



Chelan County

Department of Community Development
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CHELAN COUNTY FILE #: MPR2018-283

DUE DATE: January 10, 2019

TO: Manson Community Council
DECEMBER 26, 2018

REQUEST FOR AGENCY COMMENT

TYPE OF PERMIT OR ACTION APPLIED FOR: Master Planned Resort

PROJECT PLANNER: Kirsten Larsen

APPLICANT: Antheia MPR

Please use the Chelan County file # noted above in all correspondence regarding this application.

Please complete this referral form and return with any comments, together with suggested modifications or conditions by the noted due date above.

FOR COMMENTS TO BE CONSIDERED BY THIS AGENCY IN THE REVIEW OF THIS PROPOSAL, YOUR RESPONSE MUST BE RECEIVED BY THE STATED DATE. IF THIS DATE FALLS ON A WEEKEND OR PUBLIC HOLIDAY, THEN COMMENTS POSTMARKED THE FOLLOWING BUSINESS DATE WILL BE ACCEPTED. FAILURE TO RESPOND SHALL BE CONSTRUED BY THIS AGENCY TO CONSTITUTE LACK OF OBJECTION.

COMMENTS:

The Manson Community Council (MCC) has reviewed the Master Planned Resort (MPR) 2018-283 application for Antheia of Chelan and, following a Town Hall meeting, it has been determined that the application has several areas of incomplete or misinformation. The application information is not in line with information from some of the independent consultants, contractors, government agencies and other applications. This is why the MCC passed a motion based on information available, to "Recommend the application for the MPR 2018-283 Antheia of Chelan be denied due to parts of the application and information provided by Antheia of Chelan does not meet State of Washington Growth Management Act, Chelan County Comprehensive Plan, or Chelan County Code requirements."

Comments and discussions during the Town Hall meeting, which had 82 attendees, was centered around five main items; increased traffic flow on a rural road, lead and arsenic contamination levels on the project site, water and wastewater, neighborhood security, and noise from events. A number of residents near the Antheia project site cited concerns that these items would negatively impact their neighborhood due to increased traffic flow, noise from events such as concerts and weddings, and possible trespassing on neighboring orchards, with possibility of theft of fruit from private farms by visitors of Antheia but are

associated with Antheia. A few comments by attendees showed favoritism for the project saying it added increased and new diversity of tourist activities to the valley, but thought the location was not appropriate.

During review, it was found that many portions of the MPR application omitted pertinent information or only referenced phase 1 information, not full build out information through all phases of the project, to determine road use information (trips per day), water use, septic and wastewater, and fire flow requirements. Partial or omitted information does not allow for proper installation of necessary infrastructure on the project site to meet requirements at completion of all phases of this project. For this reason MCC believes the applicant has not met Chelan County Code (CCC) 11.89.070 Complete Application.

Examples are as follows:

Water on the site is a single well and will flow a maximum of 5,000 gallons with use expected to be under that amount (per information given at Town Hall meeting by representatives of Antheia of Chelan). The application states that in the packet labeled "Antheia Water" which is the application to Washington Department of Health, Drinking Water Division – Well Site Inspection Form, the Demand Calculations Sheet shows only proposed phase 1 use at an estimated 7,100 gallons per day. Demand Calculations do not include phase 2 (commercial kitchen with retail space) or phase 3 (14-unit Lodge with swimming pool and hot tub). These two phases would potentially add a large percentage of daily water use, pushing the demand potentially over 10,000 gallons per day. This high use could negatively impact surrounding neighbor wells, from which all in the area of this project collect potable water.

Further, these water calculations do not take into account water for Fire Flow requirements. In phase three of this project, the Lodge, being an occupied space, will require fire sprinkler system for Fire Code. The Chelan County Fire Marshal has allowed for a 10,000 gallon cistern to be placed on the property for fire use only, but it is not clear if this is for phase one build only, or if this cistern is for all phases of the project. If it is for all phases of the project, Fire Code should be checked for requirements on fire flow for an occupied space of the square footage presented on the application. Fire flow is expected to be at least 1,500 gallons per minute, but may be higher. A 10,000 gallon cistern would not sustain this fire flow more than a few minutes.

Septic is the next example, with the MPR and the report provided by Tower Designs, Inc. not having the same information presented. In the reports introduction paragraph, it shows that the septic analysis was based on fewer buildings that represented in the MPR application. The report based its analysis on 18 bungalows, not the 24 presented in the MPR application. This difference in units can change the septic analysis based on the available occupancies that were projected in the report, which may result in septic systems being inadequate for the occupancy expected by the MPR application. The report does not take into account a laundry facility on site, as required by MPR for self-contained services. It does not take into account pool and hot tub draining, which can fill a septic system quickly and exceed the flow. Even if a pool or hot tub are drained onto the surface of the ground, the water penetration into a septic system could create unforeseen issues.

MCC also believes that the applicant has not met CCC 11.89.050 Development standards. In particular, sections (9) laundry services omitted, and (10) Community sewer, water, security and fire protection may be provided on-site and sized to meet only the needs of the development.

It is also our belief that this project has not met the Required Findings for MPR as noted in CCC 11.89.090 Required Findings. In particular, all or part of sections (2) The proposal complies with the requirements of this title, Title 14 of this code, Development Permit Procedures and Administration, and Title 15 of this code, Development Standards; (3) SEPA has been complied with (erroneous or omitted information compared to the MPR application and other submitted documentation); (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 (this project is reintroducing commercial agricultural practices into the properties indicated in this MPR application with small commercial production and sale of produce and products, to be sold through an on-site store, from trees and plants on site for consumption or other uses, and no finding has been made that the properties are better suited for non-commercial agricultural purposes that is known).

In conclusion, it is the determination of the Manson Community Council that MPR 2018-283 application should not move forward at this time due to several anomalies in the required applications and supporting documentation. Further, it is the opinion of MCC that the applicants have not met the Chelan County Code and Chelan County Comprehensive Plan requirements for a Master Planned Resort.

RECOMMENDED CONDITIONS:

Although it is recommended by this council that the application be denied for the items listed above, if the application does move forward, that the following recommendations be met:

- The applicants correct and or clarify the information that is in conflict between the different reports and applications as well as make all information submitted to reference full build-out on all applications and reports, not just the first phase (ie; water, septic, fire protection flow that is expected on the planned MPR)
- A proper traffic study be done with current traffic flow calculations to determine in the Antheia project will indeed increase the number of 'trips per day' beyond what the road can currently handle, and that the project developers be responsible for bringing the road into compliance with current county standards.
- Soil analysis be done on the interior of the parcels of this project to determine properly the levels of lead and arsenic due to a conflict with a Department of Ecology report of soil analysis of surrounding properties having levels up to 5 times higher than reported by Antheia project representatives, which were determined to be taken on the peripheral areas of the properties where spray applications are presumed to have been light and not as concentrated.

- **Water use estimates are updated to include all buildings planned on completion of all phases of the project, not just phase one, as the MPR is to encompass the full project, not just a particular phase of a project.**
- **Septic and wastewater calculations are updated to include all buildings and expected patronage of this project at completion of all phases.**

**On Behalf of the Manson Community Council
Kathleen A. Blum
Chairman**

January 10, 2019

Signature

Date

