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First name: Jack

Last name: Sullivan

Organization:

Title:

Comments: May 24, 2020

RE: Lutsen Mountains Ski Area Expansion Project

Thank you for the opportunity to review the special use permit application for Lutsen Mountain Ski Area Expansion Project #52440.

As a seasonal resident of Lutsen our family enjoys the many opportunities that Cook County and the Lutsen area offer.

We are strongly opposed to the proposal by Lutsen Mountain as outlined in the April 28, 2020 public notice.

The reasons for our opposition are centered on this proposals impact to the environment and the community outlined below. We ask that EIS document evaluate and quantify the impacts to the areas not only at the resort boundaries but also at the entirety of Eagle and Moose Mountains.

Evaluation of the Environmental Impacts associated with this proposal:

- * Habitat degradation due to the transition from wilderness land to highly populous activities to flora and fauna.
- * Tree clearing of over 175 acres
- * Erosion and runoff (of rainfall, natural and manmade snow) to the Poplar River, many permeant and seasonal streams and wetlands in the downslope of Moose and Eagle Mountains
- * Parking lot sizing is unknow in this review
- * Wastewater treatment due to the proposed facilities
- * Noise from snow guns and increased traffic
- * Traffic
 - o Many miles of new roads
 - o New intersection to Hwy 61
 - o Two new base areas
- * How this proposal will impact the adjacent scientific and natural areas (Lutsen and Schere)
- * This proposal only identifies the winter (Nov. to April) activities to the
- * Reroute of the Superior Hiking Trail
- * Limiting this year-round public property to fee paying guests during 6 months of the year. Effectively eliminating all winter actives in these 500 acres.

Evaluation of the Community Impacts associated with this proposal:

- * This proposal only identifies the winter (Nov. to April) activities to the area and no mention of the actives for the remaining 6 months per year.
- * There is no discussion on phasing or timelines for any of the construction.
- * What are other proposed development(s) on this or adjacent property that would significantly increase impacts such as:
 - o Housing and lodging units on adjacent land to support the expansion
 - o Food and bar establishments
 - o Housing for employees
- * Traffic

- o Increase traffic
- o New access to Hwy 61

* How Lutsen Mountain anticipates managing guests, employees and services with the large increase in terrain (going from under 200 acres to almost 700 acres)

- o Currently there is lack of available employees
- o Affordable housing for employees

o Current level of customer service and amenities at the facilities is substandard. How is Lutsen Mountain going to manage almost 3.5 times the amount of acreage, lifts, parking and other amenities?