represents a wildland-urban interface condition which the State of Washington anticipates and which already exists in Chelan County and Squilchuck Valley. By incorporating prescriptive fire safety measures of the IWUIC, as presented by the State Building Code Council with Appendix N of the IFC, and endorsed by the Forest Ridge Wildfire Coalition and Squilchuck Valley Area Community Wildfire Protection Plan Steering Committee, and intended for reference by CCC Section 15.40.050(3)(A), together with the additional safety features described in the Fire Protection Plan, the Mission Ridge Expansion project

compliments the area without significant effects on natural and environmental features with regard to fire.

The Fire Protection Plan attached in Appendix D presents a framework of fire safety elements to be incorporated with the Mission Ridge Expansion Master Planned Resort, including the following nonrequired additional safeguards enhancing the level of safety:

- All structures to be of ignition-resistant construction
- Monitored fire alarm system in each individual dwelling unit
- Portable fire extinguisher or fire sprinklers in each individual dwelling unit
- Establish defensible space with FireWise practices around structures
- Exterior flame detection for early warning of wildfire or fire during construction
- Store equipment and supplies for wildfire suppression or long-term retardant
- Key box with every building for access to each unit
- Emergency guide in each unit for reference by occupants
- Evacuation plan with community warning siren
- Install wildfire evacuation signs on internal road network

The project Fire Protection Plan addresses fire flow, fire breaks, defensible space, fire apparatus roads, and education and outreach. This is consistent with our current approach at the existing Mission Ridge Ski and Board Resort. Our goal is to integrate strategies to address the need for fire safety, while also meeting requirements to preserve open space areas, as required by code. With over 70% of the site remaining in open space, we will link the strategies outlined in our plan, in coordination with service providers, to ensure that each phase of the Mission Ridge Expansion project meets Chelan County and Fire District requirements.

## L. Transportation

As part of the project's analysis, a Transportation Impact Analysis was conducted, the results of which are included within Appendix B. The Mission Ridge development is located northeast of the existing Mission Ridge Ski Resort. The development is proposed to ultimately consist of the following residential and commercial land uses:

- 65 single-family detached units
- 154 multifamily units
- 654 recreational homes
- 50-room resort hotel
- 6 ski lifts
- 90,000 square feet of commercial/shopping center

Please note that the breakdown of residential units is highlighted differently than the project description for each phase. This is because the traffic analysis is focused on full time residences and recreational homes which provide different traffic information. As our application describes, we are limiting the number of full time residences to approximately 25% of the total unit count. In this analysis, 65 single family detached units and 154 multi-family units (duplex, townhomes, and condominium) are being evaluated for full time residential use which equates to approximately 25% of the total units for the project. However, the total number of residential units above is consistent with the project description.

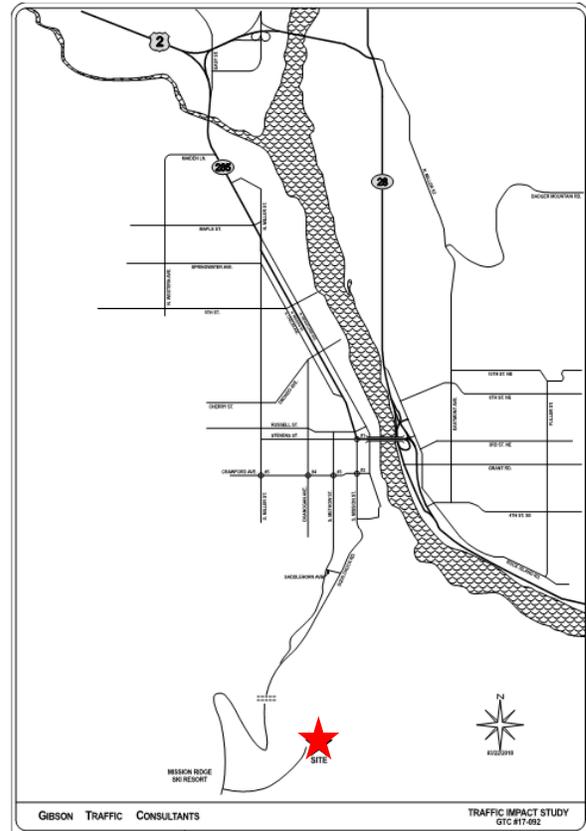
**Roadway Map**

The development is proposed to have access via the existing Mission Ridge Ski Resort parking lot. The development is anticipated to be built in several phases and it is anticipated that approximately half of the development will be constructed by 2027 with full build-out of the development estimated by approximately 2039.

The Mission Ridge development has been analyzed to generate 6,434 average daily trips with 562 new PM peak-hour trips. The distribution of development trips is based on scoping discussions with the City of Wenatchee and Chelan County.

The intersections that were analyzed as part of this report include:

1. S. Mission Street at Stevens Street
2. S. Mission Street at Crawford Avenue
3. Methow Street at Crawford Avenue
4. Okanogan Avenue at Crawford Avenue
5. S. Miller Street at Crawford Avenue



These intersections were identified during scoping discussions with Chelan County, City of Wenatchee, and WSDOT staff. The 2024 and 2028 level of service analysis identifies two intersections that could require mitigation for development trips, Methow Street at Crawford Avenue and Okanogan Avenue at Crawford Avenue. Full build-out and occupancy of the Mission Ridge development is expected to occur in 2039. Typical traffic analysis forecasts usually do not extend this far and the results of the 21-year forecast should be considered preliminary. The viability of Squilchuck Road to remain a two-lane roadway was evaluated to 2039 with development conditions. Squilchuck Road is adequate for the 2039 future with development scenario and no improvements to the roadway (i.e. additional lanes) should be required.

Collision data for the study intersections and the primary route for vehicles to/from the development site was requested. The collision data showed the collision frequency or collision rate could be considered acceptable for all study intersections. Potential improvements to the intersection of S. Mission Street at Crawford Avenue were identified that may reduce the number of future collisions. The route to/from the development site to the City of Wenatchee experiences a lower collision rate per million vehicle miles than an average Chelan County roadway.

Chelan County does not have a standard traffic mitigation fee identified for new developments. Therefore, the mitigation required by the Mission Ridge development should only be that identified so study intersections operate at an acceptable level of service.

**M. Economic Development**

Mission Ridge Ski & Board Resort’s proposed expansion is projected to double the total economic output in the Wenatchee/Chelan County region over a ten-year time span, from \$13.4 million today to \$29.5 million in Year 10. 590 FTE jobs and \$10.3 million in personal income is estimated to be generated for the region through visitor expenditures by Year 10. The most growth is expected to be seen in the first five years of the expansion as the resort transitions from a day-use area to overnight accommodations.

While winter season will still be the bulk of economic activity, summer revenue is expected to grow tenfold (dependent on activities/timing of implementation), rising for 1% of annual revenue to 9.5% in the tenth year.

The proposed expansion is expected to go beyond the ten-year period projected in this analysis; however, estimations beyond this mark are difficult due to a lack of data.

The table below represents a summary of key economic activity indicators attributable to visitor expenditures (winter and summer) at Mission Ridge Ski & Board Resort in 2016/17 and through ten years of the proposed expansion. For more information on each subject, please see individual sections of the full report for more details.

Category	2016/17	Year 1	Year 5	Year 10
Total Direct Ski Area Visitor Expenditures	\$11,573,023	\$14,787,844	\$22,026.42	\$25,423,790
Total Winter/Summer output (Direct and Secondary)	\$13,424,707	\$17,153,899	\$25,550,643	\$29,491,597
Total FTE Jobs Attributable to Visitor Expenditures	266	343	511	590
Personal Income Attributable to Visitor Expenditures	\$4,652,126	\$6,003,865	\$8,942,725	\$10,322,059

**N. SEPA/NEPA**

Pursuant to CCC 13.04, the Mission Ridge Expansion project requires a SEPA threshold determination. Section 5.0 contains a SEPA checklist for the Mission Ridge Expansion project. In addition to the checklist, we have provided a number of reports within the appendix section of the application in order to provide supplementary information and provide additional analysis. An overview of those reports is provided in this section of the narrative. We have included:

- Appendix A – Historical SEPA Information
- Appendix B – Traffic Impact Analysis
- Appendix C – Cultural Resources Study
- Appendix D – Fire Plan/Mitigation Plan
- Appendix E – Aquatics, Wildlife and Botany Resources Report
- Appendix F – Geologic Hazards Report
- Appendix G – Hydrology Memorandum
- Appendix H – Economic Significance Report

The complete project proposal includes actions on US Forest Service land and includes: building a new access road from the existing Mission Ridge base area to the private parcel in Section 19, amending the Mission Ridge US Forest Service special use permit, constructing new alpine ski lifts and ski runs on Forest Service lands as well as expanding ski area operations and a community development on private land. Site plan G002 provides an overview of the relationship between the proposed MPR and improvements proposed on USFS land. Mission Ridge is simultaneously working with the Okanogan-Wenatchee National Forest (OWNF) to prep an environmental assessment (EA). The purpose of the EA is to analyze the proposal to expand Mission Ridge operations on Federal Land as guided by Wenatchee National Forest Management Plan direction. The EA will be prepared in accordance with the National Environmental Policy Act of 1969, regulations of the Council on Environmental Quality (40 CFR §1508.9).

Additionally, there has been a significant amount of prior environmental assessment within close proximity to the proposed expansion area. The most significant of these efforts is the Final Environmental Impact Statement prepared as part of the Mission Ridge / Constellation Ridge Resort which is included in Appendix A. While some of the information originally assessed as part of that Final Environmental Impact Statement may not be relevant due to various statutory and wildlife changes, the previous assessment does provide useful information related to what observations were found during the numerous studies required as part of that FEIS. Additionally, mitigation efforts related to any identified impacts have been incorporated into this project's SEPA Checklist, as applicable and appropriate.

#### *NEPA*

As discussed above, a simultaneous NEPA process has also been started with the United States Forest Service related to the requested action on Federal land. The NEPA process is specifically related to expanding the existing Special Permit Area to include the additional ski infrastructure as well as the new road that will provide primary access to the expansion area. The team will be concurrently handling the NEPA review and approval process with other elements of this application.

## **O. Critical Areas**

### *i. Wetlands*

The National Wetlands Inventory Map and Chelan County Wetland Inventory Map indicate Wheeler Reservoir and a number of streams within or in the vicinity of the proposed conceptual expansion area. Wheeler Reservoir is located adjacent to the southeast corner of the site.

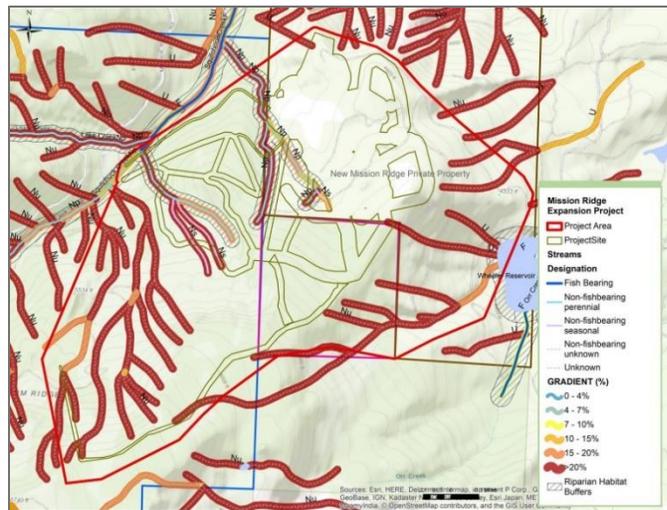
In summer of 2017, Chelan County completed a stream type request for Applicant (dated 17 August 2017 – see Stream Type Report within the Aquatics, Wildlife, and Botany Resources Report in Appendix E). The stream type request was part of an effort to understand natural resource existing conditions and potential permitting requirements prior to submitting designs and permit applications to Chelan County. According to the Washington Department of Natural Resources (DNR) Forest Practices Application Review System (FPARS) mapping tool, many stream segments are present within the conceptual expansion area. The streams located in the proposed conceptual expansion area are all listed as “N” streams, or non-fish

bearing (with the exception of one “U”, or unknown stream). Each stream within the proposed conceptual expansion area was typed and recorded.

The stream typing effort indicated there are two perennial, non-fish-bearing streams in the southwest part of the private parcel. The remaining streams were incorrectly mapped and removed from subsequent analysis.

A perennial fish-bearing stream, Squilchuck Creek, runs through US Forest Service land to the west of the private parcel. Squilchuck Creek runs through culverts under the existing Mission Ridge Ski Area parking lot and will not be impacted by new developments.

**Stream Type Classifications & Riparian Buffers**



In early fall of 2017, a wetland inventory and delineation was completed (dated 17 September 2017 – see Aquatics, Wildlife, and Botany Resources Report in Appendix E). Two small Category 3 emergent wetlands were identified and delineated on the northeast corner of the proposed conceptual expansion area. Category 3 wetlands are wetlands with a moderate level of functions and can often be adequately replaced with a well-planned mitigation project.

No construction will occur within 200 feet of Wheeler Reservoir or Squilchuck Creek.

Construction may occur within 200 feet of identified streams or wetlands. This work may include road crossings and ski runs across streams, or infrastructure development in the wetland area.

Per Chelan County Code (11.80.070) the Applicant will coordinate with Chelan County, Washington Department of Fish and Wildlife (WDFW) and Washington Department of Ecology (DOE) (11.80.110) to develop appropriate Mitigation Plans to mitigate impacts to wetland habitats and species. (See Supplemental Resource Report in Appendix E for additional detail).

**ii. Geologically Hazardous Areas**

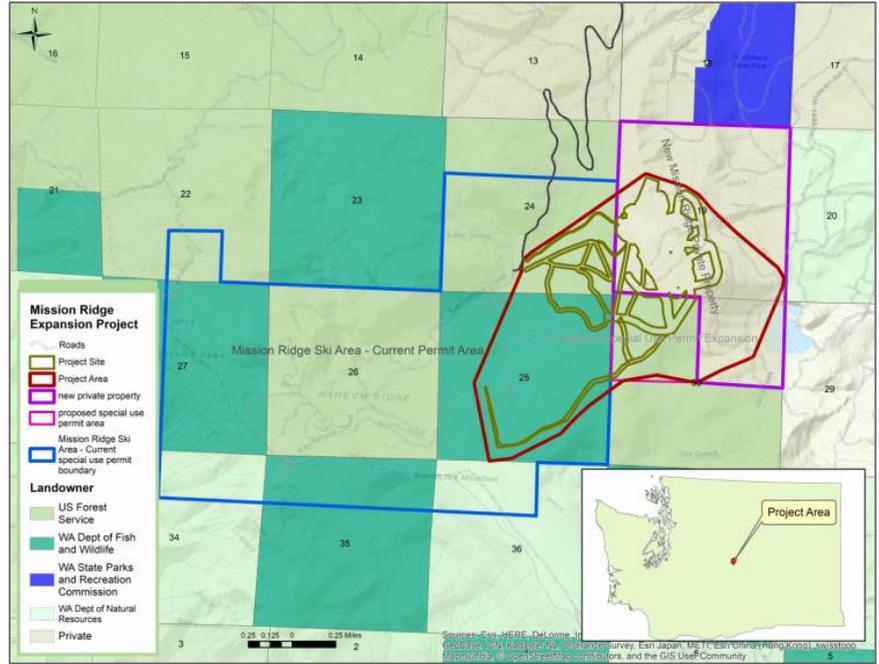
Based on published geologic maps, the site and surrounding vicinity consists of almost entirely of mass-wasting deposits resulting from significant landslide events. Geomorphic features noted at the project site during our preliminary research and confirmed during field reconnaissance are consistent with large scale slump-block landslides. The classic characteristics of landslides can be readily seen, including clearly identifiable head scarps, rotated slump blocks, and hummocky topography of the slide mass. It is believed that the landslide events occurred under notably different geologic and climactic conditions during the end of the Pleistocene Epoch. The noted slump-block failures and surrounding mass wasting deposits from older landslide events appear to be relatively stable under the modern day geologic and climate conditions.

A full report has been completed as is found in Appendix F. Additional site-specific exploration and analyses will be performed as part of the development phases of this project and will comply with the requirements of CCC 11.86.

**P. Wildlife**

The Aquatics, Wildlife, and Botany Resources Report (Appendix E) provides a synthesis of information and data collected relative to the conceptual expansion area with regard to fish, wildlife and plant species and habitat as compiled by the Washington Conservation Science Institute in March 2018. It is intended to serve as a Supplement Assessment to the State Environmental Policy Act (SEPA) Checklist developed for the proposed Project. The purpose of the Supplemental Assessment is to discuss potential effects of the proposed Project on species and critical

*Mission Ridge Area Land Management*



habitats that are protected under the Endangered Species Act (ESA) of 1973 (as amended) or Washington state law or receive special consideration under federal and state regulations. The Supplemental Assessment is intended to provide state and county regulatory agencies with information to assess potential impacts to fish, wildlife and plant resources in order to comply with SEPA.

No federally listed species are known to be on the site. The site is within the range of Canada lynx, grizzly bear, gray wolf and Northern spotted owl, although none of these species has been observed within the site. Design and habitat modifications will be determined according to ESA and WDFW Management Guidelines for listed species.

The site is not part of a mammal migration route. The site is located within the Pacific Flyway and Bird Conservation Region 9 – Great Basin. Of the 28 species listed for the Great Basin, only the golden eagle and calliope hummingbird potentially occur in the proposed conceptual expansion area. 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 to retain open spaces and riparian areas. With appropriate mitigation measures Washington Conservation Science Institute does not expect any long-term impacts to population level from construction or operation activities.

**Q. Chelan County Code Requirements**

The following section provides analysis on the applicable sections of Chelan County Code that pertain to Master Planned Resort review and approval. This is being completed upfront in order to

demonstrate how the Mission Ridge Expansion Master Plan Resort meets county code requirements. The Development Agreement application, applied for pursuant to CCC 14.18, is addressed through the submitted Development Agreement.

*i. General Requirements (CCC 11.89.040)*

Chelan County Code 11.89.040 outlines the General Requirements for a Master Planned Resort. The follow table lists each element of the code and how our project is meeting those requirements.

Code Requirement	How Project Addresses Requirement
(1) The primary focus of the master planned resort shall be as a destination resort facility with a range of on-site indoor and/or outdoor recreation facilities.	The Mission Ridge Expansion Master Planned Resort, as outlined and described in this application is designed as a destination resort facility with a full range of year-round outdoor recreational uses.
(2) Master planned resorts shall not be located on land that is inside of or adjacent to a designated urban growth area boundary.	The Mission Ridge Expansion Master Planned Resort is not being proposed adjacent to an Urban Growth Area. The nearest city if the City of Wenatchee which is located approximately 14 miles away.
(3) Master planned resorts shall not be located on lands designated as agricultural or forest lands of long-term commercial significance unless a finding is made that the land is better suited, and has more long-term importance, for the MPR than for the commercial harvesting of timber or agricultural production.	The current zoning designations for the site are MR-20 and FC. While a portion of the site is zoned as FC, that portion will be dedicated as permanent open space and no portions of the FC zoned portion of the site will be developed. All proposed development associated with the expansion is located on the portion of the size currently zoned as FC-20.
(4) The tract or tracts of land included in a proposed master planned resort must be in one ownership or control or the subject of a joint application by the owners of all the property included.	The lands proposed for the Master Planned Resort designation are in one ownership.

(5) Employee Housing. The applicant shall be required to demonstrate that affordable housing is available for employees of the MPR within the project or in the surrounding area. Housing exclusively for employees is an allowed accessory use and shall not be calculated in the overall housing unit density; provided, that the hearing examiner approves the location and number of employee housing units. The applicant shall clearly correlate the number of employees with employee housing.

Although Mission Ridge is located in a rural area, it is approximately 14 miles from the cities of Wenatchee and East Wenatchee. According to U.S. Census information, there is affordable housing within Chelan County.

In 2016, the medium household income for Chelan County was \$51,845 and only 11 percent of the population was below the poverty line. The average medium gross rent was \$792. Wages would vary, depending on the type of position (and timing since this is a 20 year build out) but affordable housing is and will be available for future employees based upon information available.

The Economic significance report provided in appendix H indicates the Mission Ridge Expansion will generate approximately 183 new jobs. Most of the new employees will continue to be part time or seasonal employees who already live within the surrounding area. New housing will not be required for these employees. This would be consistent with the existing resort.

According to the 2017-2037 Chelan County Comprehensive Plan Housing Element, "The overall findings of this review conclude that Chelan County has enough existing and projected housing to meet the expected population growth." While the Housing Element identifies issues with affordable and supportive housing, a number of policies have been adopted that will provide more housing options over the next 20 years.

Mission employees may decide to reside in one of the residential units within the Master Planned Resort boundaries as well. A breakdown of anticipated residential units used for full-time housing is provided in the overall housing count for the project. Although not a requirement of the code, the project anticipates providing a variety of housing types and styles, some of which should be affordable for full time employees.

Although future Mission employees will hold a wide variety of positions, housing that is affordable to employees will be available within the project or in the surrounding area.

<p>(6) If the land or structures in an MPR are intended to be leased, sold or transferred into two or more lots, parcels, or tracts, such a division shall proceed in compliance with the provisions of the Chelan County subdivision resolution, Title 12 of this code, and Chapter 58.17 RCW. Any such preliminary plat may be considered simultaneously with the MPR final plan.</p>	<p>Yes, after the Master Planned Resort Overlay and Development Agreement are approved, we will be applying for a variety of permits from Chelan County, including subdivision applications.</p>
<p>(7) The site design of the MPR shall include clustering of units, lots, and uses insofar as is consistent with the overall theme of the MPR and in accordance with Title 12 of this code, Subdivisions.</p>	<p>Yes, we are utilizing clustering and phasing. We have higher densities planned within the village area and are going to provide a variety of housing types. Within the single-family areas, the home sites are designed around the topography and recreational opportunities of the site with vast amount of open space provided.</p>
<p>(8) All required public improvements including roads, utilities and public facilities that are part of the approved site plan and narrative shall be completed prior to issuance of a certificate of occupancy by the building official or installation guaranteed by the posting of performance bonds or other surety acceptable to the prosecuting attorney in an amount of one hundred fifty percent of the estimated cost of the outstanding improvements, except that all life/safety improvements must be installed and in operation prior to occupancy. (Res. 2007-98 (part), 7/2/07; Res. 2001-60 (part), 4/17/01).</p>	<p>We agree that all required public improvements or bonding shall occur before building occupancy.</p> <p>This project is a phased development and therefore some improvements that may be required for the overall project, may not be required for the issuance of a building permit in another portion of the site. That is the purpose of the phased site plan and this is addressed in the development agreement.</p> <p>We simply ask that this provision be made clear so that improvement or bonding requirements prior to occupancy are simply related to those improvements necessary for that particular building.</p>

ii. *Development Standards (CCC 11.89.050)*

Chelan County Code 11.89.050 outlines the Development Standards for a Master Planned Resort. The follow table lists each element of the code and how our project is meeting those requirements.

Code Requirement	How Project Addresses Requirement
<p>(1) Minimum Project Size. Minimum necessary to meet all the required elements of the MPR.</p>	<p>The project size is approximately 502 acres and is large enough to meet all project requirements.</p>
<p>(2) At least forty percent of the total acreage of the master planned resort shall be dedicated to a mixture of permanent open space, natural areas, and/or developed open space, excluding streets and parking areas.</p>	<p>Our project exceeds this requirement. We are proposing to provide approximately 72% permanent open space, natural areas, and/or developed open space, excluding streets and parking areas.</p>

<p>(3) Minimum Setback Requirements.                  (A) All buildings and structures shall have a minimum yard area and setback of the underlying zoning district from the perimeter boundary of the MPR. When the MPR is adjacent to a shoreline or other significant recreation amenity, this provision shall not apply to immediate vicinity of said shoreline or recreation amenity.                  (B) Interior required yards and setbacks shall be as established by the approved MPR plan. Required yards and setbacks established by the plan shall be reviewed for adequate light, air and life safety for all structures.</p>	<p>(A) CCC 11.08.020(5) provides the building setbacks distances for the RR-20 property (where the development will take place). However, as part of the Mission Ridge Expansion Master Planned Resort, we have provided proposed minimum setbacks for different elements of the project (residential, commercial, and other) in addition to other bulk standard requirements such as maximum heights, lot widths, ect.... A table defining the proposed bulk standard requirements for this project can be found in Section D of the narrative. Once the Master Planned Resort Overlay is approved by the Hearing Examiner, the Bulk Standards table will be inserted into the Development Agreement.</p>
<p>(4) Density. The maximum overall density for the MPR, including transient accommodation, shall not exceed two housing units per gross acre of the overall master planned resort, or as determined by the hearing examiner.</p>	<p>The proposed Master Planned Resort will be approximately 502 acres which would allow a maximum of 1004 total units. We are only proposing a maximum of 873 units (which includes possible employee housing). We meet this requirement.</p>
<p>(5) The maximum lot coverage, minimum setback, minimum lot area and width may be modified consistent with the MPR plan, as approved in conformance with the purpose of this chapter. The maximum building height will conform to that of the underlying zone, unless otherwise approved by the hearing examiner.</p>	<p>For lot coverage, maximum lot coverage will be different for different types of uses. We would ask for 80% coverage for commercial and non-detached single-family sites. For single family detached homes, 80% would be preferred although in most cases, the coverage will be much lower. A higher lot coverage would allow, in some cases, smaller lots and more common open space areas, which could help in preserving the natural amenities and open space of the site.</p> <p>The maximum building height for the RR-20 zone is 35 feet. However, we are asking that this be modified to allow a maximum height of 70 feet for commercial structures while 35 feet from average grade would be applied for detached residences and 45 feet for townhomes and condominiums. In the RR-20 zone most of the uses do not require a taller building height. However, we have commercial buildings that may come close to that height given how height is calculated under CCC 14.98.325.</p> <p>“Building height” means the vertical distance from the average elevation of the actual or proposed finished grade to the top of the highest roof beams on a flat or shed roof, the deck level on a mansard roof and the average distance between the eaves and the ridge level for gable, hip and gambrel roofs.</p> <p>Because we have some areas with topography, 35 feet would severely limit the ability to place commercial and</p>

	some residential buildings onsite. We hope this standard can be modified.
(6) Parking shall be provided for in accordance with Chapter 11.90 and with the circulation plan approved in the MPR plan.	Parking will be provided for each use in accordance with Chapter 11.90 and the approved MPR.
(7) Landscaping. All developed common open space within the development shall be appropriately landscaped according to the landscaping plan approved in the MPR plan. In addition, the standards contained in Chapter 15.50 of this code must be met. Landscaped areas shall have permanently installed irrigation. Natural features that are to be preserved, such as indigenous plant life, wetlands, natural rock formations and riparian areas, shall be shown on the landscaping plan.	The Master Plan Resort will be landscaped in accordance with 15.50. This will require landscaping for some of the future parking facilities and within the commercial facilities associated with the development. Where possible, we plan to leave the site as natural as possible including the preservation of natural areas. The site plan highlights those areas to be landscaped and a more detailed landscaping plans will be prepared as part of future phasing and development.
(8) Signage shall be designed and erected in accordance with the approved MPR plan and Chapter 11.92. Off-premises signs shall be limited to those necessary for directional purposes only.	Signage shall be designed and erected in accordance with the approved MPR plan and Chapter 11.92
(9) Commercial services provided as part of the master planned resort shall be contained within the development and shall be oriented to serve the master planned resort.	All commercial services provided as part of the master planned resort shall be contained within the development and shall be oriented to serve the master planned resort
(10) Community sewer, water, security and fire protection may be provided on-site and sized to meet only the needs of the development. Existing public service purveyors may provide services as long as the costs related to service extensions and any capacity increases generated by the development are borne by the development and such extensions do not promote sprawl or urban level of development adjacent to the MPR. An MPR that adjoins, or is in part within, an organized fire protection and/or hospital district shall seek annexation of the entire MPR site into said districts.	<p>There will be community sewer and water systems onsite. Fire service will be coordinated with the fire district.</p> <p>We are proposing densities that are less than the two dwelling units per acre allowed under the Master Planned Resort regulations therefore the growth will not result in urban growth.</p> <p>Lastly, we do understand that services necessary to support the development will be paid for by the developer unless agreed to otherwise.</p>

(11) The MPR design and subsequent circulation plan shall include internal bicycle, pedestrian and/or equestrian access for resort guests with convenient linkages between recreational activity areas and housing/lodging areas where appropriate.

The MPR has been designed and circulation plan included internal bicycle, pedestrian and/or equestrian access for resort guests with convenient linkages between recreational activity areas and housing/lodging areas where appropriate.

*iii. Preservation of Open Space (CCC 11.89.060)*

Pursuant to 11.89.060 “All designated open space shall be preserved in perpetuity for that purpose established in this chapter. Appropriate land use restrictions shall be contained in all deeds to ensure that the open space is permanently preserved. The deed restrictions shall run with the land and be for the benefit of the present as well as future property owners and shall contain a prohibition against partition of open space for other uses. No common open space may be altered or put to a change in use in a way inconsistent with this chapter or the final development plan unless the final development plan is first amended. No change of use or alteration shall be considered as a waiver of any covenants limiting the use of the common open space, and all rights to enhance these covenants against any use permitted are expressly reserved.”

As part of the project, the Mission Ridge Expansion will leave approximately 72% of the 502 acres in open space and utilize one of the methods within CCC 11.89.060(2)(A-C) to protect and preserve those areas. Open space areas may be used for low impact recreational uses as allowed by code. Actual development of project phases may be altered through the administrative modification process but open space shall greatly exceed the 40% requirement in county code.

*iv. Complete application (CCC 11.89.070)*

A complete application is determined through the application procedure requirements of 11.89.080. As outlined below, we have submitted materials meeting or exceeding Chelan County submittal requirements. Further the attached SEPA checklist and Appendix E address the requirements of Title 13.

*v. Application Procedure (CCC 11.89.080)*

This section of code outlines who may apply for a Master Plan Resort application. This application is being submitted by the landowner and therefore this meets the code requirements. Fees, in accordance with adopted county code have also been provided. A pre-application meeting was also held with the county and subsequent meetings have taken place as required by code. Our application addresses each of the items in .080 (A) – (N) (see table below) and a SEPA checklist along with supplemental information has been provided.

Code Requirement	How Project Addresses the Code
<p>Items A-G are site plan requirements</p>	<p>Each site plan requirement is addressed within the attached set of site plans in Section 2.0</p>
<p>(H) Capital Facilities and Utilities.                      (i) An inventory of the location and capacity of all existing utilities and capital facilities. Capital facilities and utilities shall include, but are not limited to, electricity, sanitary sewage disposal, domestic and irrigation water, stormwater runoff control, security, fire protection and other emergency services.                      (ii) An inventory of the capital facility and utility service needs that will be generated by the development of the MPR;</p>	<p>Currently, there are no existing capital facilities or utilities on the site.</p> <p>This application and SEPA checklist does identify the need for utilities and capital facilities. For this project we will require electricity from the PUD, sanitary sewage disposal, domestic and irrigation water, stormwater runoff control, security, fire protection and other emergency services.</p>
<p>(I) Critical Areas.                      (i) An analysis of the suitability of the proposed development on the subject property.                      (ii) Inventory and analysis of critical areas and potential impacts. Consistency with the critical areas regulations, found in this title, shall be addressed, and any required studies or mitigation measures shall be provided;</p>	<p>Please see the SEPA checklist and the supplemental information provided within Appendix E for this information.</p>
<p>(J) Design Standards.                      (i) Type and range of uses authorized for any structure or development;                      (ii) Architectural and design requirements for structures;                      (iii) Bulk, design and dimensional standards;                      (iv) Draft resource management plan, which identifies how the resource lands and critical areas will be managed;</p>	<p>The project narrative and supplemental Appendix information for this project address how we meet each of these requirements.</p> <p><u>Uses:</u> Our project goal is to provide a variety of recreational, residential, and commercial uses consistent with the purpose and intent of CCC 14.18. A full use table has been provided within the project narrative and will ultimately be part of the Development Agreement.</p> <p><u>Design:</u> In terms of design, the use of concrete, timbers, steel, woods, regional materials, basalts, and the palette of the natural environment are all a part of the scope of imagery and the basis of design efforts. To mitigate volumes and excess height/unnecessary volumes of structure, lower pitched roofs, referencing traditional alpine designs will be used in order to maintain snow volumes on roofs, and to mitigate solar exposures while not compromising views. Base area experiences will be in the form of open spaces proportional in scale activated by its adjacency to recreational activities.</p> <p>Ultimately, the architectural experience of the project will be contingent on a design strategy engaging the natural environment, unique takes on architectural form, to pursue something new, and fresh engaging</p>

	<p>modernist design aesthetic rooted in a deep NW palette in an attempt at being its own identity.</p> <p><u>Bulk, design, and dimensional standards:</u> A table has been provided within the project narrative that outlines the proposed bulk, design, and dimensional requirements for the project and will ultimately be part of the Development Agreement.</p> <p><u>Resource Management Plan:</u> A full wildlife and critical areas assessment along with numerous other studies and information has been provided within Appendix E of this application.</p>
<p>(K) Housing.                  (i) An inventory of existing housing;                  (ii) An inventory of all proposed housing, including transient accommodation and employee housing;</p>	<p>There is currently no housing on the site. All proposed housing is identified in Section E of the project narrative and SEPA checklist. Further, we have provided numerous site plans that visually show the proposed housing for this project.</p>
<p>(L) Land Use.                  (i) An inventory of the existing land uses and distribution patterns within the boundaries of the proposed MPR. The inventory shall include the total acreage of each type of land use.                  (ii) An analysis of the ability of the proposed MPR to support the total proposed growth within the MPR.                  (iii) A proposed land use map disclosing the location, type and densities of visitor accommodation, employee housing, commercial, recreation and other residential and/or nonresidential development activity.                  (iv) A forecast of the proposed growth of employment and population of the MPR at each phased interval and at final buildout;</p>	<p>Currently, there are no structures on the property or existing lands uses on the property to inventory. The site is vacant.</p> <p>A series of site plans have been provided as part of the application within Section 2. The site plans compliment the project narrative and outline project uses, densities, phasing, and locations, along with residential, recreational, commercial, and other uses that will support the project.</p> <p>This project, as prescribed in state law and county code, is built around the recreational amenities of the site. Only 25% of the housing units are allocated for full time residential uses. All of the residential units proposed along with the commercial uses are fully designed around the needs of the end user. We have coupled our 50 years of experience at Mission to understand the needs of our customers.</p> <p>In keeping with the requirements of the Growth Management Act and Chelan County Code, limited full time housing (approximately 25%) is being provided as part of this project but affordable housing, especially for those working onsite can be found within nearby Wenatchee and East Wenatchee.</p> <p>Based upon 25% of the site being used for full time residences (employee housing and full time homes), approximately 218 homes would be resided in full time. At 2.70 people per home (Chelan County average per 2016 US Census information), this would result in approximately 590 residents after the 20 year buildout or</p>

	<p>about 20 people added per year once construction begins.</p>
<p>(M) Resource Lands.                  (i) An analysis of the suitability of proposed development in relation to the suitability of the land for long-term commercial timber, mineral or agricultural production.                  (ii) Inventory and analysis of potential impacts on resource lands adjacent to or affected by the proposed MPR. The analysis shall include proposed mitigation measures for the identified impacts;</p>	<p>This site is not being utilized for term commercial timber productions and this project should not interfere with any ongoing operations in the vicinity.</p>
<p>(N) Transportation.                  (i) Traffic impact study.                  (ii) Off-site and on-site measures necessary to mitigate impacts identified by the traffic impact study.</p>	<p>A Traffic Impact Study is included within Appendix B. Traffic mitigation is outlined within the report.</p>

vi. *Required Findings (CCC 11.89.090)*

The following table lists each of the required findings for Master Planned Resort approval as outlined in CCC 11.89.090 and how the Mission Ridge Expansion MPR meets each of the requirements or will meet the requirements as part of the application process.

<p>(1) The proposal is consistent with the Chelan County comprehensive plan.</p>	<p>As part of this application, we have fully reviewed the Chelan County Comprehensive Plan and Goals. In review, it is clear that the Mission Ridge Expansion is in alignment with the 2017-2037 vision for the county. From policies that encourage physical activity to seeking project designs that preserve open space, the Mission Ridge Expansion fits well. Here are a few of the policies within the Plan that show consistency with the Chelan County Comprehensive Plan. It is also worthy to note that Plan policies and goals have been translated into regulations, such as those to protect critical areas or provide adequate public facility and utilities. We are not only focused on syncing well with Comprehensive Plan Goals, but have outlined how we will meet or exceed the Chelan County Code requirements for a Master Planned Resort overlay and Development Agreement. That compliance is happening as part of the MPR process and will continue through the development phases.</p> <ul style="list-style-type: none"> <li>➤ Goal LU 12 - Encourage development and maintenance of recreational facilities and opportunities to meet the needs of residents and visitors.</li> </ul>
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*As the policy rationale explains, recreational opportunities help promote the area for tourism and provide for a high quality of life. The Mission Ridge Ski and Board Resort has been providing these opportunities to the Wenatchee Valley and beyond for over 50 years. This project will allow us to continue to provide enhanced opportunities to residents of the Valley and those visiting. As an example, the new ski runs will be designed to provide better opportunities for skiers of all age ranges and abilities while Nordic skiing will draw a new set of people to Mission. The new Nordic facilities are going to be provided based upon Mission patrons asking for these services to be provided.*

- Goal LU 13 – Provide opportunities for Master Planned Resorts, consistent with the provisions of RCW 36.70A.360, to create a diversity of recreational, tourist, and economic opportunities in Chelan County.

*This policy outlines that Chelan County is encouraging Master Planned Resorts where the criteria within the Growth Management Act (GMA) are met. Chelan County has implemented those requirements within CCC 11.89. Our project is designed to meet all of the requirements of Chelan County Code.*

- Policy LU 13.1: The primary focus of Master Planned Resorts are a fully-contained destination resorts consisting of short-term visitor accommodations associated with a range of developed in-site indoor or outdoor recreation facilities, mix of related convenience goods and services, short-term residential uses, capital facilities, utilities and services and, when feasible, an affordable housing component for employees.

*This policy has been implemented within CCC 11.89 as a required elements for a Master Planned Resort. As outlined in the narrative, we are providing short-term visitor accommodations associated with a range of developed in-site indoor or outdoor recreation facilities, mix of related convenience goods and services, short-term residential uses, capital facilities, utilities and services. Further, our application demonstrates that affordable housing is available for those who will work onsite.*

- Policy LU 13.3: Ensure the compatibility of MPRs with adjacent land uses through appropriate site design which emphasizes physical and visual separation from the nearest existing developed area, preservation and protection of critical areas, and cluster development surrounded by open space.

*This policy has been implemented within CCC 11.89 as a required elements for a Master Planned Resort. As outlined in the narrative, our project is designed around the topography of the site and provides for vast amounts of open space and commercial and residential uses that are clustered, especially within the village. Appendix E and F, along with the SEPA checklist outlines our approach to compliance with Chelan County Critical Area regulations. Lastly, the site plan demonstrates the separation we are providing from private property. The existing resort has been a good neighbor for over 50 years and the Expansion is an extension of Mission value to be a strong member of the Wenatchee Valley community*

	<ul style="list-style-type: none"> <li>➤ Policy LU 13.4: Development plans for MPRs should blend site development and architecture with the natural character and features of the land, topography, vegetation, geology, slopes, soils ect. The MPR design should also reflect relevant cultural heritage and preservation of the areas rural character or natural resources.  <i>This policy has been implemented within CCC 11.89 as a required elements for a Master Planned Resort. As outlined in the project narrative, the Mission Ridge Expansion has been designed around the existing topography of the site. The goal is to connect the existing Mission Ridge Ski and Board Resort to the Expansion so people can ski and connect between the two areas. The village aligns with the proposed ski runs and provides ski/out opportunities. The goal is to preserve the natural beauty of the site and provide a development that recognizes the character and integrates in with the area.</i></li> <li>➤ Policy LU 13.5: Permanent residential uses may be included within the boundaries of a MPR, provided such uses are integrated into and support the on-site recreational nature of the resort.  <i>This policy has been implemented within CCC 11.89 as a required element for a Master Planned Resort. As outlined in the project narrative, we are proposing having only limited amounts of permanent residential housing for employees or for those seeking full time living so they can enjoy the year-round amenities of the resort. We believe this will be limited to 25% of the housing units, which is consistent with the goals for an MPR, which focuses on being a destination resort with short term visitor accommodations.</i></li> <li>➤ Policy LU 13.6 Necessary capital facilities, utilities and services may be provided to a MPR by outside service providers, including municipalities and special service districts, provided that all costs associated with service extensions and capacity increases directly attributed to the MPR are fully born by the resort, and provided that such facilities and utilities serve only the MPR and/or urban growth areas.  <i>This policy has been implemented within CCC 11.89 as a required element for a Master Planned Resort. As outlined in the project narrative, we are proposing to provide a variety of capital facilities, utilities, and services including power, onsite sewer, and water. We are also coordinating with service providers, such as the fire district, to ensure coordination of services takes place.</i></li> </ul>
<p>(3) SEPA has been complied with.</p>	<p>As part of this application, we have provided a SEPA checklist, supplemental studies, and previously completed SEPA information so that SEPA can be completed as part of this project.</p>
<p>(4) The proposed design and operation is such as to not cause adjacent urban growth or sprawl.</p>	<p>This project is designed and will be operated as to not cause adjacent urban growth or sprawl. The housing associated with this project is being provided at a density of less than 2 dwelling units per acre. Commercial services are being provided for the Master Planned Resort. Lastly, this project is designed around the recreational opportunities of the resort. The areas surrounding the property as federal lands and low density zoning that does not permit urban growth or uses.</p>

<p>(5) If the proposal is located on timber or agricultural lands of long-term commercial significance, a finding has been made that the land is better suited and has more long-term importance for the master planned resort than for the commercial harvesting of timber or agricultural production.</p>	<p>The current zoning is RR-20 and FC. All proposed development activity is anticipated to occur on the portions of the site currently zoned as RR-20. The area of the site currently zoned FC will be dedicated as permanent open space and will have no development activity.</p>
<p>(6) On-site and off-site infrastructure impacts are fully considered and mitigated.</p>	<p>As part of developing this project, we have fully reviewed and have provided supplemental information that assesses e on-site and off-site infrastructure impacts of the proposal. This includes a traffic impact analysis, cultural resource study, fire plan, wildlife and critical areas assessment, geo-tech report, hydrology report, and an assessment of the economic development benefits of the project for the Wenatchee Valley.</p>
<p>(7) The project will be supported by adequate public facilities and services.</p>	<p>As noted in the narrative, we are providing for a five phase, 20 year build for this project. The public facilities and services needed will change as the site is built. We have worked closely with service providers, such as the fire district to ensure we are well coordinated as development moves forward.</p>
<p>(8) The resort includes a range of developed on-site indoor and/or outdoor recreational facilities.</p>	<p>As the narrative explains, the resort will include a range of indoor and outdoor activities for all ages and abilities. From new ski runs, to Nordic trails and biking and hiking. The commercial areas within the village will provide opportunities for concerts, wedding and conference facilities, and include sues like bars and restaurants.</p>
<p>(9) The proposed master planned resort will have no adverse impact on the general public health, safety and welfare.</p>	<p>The existing Mission Ridge Ski and Board Resort has been a part of the Wenatchee Valley community for over 50 years. The ownership takes pride in having a business that meets the needs of the community but also provides economic opportunities for the Wenatchee Valley through jobs and tourism. However, the existing resort has limitations on parking and uses and does not meet the needs of our customers.</p> <p>The Mission Ridge Expansion MPR will not have an adverse impact on the general public health, safety and welfare. We believe that this project will be a benefit by providing additional tourism and recreational opportunities that are fully supported by the Comprehensive Plan. The Expansion will also provide additional seasonal and year around jobs. Both during the 20 construction process but jobs of all ranges that will support resort recreation and commercial elements. We will mitigate impacts of the proposal, where identified, and have submitted additional information to show how this provide will not have an adverse impact on the public health, safety, and welfare of the community. We simply look forward to being partners with the community over the next 50 years!</p>

vii. *Modification of approved permit (CCC 11.89.130)*

Chelan County Code provides provisions about how modifications of approved Master Planned Resorts are reviewed and approved. Pursuant to CCC 11.89.130 an approved MPR "...may be amended or modified at the request of the applicant or the applicant's successor in interest. The administrator may administratively approve minor modifications to a final MPR plan. Minor modifications may include changes in density, provided the total number of dwelling units approved shall not exceed ten percent of the maximum number approved in the final MPR plan for the project or phase; and provided, that the net residential density is not altered; and also provided, that such changes do not significantly increase impacts on transportation, reduce buffers or open space, or increase impacts on the environment."

Based upon this code provision, the applicant has proposed additional language outlining the types of administrative modifications and when they are appropriate, as it relates to the Mission Ridge Expansion Master Planned Resort Overlay. The draft Development Agreement, along with proposed Modification of approved permit language, is located in Section 4.

## **R. Summary**

The Mission Ridge Ski & Board Resort has been an outdoor recreation attraction in Chelan County for over 50 years. Over the course of that period of time, it has contributed significantly to the regional economy while also respecting the incredible natural beauty and environment that surrounds the resort.

The future of the Mission Ridge Ski & Board Resort presents many exciting opportunities not just for Chelan County, but for the greater region. As with many industries, ski resorts are changing. In addition to providing winter recreation, ski resorts are incorporating summer activities and expanded amenities to generate year-round activity. The vision for the Mission Ridge's future does just that by including expanded ski facilities, summer recreational opportunities, vacation homes, a hotel lodge, retail to support visitors, and a small number of homes for permanent residents. All of these additions will be an economic boon for Chelan County and will continue to enhance the tax base and attract additional visitors not just to the resort, but also to the County.

As part of this project's submittal and SEPA review, a number of studies were conducted to proactively identify possible impacts 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 resort and supplement the SEPA determination.

The information contained within this application will be supplemented with additional analysis, as necessary and required, but the initial analysis has not resulted in the identification of any impacts that can not be adequately mitigated. The proposed expansion will be a phased process that will incrementally add new facilities which will help reduce construction impacts. Finally, the proposed expansion is compliant with the objectives of the Washington State Growth Management Act and will continue to take every step necessary to achieve the resort's vision and generate economic benefit to the region within the parameters of the State's planning framework.

## 2.0 Master Site Plans

## 3.0 Master Plan Resort Application

## 4.0 Development Agreement

## 5.0 SEPA

- A. Historical SEPA Information
- B. Mission Ridge TIA
- C. Cultural Resources Report
- D. Fire Protection Plan
- E. Aquatics, Wildlife, and Botany Resources Report
- F. Geologic Hazards Report
- G. Hydrology Memorandum
- H. Economic Significance Report