

***Man*son Community Council**

"Building a better community, through our community!"

April 24th, 2019

Special Meeting Called to Order: 3:35pm

Attending were Council Members Chris Willoughby, Kari Sorensen, Kathy Blum. Not attending Jorge Valencia working and Gordon Lester taking care of family matters. The sign in sheet of those in attendance is attached.

Flag Salute

Meeting Minutes of the March 19th Meeting approved as corrected. Motion by K. Blum 2nd by K. Sorensen approved by all.

New Council Member Gordon Lester will need to be sworn in at the May 21st meeting.

Council accepted the resignation of Sarah Cushing on April 16th 2019 effective immediately.

The public comment period was on the proposed Veridian P2019-004 located on Hwy 150 East of The Village.

After much discussion with all in attendance the council submitted the following Public Comment to the Chelan Community Development. Our response attached to these minutes incorporate the input from all in attendance.

Meeting Adjourned at 4:58PM.

TO: Manson Community Council
APRIL 18, 2019

REQUEST FOR AGENCY COMMENT

TYPE OF PERMIT OR ACTION APPLIED FOR: **Plat**

PROJECT PLANNER: **Jamie Strother** APPLICANT: **Seawest Investment Associates, LLC**

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 Viridian Project (P 2019-004) located near downtown Manson appears to be a good project, but there are many concerns and issues, which if mitigated through meeting certain conditions, could set the precedence for further projects that may be easily received by the Manson community in the future.

The issues with this project are listed below and we request be mitigated through recommended conditions:

- 1) Reference SEPA page 8 of 14 Section B (7) Environmental Health: The largest concern for the project is the high probability of lead and arsenic soil contamination on the project location as per cited in the "Washington Department of Ecology: Area Wide Soil Contamination Project Task 3.12: Manson Area Data Analysis" report, publication number 03-09-048, published in June of 2003. This report has identified, through site testing on this and near the Viridian project site, in several test locations to exceed 100 ppm of Arsenic contamination in the top 12 inches of the soil, with some tests showing similar levels to 18 inches of depth. This is well above the contamination thresholds to require mitigation per Department of Ecology standards.
- 2) Reference SEPA page 10 of 14, Section 8(b)1 Land and Shoreline Use: The Viridian developers stated in this section that "the proposal is not in the vicinity of any working farm or forest land." This statement is not correct, as part of the project borders actively farmed agricultural orchards (apples) that are within 100 feet of the project borders. The orchard has been in production for nearly 100 years, and is still a producing commercial orchard. Due to this misinformation by the applicants, it

should be noted that the agricultural setbacks of 100 feet must be maintained for lots 32-35 and possibly 36 of the proposed project map. As per Chelan County Code Chapter 5.36 Right to Farm, RCW 7.48.305 Washington Right to Farm Act (Agricultural Activities and Forest Practices), and RCW 64.06.022 Disclosure of Possible Proximity to Farm, all setbacks and provisions must be maintained, and even though this commercial farm is within the Manson Urban Growth Boundary, the farm is still covered under the "Right to Farm" codes as there is no exemption listed within these codes that allows the farm to lose its "Right to Farm" protections when within a Urban Growth Boundary. The "Right to Farm" act was put into place to protect active existing commercial farms from encroachment of development into the existing agricultural areas, and mandate that disclosure of proximity to active farming operations was disclosed to buyers of said development properties. Again, no exemptions to "Right to Farm" codes are allowed by law, unless the farm is not using best farming practices as stated in the codes.

- 3) **Viridian Development Traffic Impact Analysis:** According to the traffic impact analysis, the additional 400 trips per day that are expected when the development is 100% build out and occupancy, will be a large impact on the traffic on SR 150 between Madeline Road and Quetilquason Road. The traffic count study was conducted during the lowest traffic periods of the year, January 2019. The traffic impact in the summer months beginning in July can be more than 5 times the numbers collected in January, when tourism is at its peak. With the resorts, wineries and other attractions to Manson, the number in the Traffic Analysis seem very low, even with the 1.52 factor. Item 6.2 of the report, "2025 Baselines Conditions and Future Conditions with Development" only identifies a few of the developments that are slated in the Manson area, but may not yet be in application, to include the "Farm" located on Manson Boulevard near Lakeshore Drive, which will add at least 400 more trips per day into and out of the Manson area toward Chelan on SR 150. Another development slated to begin in the next 5 years on the "Wapato Heritage" location could add nearly the same number of trips per day as Viridian as presented currently. There is still another development on SR 150 east of Wapato Lake Road intersection that will also add more traffic to the SR 150 into Manson. For these reasons, the Council and the community members who commented, believe that it is imperative that Viridian include a "right turn lane" for westbound traffic on SR 150 accessing the Viridian Development. This will help correct for the slowing of through traffic on SR 150 at the Viridian entrance. Currently, there is a left turn lane already in place and with the small rise in the highway that reduces visibility of westbound traffic, the right turn lane would reduce the chances of accidents occurring at the Viridian intersection on SR 150 for vehicles that potentially would use the left turn lane to pass vehicles exiting SR 150 into the Viridian project.
- 4) **Reference SEPA page 12 of 14, Section 11(d) Light and Glare:** It was stated that Viridian, to "Proposed measures to reduce or control light and glare impacts," was "NONE." In accordance to Chelan County Code Chapter 17.62 Outdoor Lighting on Public and Private property, the Viridian project site must use downward directed lighting when putting in place any street lighting, if done on the project site.
- 5) **Reference SEPA page 3 of 14, Section A Background (11):** Viridian Developers stated that the project lot uses would be targeted to primary residences. This was a topic

with much community input with the results being that the project keep to the scope of “primary residences” and not allow vacation rentals to exist within the Viridian development. The primary goal for Manson residents is to have year round family homes, whether owned or long term rental, to help lessen the housing crisis in the area, primarily caused by vacation rental industry.

RECOMMENDED CONDITIONS:

- 1) **Environmental Health:** The Manson Community Council recommends that the Washington State Department of Ecology (WDOE) perform the soil testing for the Viridian project site to meet the Departments standards of testing. Any mitigation, if deemed necessary by the WDOE, shall be done in accordance with WDOE mitigation standards.
- 2) **Land and Shoreline Use:** With the presence of an active commercial apple orchard within 100 feet of part of the Viridian project area, as a recommended condition, all “Right to Farm Act” protections should be maintained and enforced per CCC Chapter 5.36 and RCW 7.48.305. Further, as per RCW 64.06.022, disclosure of the nearby active farming and protections afforded in the “Right to Farm Act,” be given for any parcel within 100 feet of the active farming operation. Active farming operations are protected under the “Right to Farm Act” within the Urban Growth Areas and should be disclosed.
- 3) **Traffic Impact:** The Manson Community Council recommends as a condition that the Viridian development add a right turn lane from SR 150 for westbound traffic into the Viridian development. It is imperative, for safety and to reduce traffic slowing, that a right turn lane be added now, as adding a right turn lane later would also be more difficult and costly.
- 4) **Outdoor Lighting:** It is recommended as a condition by the Manson Community Council that all outdoor lighting be down lighting throughout the Viridian Development to maintain the Dark Skies requirements as stated in the CCC Chapter 17.62.
- 5) **Primary Residences:** The Manson Community Council recommend as a condition that the Viridian Development lot use be for long term use only. Vacation rentals should not be allowed in the development, which was the intent in the application submitted by Viridian. Not allowing vacation rentals in this project would help mitigate the current long term housing crisis throughout the Chelan Valley.

Be it known that all of the Comments and Recommended Conditions submitted were a result of Manson Community Member input and Manson Community Council discussion and decision.



Chris Willoughby
Manson Community Council - Chairman

4/30/2019

Date