

MT. SPOKANE 2000 MASTER CONCESSION PLAN

Description of Preliminary Proposed Action (Alpine Skiing Component):

Mt. Spokane 2000 (MS2000) proposes a wide variety of improvements to its existing concession area (Please see Existing Conditions Map). The preliminary proposed action includes re-development and realignment of hillside and base facilities in the existing ski area as well as development of lift-serviced ski and snowboard trails in a largely undeveloped 822 acre (+/-) portion of the concession area located on the north and west slopes of Mount Spokane (commonly known as the Potential Alpine Ski Expansion Area (PASEA) or the "Backside" of the mountain.).

The preliminary proposed action for the Master Concession Plan is split into development phases. Near-term components of this long-range plan (*Phase I*) include the following (See Phase I Map):

- a. **Backside Development:** Approximately seven (7) new ski and snowboard trails served by one (1) new chair lift in a 412 acre (+/-) area of the PASEA would be developed. These trails would have a combined area of approximately 112 acres. In addition, extensive tree thinning and glading would be undertaken to provide for additional "off-piste" skiing and riding, as well as to mitigate wildfire danger due to concentrations of fallen and dead-standing timber.
- b. **Lodges:** Lodge #2 would be replaced with a new structure of approximately 25,000 square feet, augmented by a "Guest Services" building of approximately 5,000 square feet, all of which would be located at the Chair #2 base area. Lodge #1 would be remodeled. A small warming hut with limited services would be constructed at the top of the tubing hill located below Lodge #1.
- c. **Infrastructure:** The capacity of existing solid-waste treatment and domestic water facilities would be upgraded in order to accommodate the increased demand.
- d. **Frontside Trails:** In addition to those in the PASEA, new ski and snowboard trails would be developed in various locations throughout the existing developed portions of the concession area, most notably three new trails in the Chair #4 area. These new trails would have a combined area of approximately 159 acres. Glading and thinning of denser stands of timber would also be undertaken to provide more "off-piste" opportunities and to enhance wildfire suppression.
- e. **Snow Making:** Snowmaking facilities and equipment would be developed to augment natural snowfall on the frontside of the mountain, initially on Chairs #2, #3 and #5. These improvements would require the installation of a six (6) million gallon reservoir near the top of Chair #3, together with a 32,000 gallon water catch basin and pumping station located in a ravine near the bottom of Chair #3. The catch basin would be designed to collect natural snow melt, which would then be pumped to the reservoir to be gravity fed to the

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snowmaking guns through underground piping. The initial installation would cover approximately 64 acres of existing trails.

f. Lifts: Other than the aforementioned backside lift, no new lifts would be planned for the near-term, however several lift modifications and/or realignments would occur. Chair #4 would have its' base terminal uphill approximately sixty (60) feet in elevation, which would extend its operating period further into the spring season due to poor snow-retention at its current lower elevation. Chair #2 would be realigned and extended in order for its base terminal to coincide with Chair #3's, thereby gaining direct accessibility from Lodge #2 and taking pressure off the primary children/beginner's lift, Chair #5. Chair #5 would be realigned in order to accommodate the realignment of Chair #2 and construction of the new Lodge #2. A short handle-tow for pulling tubers up the tubing hill would be installed.

g. Night Lighting: Additional night-lighting of existing lit trails served by Chairs #2, #3 and #5 would be installed, together with new night-lighting of trails served by Chair #4. All new lighting would be installed on existing chair towers and perimeter-based utility poles, with underground electrical service lines.

h. Parking & Traffic: Expansion of existing parking facilities at Lodge #1 and Lodge #2 would be undertaken to accommodate the increased carrying capacity. Due to terrain constraints, additional parking expansion will likely require significant amounts of excavation, and filling and compaction of on-site soils. If local codes require hardsurfacing of any new parking lots, then stormwater diversion, retention and treatment may also be required for all surface water run-off. Additional parking would be developed as needed, however the Phase I map shows a potential for as much as eighteen (18) acres of additional parking, which would accommodate approximately 2,000 parking stalls.

i. Soil Remediation & Vegetation Management: MS 2000 inherited some problems from the previous concession operator that need to be remedied. Years of erosion and trail contouring near the top of Chair #5 have depleted nearly all of the topsoil in an area of approximately 14.6 acres, so much so that existing conditions will not support vegetation growth. The concessionaire proposes to import a sufficient amount of topsoil to cover these areas and seed them with native grasses and vegetation. In addition, the previous concession operator was neglectful in controlling vegetation growth within trail boundaries, so much so that several areas of the resort that were once open trails have become overgrown with small trees and brush and rendered impassable. The concessionaire proposes an extensive vegetation management program over an area of approximately 32 acres near the top of Chair #1, to include small-scale tree and brush removal, chemical treatment, and reseeding with native grasses.

Longer-term components of the plan (*Phase II*) would be as follows (See *Phase II Map*):

a. Backside Development: Approximately three (3) new ski and snowboard trails and one (1) new chair lift would be added to the Phase I improvements in the PASEA. These trails would add approximately 25 acres of improved ski terrain. Thinning and glading of existing stands of second and third growth timber would continue.

b. Lodges: Lodge #1 would be expanded. A small, approximately 1,500 square foot, day-use lodge (Lodge #3), with limited food and beverage service would be built at the base of Chair #7 on the backside.

c. Infrastructure: Solid-waste treatment and domestic water facilities would be created in order to accommodate Lodge #3.

d. Frontside Trails: Additional trail development covering an approximate total of 37 acres would be undertaken on the frontside with continued glading and thinning of denser stands of second and third growth timber.

e. Snow Making: Snowmaking guns would be added to an additional 43 acre area served by Chair #3.

f. Lifts: Chair #1 would be removed and replaced with two new lifts.

g. Night Lighting: Additional night-lighting would be added in the existing Chair #1 area, as well as to the backside, with the eventual goal being to have lighting on all improved trails within the resort. All new lighting would be installed on existing chair towers and perimeter-based utility poles, with buried electrical service lines.

h. Parking & Traffic: Additional parking would be added as needed in the areas identified on the Phase I map.

i. Vegetation Management: Vegetation management throughout the mountain would continue as outlined in Phase I.

Phase I

LEGEND

- PASEA Boundary (822 ac.)
 - Existing Building
 - Proposed Building
 - Existing Lift
 - Proposed Lift
 - Modified/Relocated Lift
 - Streams
 - Existing Access Road
 - Limits of Disturbance (12 ac.)
 - Proposed Parking (18 ac.)
 - Phase I Trail Clearing
Total = 271 ac.
Within PASEA = 112 ac.
 - Vegetation Management (32 ac.)
 - Phase I Snowmaking (64 ac.)
- Buildings**
- A Existing Lodge 1
 - B Lodge 2 Replacement
 - C Tubing Services

NOTE
NOT FOR CONSTRUCTION. The locations existing and proposed ski area facilities depicted on this map are conceptual. Subject to more detailed analysis, the location and extent of these facilities may be revised.



Use of existing road as catch trail to remain.
Relocate and widen loading area uphill. Bullwheel and counterweight to remain.

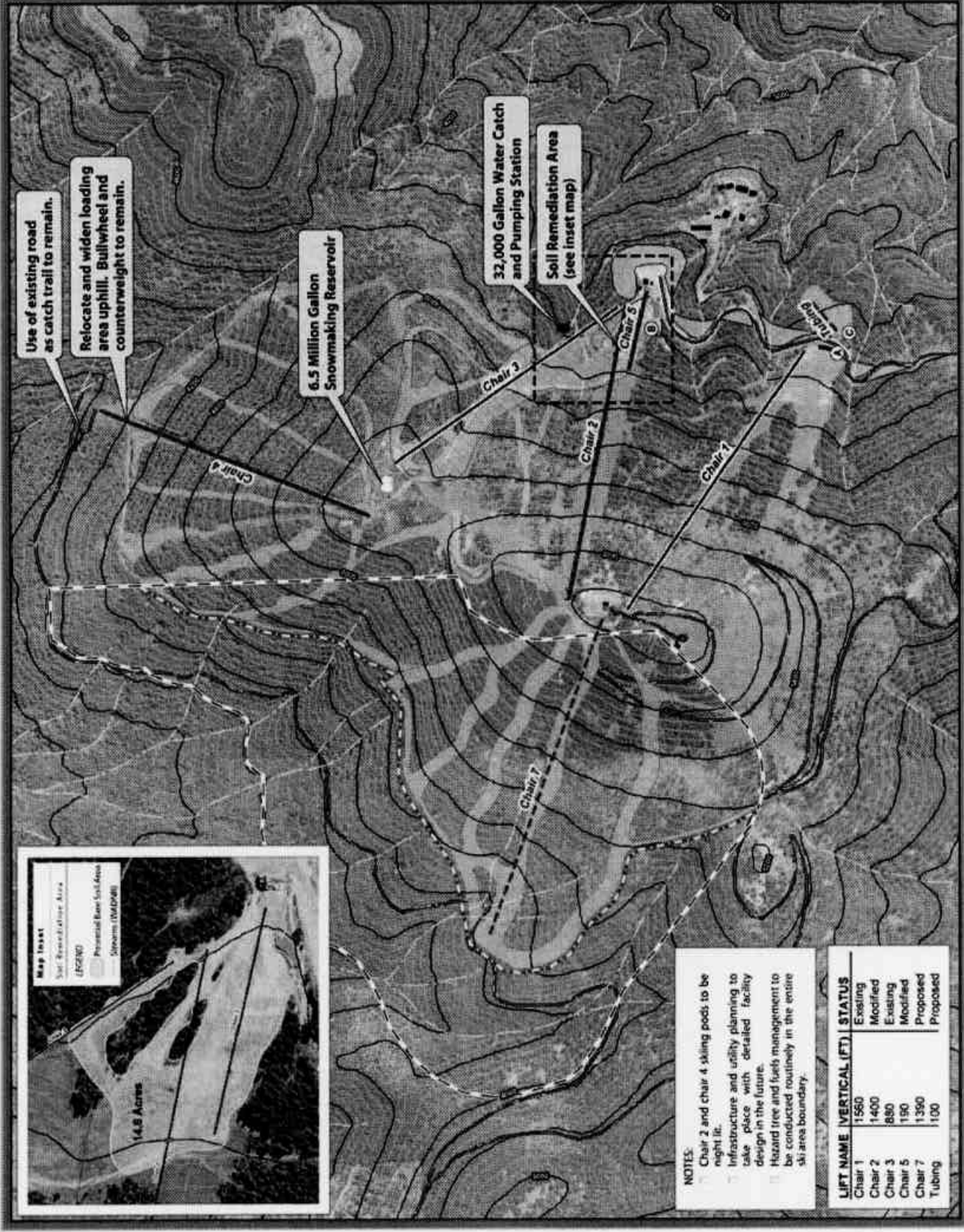
6.5 Million Gallon Snowmaking Reservoir

32,000 Gallon Water Catch and Pumping Station
Soil Remediation Area (see inset map)



NOTES:
Chair 2 and chair 4 skiing pods to be right lit.
Infrastructure and utility planning to take place with detailed facility design in the future.
Hazard tree and fuels management to be conducted routinely in the entire ski area boundary.

LIFT NAME	VERTICAL (FT)	STATUS
Chair 1	1560	Existing
Chair 2	1400	Modified
Chair 3	880	Existing
Chair 5	1590	Modified
Chair 7	1350	Proposed
Tubing	1100	Proposed



Phase II

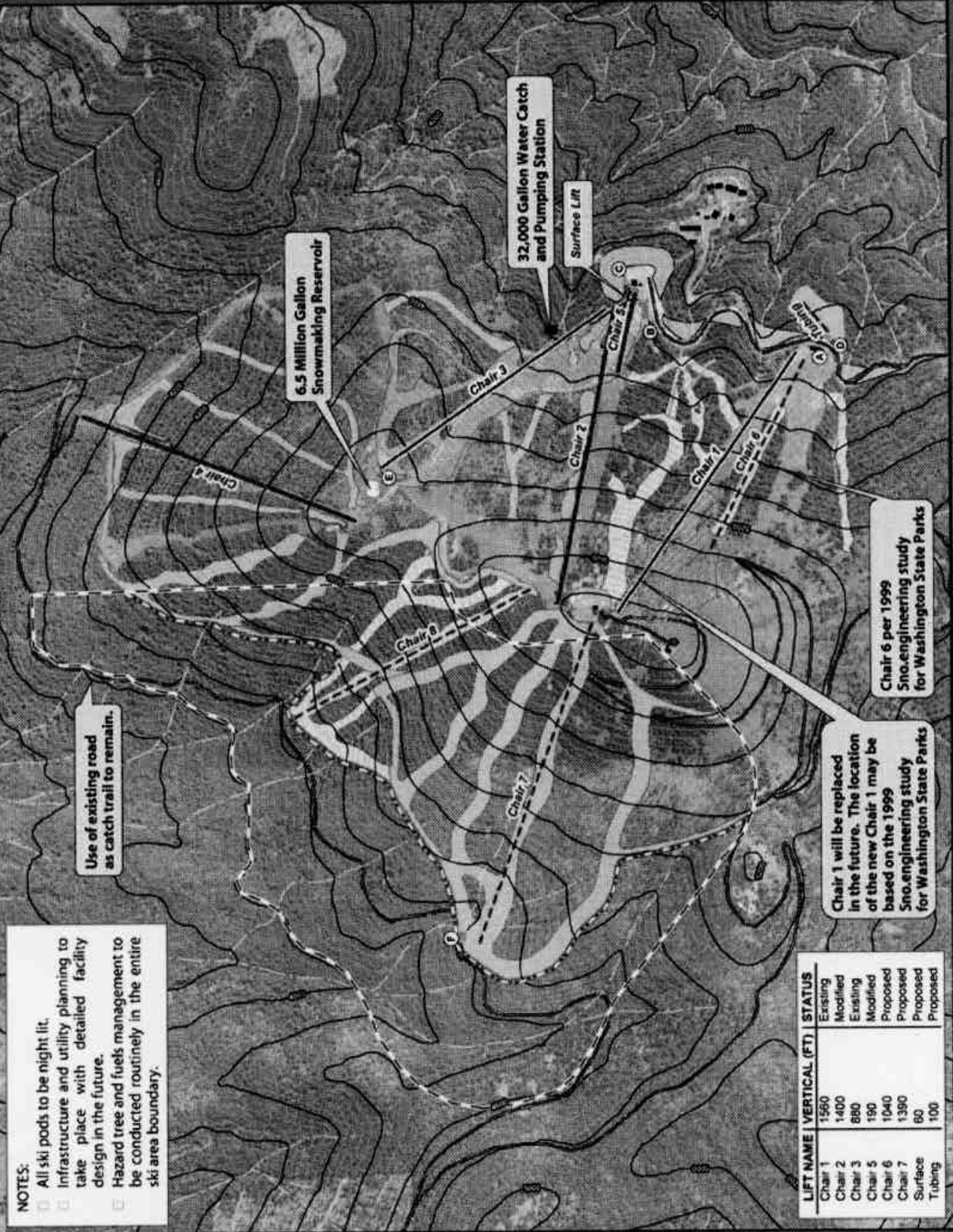
LEGEND

- PASEA Boundary (822 ac.)
- Existing Building
- Proposed Building
- Existing Lift
- Proposed Lift
- Modified/Relocated Lift
- Streams
- Existing Access Road
- Limits of Disturbance (440 ac.)
- Proposed Parking (18 ac.)
- Phase I Trail Clearing
Total = 271 ac.
Within PASEA = 112 ac.
- Phase II Trail Clearing
Total = 62 ac.
Within PASEA = 25 ac.
- Vegetation Management (32 ac.)
- Phase I Snowmaking (64 ac.)
- Phase II Snowmaking (43 ac.)

- Buildings**
- A Lodge 1 Addition
 - B Lodge 2 Replacements
 - C Guest Services
 - D Tubing Services
 - E Mid-Mtn Restaurant
 - F Chair 7 Warming Hut

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NOTE:
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NOTES:

- All ski pods to be night lit.
- Infrastructure and utility planning to take place with detailed facility design in the future.
- Hazard tree and fuels management to be conducted routinely in the entire ski area boundary.

LIFT NAME	VERTICAL (FT)	STATUS
Chair 1	1560	Existing
Chair 2	1400	Modified
Chair 3	880	Existing
Chair 5	190	Modified
Chair 6	1040	Proposed
Chair 7	1390	Proposed
Surface Tubing	60	Proposed
	100	Proposed