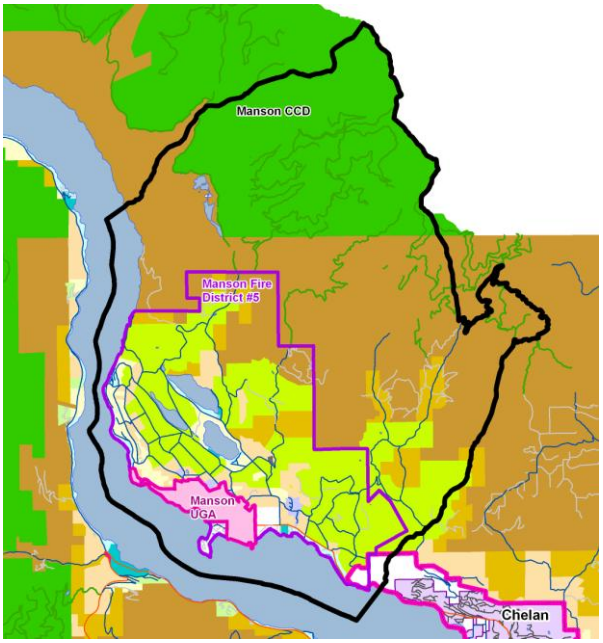
# 1 Introduction and Summary

This comprehensive plan is written in accordance with the goals of the Washington State Growth Management Act (GMA, Revised Code of Washington 36.70A) for the Manson Community. It is a guide for current and future growth to preserve surrounding agriculture and open space while focusing a variety of commercial, industrial and residential development within the urban growth area. The Manson Community is defined by an existing Urban Growth Area surrounded by agricultural lands. Agricultural activities have been the primary activity defining the character of the community. The preservation of the surrounding agricultural activities is important to the community; therefore, this plan incorporates a regional perspective with a focus on the Manson community goals and policies. Recent population growth and newer tourist recreation uses have applied pressure on agricultural lands. The goal of this plan is to provide for growth in a manner that supports the surrounding agriculture. Furthermore, the community hopes to encourage policies that provide for continued use of agricultural land, outside the Urban Growth Area.

## Community Background




The study area for this plan comprises the Chelan County Fire District #5 service area, extending eastward and northward from the shores of Lake Chelan, and including an area of about 18.5 square miles, approximately 11,882 acres. Within the study area, the primary focus of this plan is the Manson Urban Growth Area (UGA) and its surrounding lands. Though Lake Chelan is a primary water feature, the study area has three smaller lakes: Dry Lake, Wapato Lake, and Roses Lake.

The Manson UGA is truly a small community. It supports urban residential and commercial land uses as a small town, even though it remains unincorporated. It is home to the Manson School District and is serviced by public water and sewer. It is the primary location for the Chelan County Fire District #5.

The remainder of the planning area is mostly large tract, rural land uses or natural open space with minimum parcel sizes of 10 or 20 acres. The landscape is a patchwork quilt of orchards producing apples, cherries, pears, grapes, and a mix of other agricultural product among natural open space. In fact, agriculture is one of the top three industries in the study area, according to the 2000 Census.

## Plan Objectives

This plan is designed to guide land use decisions in the study area over the next 20 years. The goals and policies presented are intended to ensure that Manson and its surroundings grow as the community hopes and envisions.

The Plan is also intended to help maintain reasonable continuity in future decision-making as changes occur within the community's leadership and the County's legislative body. It furnishes direction for the development of the community which will make it a more convenient, attractive and orderly place in which to live, shop, work and play. However, the Plan must be periodically reviewed and updated to reflect technological, social, economic and political changes that may invalidate certain plans and policies.

The primary emphasis of the Growth Management Act (RCW 36.70A) is coordinated, cooperative planning efforts, with substantial, continuous input from all sectors of the population that will help balance the scales between economic development and environmental preservation. It also became a responsibility of local governments to follow through with the citizens' vision for their community by implementing the direction laid out in the comprehensive plan with compatible development regulations such as zoning and subdivision codes. This Plan is intended to advance the fourteen goals outlined in the Growth Management Act (RCW 36.70A) and the Chelan County Shoreline Master Program as they pertain to the Manson community.

## Authority

The Growth Management Act (GMA) is the enabling legislation that renders this Manson Comprehensive Plan a legally recognized document by the State of Washington; however, it is a policy document only. The policies are required by GMA to be implemented through the use of such regulatory tools as zoning and subdivision ordinances, as well as other innovative techniques. These regulations must be developed and maintained in accordance with the goals and policies of Chelan County's Comprehensive Plan and this Manson Comprehensive Plan, as set forth in the Growth Management Act, as amended.

## Scope and Organization

This Comprehensive Plan is composed of the five required elements, as provided for in RCW 36.70A.070 and 36.70A.080, and two optional elements that must be closely interrelated to serve as a satisfactory guide for future development:
The Land Use Element
The Housing Element
The Capital Facilities and Utilities Element (combined)
The Transportation Element
The Optional Elements: Recreation and Economic Development

## Public Process

The public actively participated in producing this comprehensive plan through regular meetings of the Manson Community Council, public meetings, and early and continuous public comment. In March of 2006, the Council formed a planning committee to concentrate on this comprehensive plan's creation, sponsored a community questionnaire, and conducted regular meetings to write and adopt the plan's vision statement. In July of 2007, Chelan County contracted with a planning consultant, Studio Cascade, Inc., to facilitate completion of the plan using the Council's adopted vision statement. Between April and September of 2008, the committee, council and numerous residents reviewed a draft version of this plan and provided substantial input and directed revisions. From April 2008, Chelan County planning staff worked with the community to complete and adopt the plan. Several discussions relating to population projections and possible urban growth area boundary changes kept the draft plan with the committee until December 2008. In January 2009, the Manson Community Council took the draft plan back and worked with or revised the recommendations to present a final draft to the whole community at a August 2009 Workshop and Hearing.

## Workshops

### Vision Workshop

The first comprehensive plan workshop was held August 28, 2007, and was designed to provoke thought and more specific direction based on the Community Council's adopted vision work. Participants were asked to "weight" various broad-brush descriptions related to future plan elements, in order to determine priority and which descriptions best reflected the area they wanted to see in 2028. The

adopted and more articulated version of the vision developed in this workshop is presented in Chapter Two.

### Alternatives Workshop

The second comprehensive plan workshop focused on applying the draft vision to the spatial distribution of development in Manson. Participants placed dots on maps to represent where they foresaw population locating and, by extension, how large the UGA would need to be to accommodate forecast growth. Each dot was scaled to represent the area necessary to accommodate 200 residents at a density of four dwellings per acre. Since forecast population growth was assumed to be an additional 1,500 to 2,000 more residents by the year 2028, participants were given ten dots to place on their individual maps. The resulting dot arrays tended to fall into three distinct types, as follows:

- **Concentrated –** Some favored a UGA alternative that remained generally contiguous with the existing UGA. These participants believed that adequate land already exists to accommodate forecast population growth, and that increased residential density near the established downtown would help limit sprawl.
- **Clustered –** Some favored limited expansion into lands beyond the current UGA, with growth concentrated in "hamlets" or clusters surrounded by open spaces and working orchards.
- **Dispersed –** Some favored a more dispersed growth pattern and envisioned larger-scale conversion of agricultural land, locating new residential areas to take advantage of lake views and the area's existing utility infrastructure. Proponents of this pattern also incorporated additional land for future industrial development.

Following the initial, individual phase of the evening's work, participants were grouped according to preferred land use pattern as described above, and were asked to discuss and re-work their strategy as a team. Presentations in defense of their strategies were made at the conclusion of the process.

### Policy Workshop

Participants reviewed several policy options based on the results of the previous two workshops. Policy alternatives explored land use, environmental, economic and transportation-oriented choices, helping identify the community's overall priorities and providing direction on how to manage Manson's development. Some of the more in-depth discussions involved:

- **Transfer of Development Rights (TDR) –** While there was a general desire to allow for retention of open spaces and to ensure that active agriculture remained part of Manson's context, there was no agreement that a transfer of development rights program was the best way to achieve those objectives. The complications of the program, difficulty in designating sending and receiving areas, reliance on the County as a TDR administrator, and the permanence of selling development rights made participants reluctant to endorse the concept. The general consensus was that TDR might work in some instances, but it should not become a primary implementation tool.
- **Manson's center –** Participants underscored their desire to keep central (downtown) Manson active and robust. Even though UGA expansion may be deemed necessary to accommodate future population growth, participants expressed an interest in incorporating higher-density housing near Manson's core. Such development was also deemed valuable in helping central Manson function as a viable, year-round commercial center.
- **Affordable housing –** Participants noted that families working in Manson have difficulty affording housing in Manson. The area's summer-season resort attractiveness has driven land prices upward.

Some workshop participants desired the UGA to provide greater supplies of land to help drive land costs downward, helping to reduce base housing prices.

- **Water and wastewater capacity –** Manson's sewer services rely on the City of Chelan. While the Lake Chelan Reclamation District is Manson's water and sewer services provider, the District is interconnected with Chelan's water system and sends untreated effluent to the City of Chelan's wastewater plant for treatment and disposal.
- **Agricultural land conversion –** Economic shifts will continue to influence how farmers and orchardists manage their land. Participants agreed on the importance of maintaining a traditional agricultural base in Manson, but they also wanted local agricultural practices to be able to adapt to changes the future will bring. In some cases, participants felt, that may require conversion from orchard to other agricultural – or even or non-agricultural use.

### UGA Workshops

Two UGA workshops held with the plan committee in December 2007 and January 2008 concentrated on establishing the extent of urbanized land. Discussions concentrated on the amount of land needed to accommodate forecast growth; the extent to which services can be provided to UGA lands, the desired type and form of future development, and Manson's capability to support increased economic activity. Groups considered four UGA alternatives, while acknowledging the community's desire to remain largely rural in character. These were:

- **"No Change" -** This alternative showed no change in the existing 1.08 square-mile UGA. Concerns expressed included the fact that most land within the current UGA is already developed, and that infill development or intensification sufficient to accommodate forecast growth could be out of step with the character of existing neighborhoods. To accommodate future population growth, this group felt, Manson's UGA would need to grow slightly to avoid excessive and incompatible infill within existing residential areas.
- **"Alternative 1" -** The first alternative altering the size of the UGA increased the total area by 0.77 square miles to 1.85 square miles. This alternative extended the UGA as far eastward as Klate Road and north above the western most arm of the UGA to include some of Manson Boulevard. A UGA of this size would require some increased density in the UGA beyond current patterns to accommodate projected growth.
- **"Alternative 2" -** This alternative proposed doubling the existing UGA area to 2.16 square miles. It included all the area in Alternative 1, but extended the eastern boundary of the UGA beyond Swartout Road. This alternative included sufficient land area to accommodate projected growth at current densities.
- **"Alternative 3" -** This alternative was the largest of those considered, nearly tripling Manson's UGA area to 3.09 square miles. This alternative extended as far north as Wapato Lake Road and as far south as Swartout Road. This alternative provided more land than necessary to meet forecast growth at existing densities.

During this early meeting process, the participants preferred Alternative 3 - increasing the total land area of the UGA by 2.01 square miles. The committee's hope was that a UGA of this size would help provide enough land for future industrial development while easing market pressures that drive land costs for housing upward. While this appeared to capture the community's general preference, discussions following the preparation and presentation of an initial draft plan revealed that additional policies, land-use designations and UGA boundaries deserved a closer look.

### Additional Deliberation

Following the delivery of the first draft plan and subsequent input from the community, the comprehensive plan committee held meetings during the months of August and December of 2008 for the purpose of evaluating and refining the plan's UGA and policy framework. Much of this input, and impetus for further evaluation, came from a newly formed set of participants known as The Resident Group (TRG) and a County re-analysis of population projections based on the adopted County Comprehensive Plan.

During the Committee's August meeting, the majority of the discussion focused on issues regarding the Manson UGA boundary. After receiving and considering public comments on this topic, a motion was made and passed to revise the draft plan UGA boundary to conform with the sewer service boundary.

Per the August motion, the Chelan County Department of Community Development staff prepared new draft comprehensive plan maps, showing a UGA boundary line presented in this plan and providing an expansion of approximately 1.42 square miles, somewhat smaller than Alternative 1. Further, the Committee instructed staff to insert proposed UGA designations into the newly created expanded UGA and present it at the September meeting.

Community Development planning staff presented two draft maps along with other supplemental maps at the committee's September meeting. The first map shown was the proposed expanded UGA boundary line map based on the committee's August directive. The second map included the proposed UGA, with County staff recommended designations inserted into the expansion areas.

After receiving and considering public comments, the committee passed a motion recommending adoption of the map with changes to include the new recommended designations of Manson Commercial (MC), Manson Light Industrial (MLI), and Urban Residential 1 (UR1). In addition, the committee approved additional goal and policy language related to land-use, parks and economic development issues, and asked that it be added to the draft Manson plan. The committee recommendations were then given to the Manson Community Council. The following list details the Manson Community Council meetings:

- Feb 24. 2009 transition in County Staff & review of population projection numbers;
- March 10, 2009 Land Use Designations verses Zoning; Zoning 101
- April 16, 2009 history of Committee UGA proposals and zoning proposals
- May 21, 2009 review of proposed zoning boundaries
- June 16, 2009 and June 25, 2009 reviewed the zoning use chart
- July 9, 2009 reviewed zoning regulations
- July 23, 2009 reviewed Comprehensive Plan
- August 25, 2009 Public Open House and Hearing

# 2 Vision

After many months of County-facilitated work with the Manson "vision plan" committee, the Manson community produced the following language as a basis for this plan:

*"The Vision of the Manson Comprehensive Plan is to protect and enhance the quality of life within the Manson community through protection of its resources, its lakes, and its environment for current and future generations, and the provision for sustainable economic growth."*

## Planning Directives

Recognizing the very "broad brush" nature of this vision statement, the consultant-led public workshops generated numerous directives adding dimension to the base vision, outlining community priorities and hopes for its future. These directives are grouped below by plan topic:

### Land Use

- Focus growth in the UGA
- Promote mixed uses in the commercial designations
- Preserve Manson's rural, "small-town" and "neighborhood feel"
- Focus on the lake's edge for recreational and residential development
- Adopt design guidelines
- Provide for flexible lot sizes
- Screen commercial and industrial sites
- Promote higher density in and around the commercial designations
- Work with land trusts and similar organizations to preserve open space areas
- Respect constraints from topographic and environmental conditions
- Connect developments to each other
- Preserve scenic vistas and view corridors
- Respect property rights
- Retain farming
- Permit flexibility to keep or convert orchards
- Minimize conflict between agricultural operations and adjoining uses
- Permit small hobby farms
- Allow smaller acreage agricultural uses
- Ease rules and barriers that make farming more difficult

### Environment

- Preserve open space
- Protect lake water quality

### Housing

- Manage population growth
- Do not allow gated communities
- Provide affordable housing
- Provide a variety of housing types

### Transportation

- Make Manson more pedestrian friendly
- Connect walking routes to schools
- Reduce traffic hazards
- Promote pedestrian circulation
- Enhance the SR 150 corridor
- Enhance community entries
- Provide alternative truck routes

### Capital Facilities and Utilities

- Link taxes to local needs
- Consider mitigation and impact fees
- Maintain or enhance levels of service
- Coordinate with the City of Chelan on utility provision and transportation

### Parks and Recreation

- Provide an integrated trail system linking parks and the lakes, as well as other loop and linear trails where appropriate
- Enhance lakes access through existing rights-of-way and new access points
- Develop pocket parks, beginning in the commercial designations. Work with the community, County and other partners to promote development of community and neighborhood parks and recreation facilities

### Economic Development and Tourism

- Retain families
- Promote small business

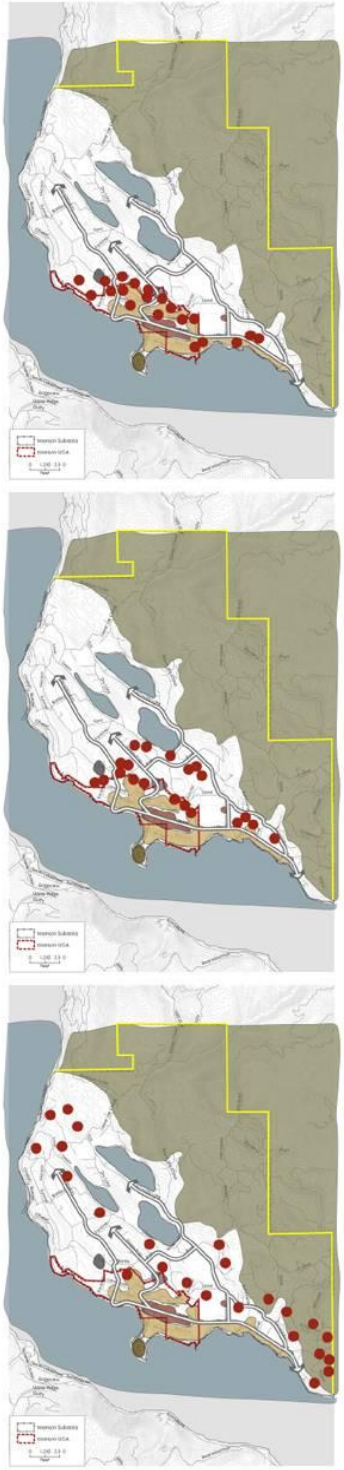


***Figure 2.1*** *– The three community form alternatives, with dots representing population groupings of 100 new residents.*

- Retain farming
- Provide livable wages
- Support the arts
- Enhance image of "village on the lake" (including all four lakes)
- Collaborate with the Port of Chelan County
- Facilitate year-round activity

***Figure 2.2*** *– A conceptual vision of Manson as developed as a village surrounded by agricultural land and open spaces.*

## Alternatives Considered

In the August 2007 workshop, the Community Council and the planning committee were given an exercise designed to define the overall form Manson should take as it grows to accommodate up to 2,000 more residents. Participants were each given 20 dots representing – at four units per acre – groupings of 100 new residents with maps of the study area scaled to the dot size. Each was asked to place dots on the map in areas deemed logical and consistent with the community vision for residential development. From all participants, three general alternatives emerged. Participants with similar results were asked to form groups, refine their results in the form of a new group map, and describe and defend their strategy to the larger assembly. A summary of the three general alternatives follows:

**"It's already here" –** This group sought not to expand the urban growth area, instead locating most of the forecast population within or in close proximity to the existing community core. The intent was to develop existing vacant land within town first, prevent the conversion of agricultural land, and establish a more dense urban development pattern that could be served in a cost-effective and efficient manner.

**"Clustered Growth" –** This group sought to develop available land in the UGA but also allow some growth to expand beyond current boundaries in the form of "village" style clustered development. The intent was to retain some land near town in agricultural or open space use while still allowing some of it to convert out of farming. The clustered form for the new villages, it was felt, would make serving the new development easier and help preserve the open space character of the community.

**"Outside the Lines" –** The third group located development across a much larger area, taking advantage of lake views and existing transportation and water/wastewater services. The intent behind this alternative was to increase the supply of land available for development to reduce per-acre costs; support additional employment opportunities through industrial development; provide for a large range housing development options; and to help draw what would otherwise be large-lot residential development in the distant agricultural fringe into areas more easily served by Manson's infrastructure.

While each alternative represented a distinctly different image for Manson's future, they all shared common elements that, in conjunction with the vision's directives, underpinned the plan's development:

- A desire for preservation of Manson's agricultural economy
- Accommodation for new residents in and around Manson
- Efficiency of infrastructure, particularly water and wastewater
- Priority to redevelop and enhance Manson's downtown
- Orientation of development to take advantage of physical and visual lake access

- Support for housing affordability
- Accommodation of diversity in culture, income level, age and employment

The community's adopted vision played a prominent role in all of these exercises. As the plan became more refined, these overriding vision concepts helped reconcile differences and facilitate compromise between participants. While the proposed land use plan may not make every participant completely happy, it is designed to achieve what all valued most.

# 3 Land Use

This land use chapter establishes goals and policies to guide Manson's physical development. It outlines the community's existing land use environment and, in concert with current Chelan County practice, proposes specific comprehensive plan to help direct Manson's look and function in the years to come. The Plan Concept section provides a summary chart (Table 3.5) that characterizes land use designations designed to implement the plans goals and policies and provides an image of the resulting development patterns likely to occur.

## Existing Conditions

The Manson area's existing land use designations are diverse, but such diversity is typical of land use designations in and around small towns in Chelan County. For purposes of this plan, the entire 18-square-mile Manson study area is divided into two smaller areas: the Manson Urban Growth Area (UGA) and the Rural Study Area. Each of the two areas has distinguishing characteristics, described as follows:

### Manson UGA

The UGA comprises the unincorporated community of Manson. Densities within the UGA are similar to other small towns and UGAs within Chelan County. Residential uses in the UGA are UR1, UR2, and UR3. Commercial designations in the UGA are intended to permit a range of retail, service and above-ground-floor dwelling units, meaning the potential exists for mixed-use development in these commercial areas.

### Rural Study Area

The remainder of the study area is largely rural in nature. It contains large-lot housing, orchards and three small lakes. The densest rural residential designations are Rural Waterfront (RW) and Rural Village (RV), reflecting limited areas of more intensive development. For single-family dwellings, these direct a minimum lot size of 12,000 square feet or as necessary for rural wastewater treatment facilities; duplexes and multi-family dwellings are allowed in the RV zone, increasing the dwelling unit density. Rural designations include - Rural Residential 5 (RR-5), Rural Residential 2.5 (RR-2.5) and Commercial Agricultural (AC) land. Rural designations generally permit residential density that ranges from one dwelling unit per 20 acres to one dwelling unit per 2.5 acres. There are also several planned developments in the rural areas, providing more densely clustered housing in exchange for open space area retention.

No Rural Commercial (RC) designation exists in the Rural study area, and only three acres of Rural Industrial (RI) designation exist there. The study area does, however, have an abundance of land in the Commercial Agriculture (AC) and a small area of Commercial Mineral (MC).

## Existing Land Use Designations and Uses

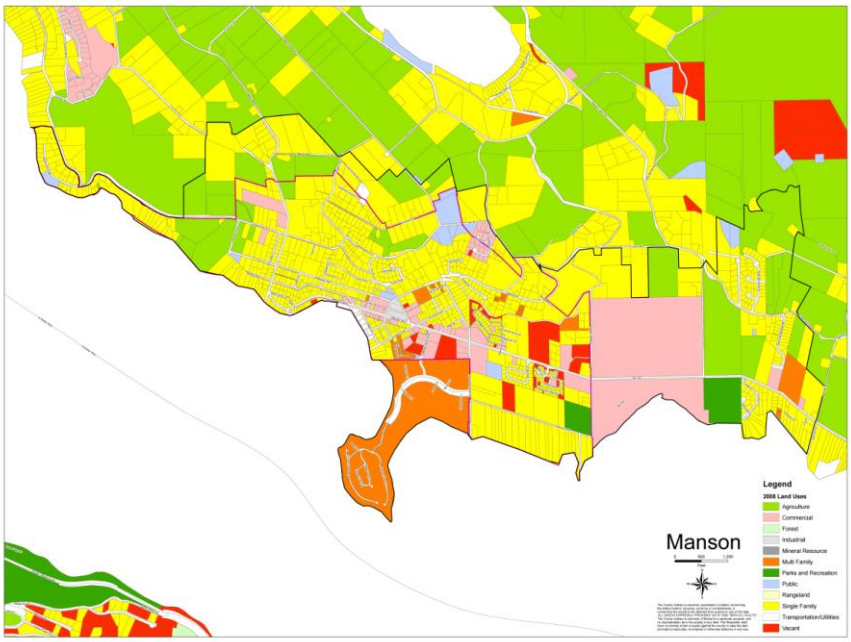
The majority of land in the study area, about 5,900 acres, is designated Commercial Agriculture (AC). The next most prolific land use designation in the study area is Rural Residential 20 (RR20) occupying approximately 1,600 acres. Table 3.2 below lists the land use designations, and the amount of land they occupy in the study area.

**Table 3.2 –** Land within Existing Designations

| Land Use Designation | Acres in Rural Study area | Acres in UGA |
|---|---|---|
| Commercial Agriculture (AC) | 5,895.5 | 1.2 |
| General Commercial (CG) | 33.7 | 33.7 |
| Pedestrian-Oriented Commercial (CP) | 24.9 | 24.9 |
| Tourist Commercial (CT) | 32.5 | 32.5 |
| Commercial Mineral Lands (MC) | 8.3 | 0.0 |
| Public Lands and Facilities (P) | 60.5 | 44.0 |
| Rural Industrial (RI) | 3.0 | 0.0 |
| Rural Residential 2.5 (RR2.5) | 685.8 | 123.4 |
| Rural Residential 5 (RR5) | 1,046.6 | 302.8 |
| Rural Residential/Resource 10 (RR10) | 910.0 | 0.0 |
| Rural Residential/Resource 20 (RR20) | 1,546.9 | 0.0 |
| Rural Village (RV) | 128.1 | 127.1 |
| Rural Waterfront (RW) | 263.1 | 0.0 |
| Urban Residential 1 (UR1) | 98.1 | 98.1 |
| Urban Residential 2 (UR2) | 305.2 | 305.2 |
| Urban Residential 3 (UR3) | 101.7 | 101.7 |
| Urban Waterfront Residential (UWR) | 55.1 | 55.0 |
| Wapato | 256.4 | 256.2 |

- *The Wapato designation simply identifies land in Tribal trust. Chelan County does not exert land use jurisdiction on these areas; it is shown here due to its prominence in Manson, and to illustrate the extent of Tribal land ownership in the community.*

**MANSON URBAN GROWTH AREA LAND USES**




2008 Land Uses

While this plan provides for understanding the larger framework of the region one of the primary objectives is the plan for the Manson Urban Growth area. To accomplish this, the following chart, and above table, show existing land uses.

| Land Use within the proposed UGA | Acres |
|---|---|
| Agriculture | 225.15 |
| Commercial | 206.48 |
| Industrial | 2.19 |
| Multi-Family | 113.96 |
| Public | 53.56 |
| Single Family | 689.08 |
| Vacant | 34.11 |

## Planning Concepts

Throughout the public process, the community voiced two very important and potentially conflicting desires:

- Development should be concentrated near Manson's center to reinforce the community's identity, encourage preservation of surrounding agricultural open spaces, and help Manson evolve in a manner that conserves resources.
- Land along the community's fringes should be allowed to develop in a manner appropriate to changing economic conditions, enabling farmers to respond to individual and market forces in the disposition of their land while still respecting the community's desire to honor its agricultural heritage and take advantage of lake views.

The planning concept embodied in this document responds to these desires in a manner consistent with the community's vision, seeking a compromise that satisfies those who wish to see Manson evolve in a more compact form and those who wish to permit continued conversion of agricultural land on the fringe.

This plan places a focus on the village, or town center, creating an environment where its land uses can become more diverse and its physical context more complex. The plan supports the development of mixed-use housing and the enhancement of parks and public spaces. The plan strategies enhance the downtown experience for visitors and residents alike, and help the town center become a year-round activity center, serving important local needs and respecting its historic role as the community's gathering place. The highway corridor leading into Manson, however, will play an increasingly important role as Manson evolves. This plan establishes land use designations that will permit the corridor to gradually become a gateway to the town center (or commercial designations), but additional study will need to be done to ensure that development along the corridor complements the community's vision for its center.

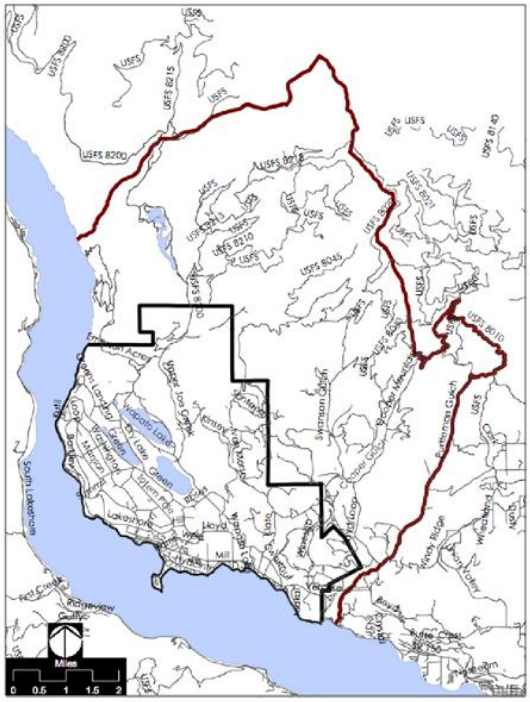



***Figure 3.1*** *- Manson's Census county division (CCD – shown in red) is larger than the Manson study area (shown in black), incorporating sparsely populated Forest Service land and the lower foothills.*

But the plan also looks to the community's fringe, expanding the size of the urban growth area to accommodate population growth through subdivision of land not already developed. It also incorporates a "planned agricultural development" and "transferable development rights" as possible provisions to preserve agricultural land. The expanded UGA area also provides for the development of light-impact industrial projects, facilitating diversification of the community's economy.

This plan proposes an innovative land use approach and an expanded UGA to achieve the desires expressed in the public process.

The land use concept introduces town center and light industrial areas: Downtown Commercial, Tourist Commercial and Mixed/Light Industrial. The commercial designations are situated in the heart of downtown Manson and will encourage future development to create a vital downtown core. The Light Industrial areas will allow light-impact industrial uses within urban areas, providing employment opportunities in Manson.

The comprehensive plan designations within the Urban Growth Area (Figure 3.6) are provide for commercial mixed use land activities. These designation do not require additional off-street parking.

The rural land outside of the UGA, but still within the study area, are encouraged to remain rural agricultural.

## Sizing the UGA

Washington State's Growth Management Act (GMA) requires that jurisdictions size urban growth areas (UGAs) to match forecast population growth, assigned to the County by the Washington State Office of Financial Management (OFM) and divided among the County's UGAs and rural lands based on known and assumed land development patterns. Such land consumption and land availability assumptions take into account the local jurisdiction's vision of planning for the development of a variety and intensity of land uses, depending on the community's desired character, unique environmental conditions, property ownership patterns, and availability of public services.

In its discussions to estimate the size of the UGA and the type and intensity of land uses within it, the Manson planning committee asked for information on three things:

- Manson's forecast population
- The amount of growth that may reasonably be accommodated within the existing UGA
- The amount of land that may be required to be added to the UGA to accommodate the remainder of the population increase

The following assumptions and calculations are based on available data, field research and typical land consumption rates for urban land uses. Specific conditions may vary from these assumptions, but this establishes a starting point for discussing the UGA's minimum size.

The final form the community wishes Manson to take, however, can have a profound impact on the UGA's size and shape, as well, possibly increasing it to accommodate reduced household sizes, an increased urban population allocation, or increasing numbers of seasonal housing units. Manson's household size (at 2.87 persons per household) is 25% greater than Chelan County's average. That may change in time.

## Population

The Chelan County Comprehensive Plan provides population projections for the County Census District (CCD), see Figure 3.1. A more focused population project for just the study area, also known as Fire District #5, was pulled from the Washington State Office of Financial Management (OFM). Graph 1 demonstrates the correlation between the CCD and the study area projections provided by the OFM for 2000-2008. The 2008 estimated population states that the study area is home to about 3,408 people [1]. Its most dense population is in the unincorporated community of Manson (population 1,685) which is included in the County's Comprehensive Plan Urban Growth Area (UGA) as the Manson UGA. The OFM estimates that the study area had approximately 1,748 housing units in 2008, with about 1,163 of them (67 percent) occupied. Census figures show that in 2000, the average household size in the study area was 2.87 persons. According to the 2000 Census, about 37 percent of the study area's total population and 65 percent of the enrolled student population was Hispanic or Latino.

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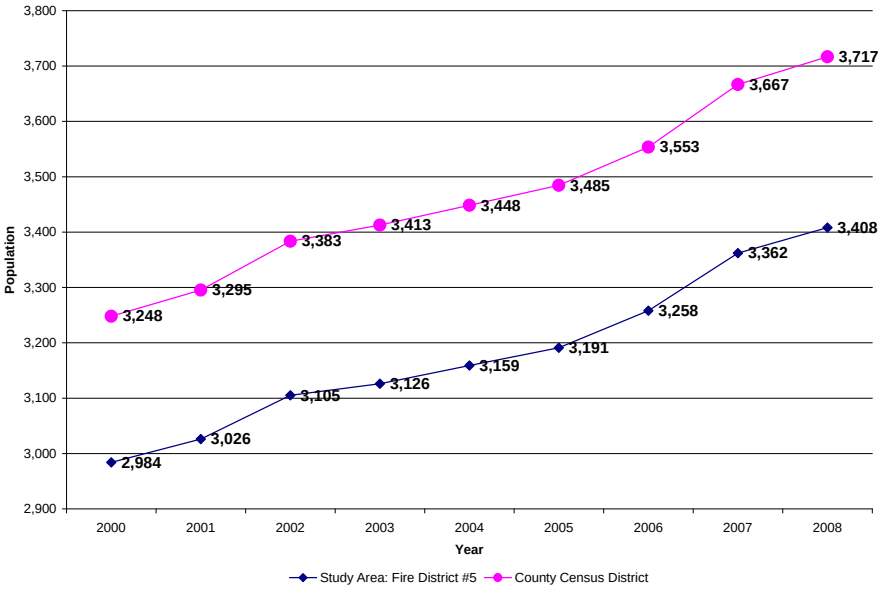
[1] Population per the OFM Small Area Estimate Program, Fire District Boundaries (http://www.ofm.wa.gov/pop/smallarea/default.asp#estimates)

The Chelan County Comprehensive Plan projects that by 2025, the Manson CCD, will be home to about 4,578 persons - an increase of 1,330, or approximately 40 percent more residents– an annual increase of 1.4%. Based on the OFM projections for the most recent years, 2000 through 2008, the rate of annual increase is closer to 2%. This plan builds on the OFM's CCD population estimate, of 3,717 persons in 2008, with a conservative 1.5% annual population increase from 2008 through 2028. This equates to approximately 5,006 total persons in 2028 within the CCD. Correlating the current CCD population to the study area (Fire District Boundary), it was determined that about 91% of the CCD population resides in the study area. Forecasting those ratios for 2028, it can be reasonably estimated that, approximately 4,740 or 95% of the population will be within the study area.

Graph 1: OFM Population Data




To determine what portion of the population will be in the urban or rural areas, the Chelan County Comprehensive Plan provides for a ratio split of the urban and rural population. For the Manson CCD the split is 60 urban/40 rural. This plan further divides the population allocation between the three areas identified in this plan: the CCD, study area, and the Manson UGA. Of the overall population projection, 5% is expected in the CCD region and the remaining 95% or 1,332[2] new residents would be split - 60 percent within the Manson UGA and 40 percent in the outlying rural study area.

**Tribal development –** The Colville Confederated Tribes own land within the Manson Urban Growth Area. That land lies immediately adjacent to the existing UGA, on Wapato Point and as a separate parcel on the north side of SR 150. Wapato Point is developed as a resort community, catering to seasonal residents. Currently, the land to the north of SR 150 is developed with a casino and golf course. This land is not

[2] 2028 population of 4,740 minus 2008 population of 3,408

considered a part of the population or land use designation plan; however, it does affect development patterns, transportation, environmental impacts and economics. The Manson community welcomes future joint planning efforts with the tribe to address impacts.

**Dwelling units within the UGA –** Available land and current designations within the UGA indicate that approximately 200 to 250 additional dwelling units can be accommodated within the current UGA boundaries. This number includes land already subdivided but not yet improved (finalized), as well as land currently vacant. It also takes into account lands within the UGA that are constrained.

**Residential density –** The proposed comprehensive plan Manson UGA designations, identified in this plan (Figure 3.4) provide for the same lot sizes as the 2000 Comprehensive Plan but reduce the density allowances. This change may impact potential multifamily developments which could potentially obtain higher densities by building apartment complexes meeting the required lot sizes.

**Land consumption –**Public rights of way, parks, and institutional land uses are developed within the Manson UGA. New subdivisions will provide additional public rights of way and possibly parks. For purposes of sizing the UGA, the plan assumes that 15% of the necessary land will be devoted to public lands or utilities use.

**Constrained land –** Manson's natural terrain and environment impacts the suitability of the land for accommodating future development. Wetlands, lakes, creeks, steep slopes, and rocky soils limit available land. Based on field study and review of the County's GIS data layers, it appears that up to 10% of the land surrounding Manson's existing UGA may be constrained by one or more of these impacts, reducing its development potential.

**Market Availability Allowance –** Not every acre within the UGA or its proposed expansion will be available for development or redevelopment within the next 20 years. Much of the land is already either developed or subdivided in a fashion that makes its availability unlikely. In addition, there may be property owners who have no intention to further develop their land, choosing to retain their large parcels regardless of land use or economic change. This analysis assumes that up to 15% of the land within Manson's UGA and immediate surroundings is unavailable.

**Build out –** There are 640 acres in a square mile. Based on these assumptions, and as shown in Table 3.3, the minimum UGA expansion area is approximately 0.15 square miles.

**Table 3.3 –** Calculations for Housing

| Item | Factors | Result |
|---|---|---|
| 2028 population forecast for Manson study area | 4,740 population total by 2028 | 1,186 study area population increase |
| New dwelling units needed | 1,186 new population by 2028 / 2.87 persons per household = 414 units | 414 new units needed |
| Dwelling units needed beyond UGA | 414 units x 40% = 165 units outside UGA | 166 units outside UGA |
| Dwelling units needed within UGA | 414 units x 60% = 249 units within UGA | 249 units within UGA |

Using the projected new housing units identified above and the following growth assumptions developed during the comprehensive planning process, it is possible to determine if the Manson UGA has enough land to support the expected population growth. A list of assumptions about the future growth will set the perimeters for how much land is needed in the Manson UGA:

1. Residential Growth is preferred in the Manson UGA to preserve the rural and agricultural lands in the study area and beyond.
2. General lifestyles and living patterns will continue for the anticipated planning horizon of 20+ years.
3. Current trends in orchard production have leveled out, and a portion of the farm worker population has taken up permanent residence in the community. Additionally, some transient accommodations will remain to support labor and seasonal needs.
4. Tourism and other non-resource based economic development and trends will continue.
5. Overall persons per household within the community is expected to continue at 2.87 dwelling unit.
6. An average vacancy rate of 10% is expected throughout the planning area. A market factor of 20% is expected throughout the planning area.
7. Due to economic demand and historical use of land, it is expected that existing agricultural lands will develop at a slower rate (30%) than vacant lands (60%).
8. The percentage of land devoted to right-of-way, trails and infrastructure development is expected to be 30% of the overall developable land.
9. It is assumed that 5% of the planning area will remain un-built due to critical areas, especially related to steep slopes.
10. Housing densities are identified within the proposed comprehensive plan as follows:
    - Low Density Residential: 4 units per acre
    - Medium Density Residential: 8 units per acre
    - High Density Residential: 12 units per acre
11. It is not anticipated that any of the land owned by public entities will be available for residential development in the future.

Using the above assumptions about land uses, it is possible to calculate the amount of vacant and agricultural land expected to be available for future residential development. The following table provides a representation of the analysis of land available to accommodate the projected population within the Manson UGA.

Table Land Availability Analysis: Manson UGA

| Comprehensive Plan Designations & Proposed Zoning | Agriculture | Conversion Rate | Right-of-way dedications | Critical Areas | Relative Housing Units |
|---|---|---|---|---|---|
| Low Density Residential (UR1) | 181 | 54.3 | 38.01 | 36.1 | 145 |
| Med Density Residential (UR2) | 37 | 11.1 | 7.77 | 7.4 | 60 |
| High Density Residential (UR3) | 0 | 0.0 | 0 | 0.0 | 0.0 |
| | Vacant | | | | |
| Low Density Residential (UR1) | 4 | 2.4 | 1.68 | 1.6 | 5 |
| Med Density Residential (UR2) | 17 | 10.2 | 7.14 | 6.8 | 55 |
| High Density Residential (UR3) | 2 | 1.2 | 0.84 | 0.8 | 10 |
| TOTAL | | | | | 315 |

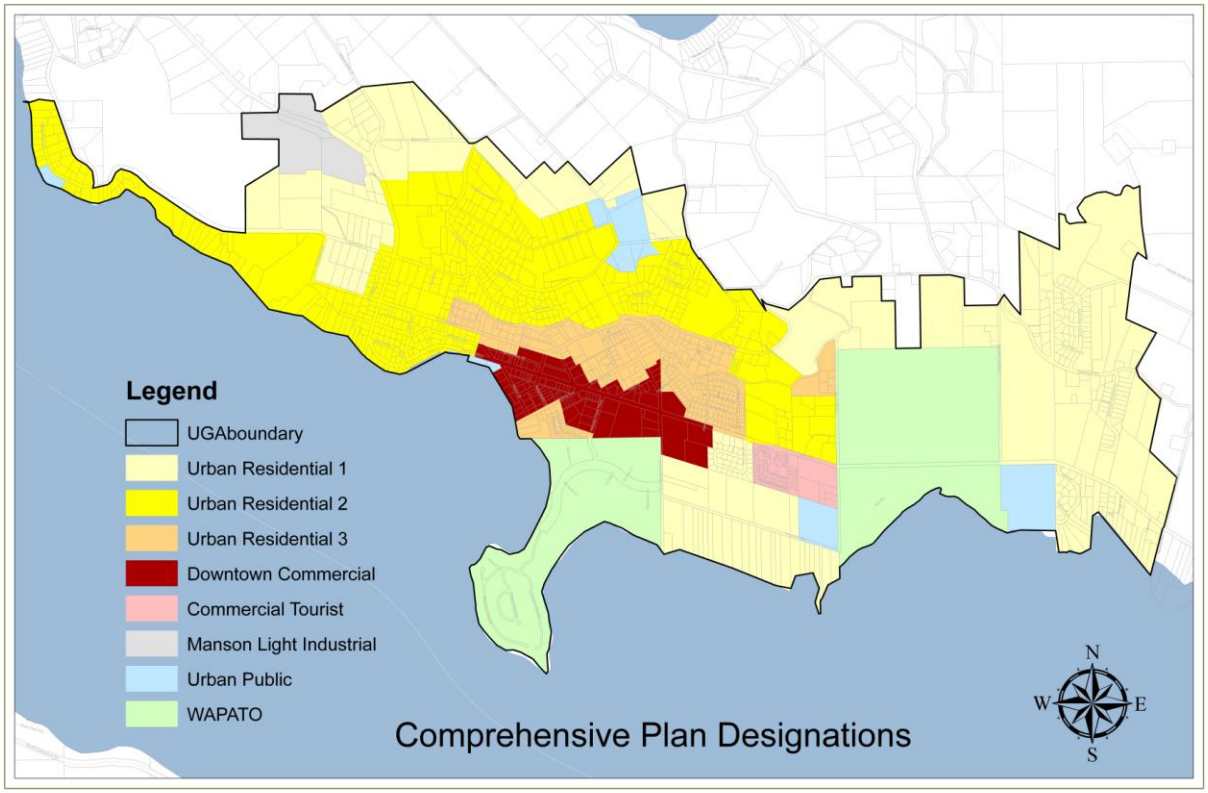
The land availability indicates that there is adequate land, based on the assumptions, for future population projections.

## Land Use Concepts

Manson's land use designations are explained in this section. The designations are assigned to be generally consistent with the overall land use concepts and visions expressed by the community in the planning workshops.

### *Urban Land Use Designations*

**Residential Designations:** The residential classifications are for areas which are, or will become, residential. Necessary public facilities and services, and uses consistent with the preservation and enhancement of the residential character, and the goals and policies of the comprehensive plan may be permitted under specific conditions. The three residential classifications are:




**Urban Residential 1 (UR1) - Low-Density Residential –** The primary and preferred land use shall be single-family housing at a density of up to four dwelling units per acre. Land south of Hyacinth Road, along Lake Chelan, a density of up to 2.7 units per acre or 16,000 square foot lots is appropriate to preserve the character of the area and reduce impacts of development to the lake.

**Urban Residential 2 (UR2) - Medium-Density Residential –** The primary and preferred land use shall be single-family and multi-family housing at a density of up to eight dwelling units per acre.

**Urban Residential 3 (UR3) - High-Density Residential -** The primary and preferred land use shall be single-family and multi-family housing at a density of up to twelve dwelling units per acre.

**Tourist Commercial (CT):** The tourist commercial district is intended to apply to areas which are uniquely suited for motels, hotels, lodges, and the provision of goods and services oriented to accommodate tourists

and recreational users. Commercial designations also can provide upstairs housing opportunities, which help to make communities more alive, attractive and vibrant places.

**Downtown Commercial (CD):** The downtown commercial district is intended for areas suited for retail, commercial, mixed small-scale uses with housing on upper stories and an active street environment with pedestrian amenities.

**Manson Light Industrial (MLI):** The Manson light industrial district is designed to allow warehouse industrial uses that are both already established in Manson, like fruit processing, and allow for establishment of desirable new warehouse/industrial uses in the Manson area. This area may also serve as a neighborhood employment center with some small scale neighborhood amenities.

**Urban Public (UP):** The public lands and facilities designation is intended to be applied within urban growth areas, to provide for open space and critical areas protection, recreational opportunities, sites for necessary public facilities, utilities and services and encourage joint public/private ventures where consistent with the goals and policies of the comprehensive plan.

## Planned Agricultural Development (outside the UGA)

The Manson community cherishes its agricultural heritage, and is interested in finding ways to keep its agricultural economy thriving. But even today, market pressures exist to convert land from orchards to housing. As a result, the community sought to incorporate alternatives in this plan to help keep agriculture viable, stemming the tide of single-family subdivisions encroaching into areas traditionally dedicated to farming.

The Planned Agriculture Development (PAD) provisions are structured similar to the County's Planned Development (PD) provisions, allowing deviations from normal code requirements in exchange for assurances that larger community-driven objectives will be met. In essence, the PAD would encourage continuation of rural patterns outside the UGA boundary, providing for small farming operations that focus on any, some, or all of the following:

- Agricultural experimentation
- Best Management Practices
- On-site sale of produce grown on-site
- Community agriculture and community gardens
- Farmers' markets
- Establishing and sustaining a more locally-based lifestyle, where products from local farms can be sold to local residents or visitors, allowing local families to support themselves entirely within the Manson study area.

The PAD provisions would also be tailored to address challenges this type of development presents. These provisions would be designed to answer concerns regarding pest management, encroachment into large-tract agricultural

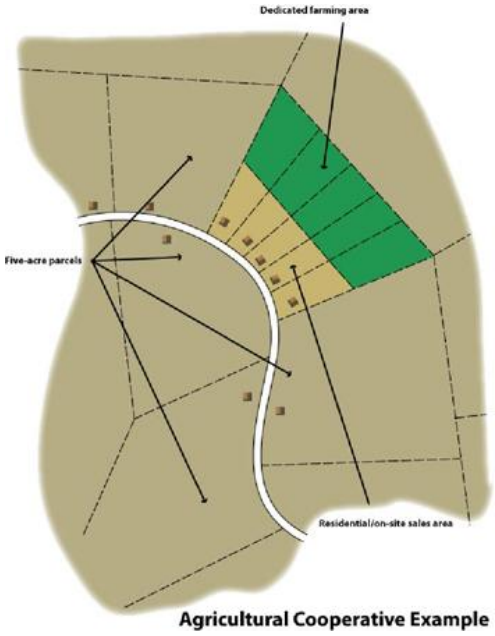



***Figure 3.2*** *– This example shows a planned agricultural development (PAD) designed as an agricultural cooperative.*

areas, storm water drainage, access, and visual impact, sign and sprawl abatement.

If implemented for Manson, Planned Agricultural Developments should be functionally and visually compatible with the rural landscape - featuring open spaces, outbuildings, widely separated residential structures, farmland, rural-style roads and the presence and activities of farming equipment. Typical uses may include:

- Single-family housing (intended for families taking part in agricultural activity)
- Nurseries
- Greenhouses
- Farming
- On-site sales
- Dining
- Public gatherings
- Parking
- Small animal sales
- Dog kennels
- Education and training
- Agricultural research
- Veterinarian services
- Agricultural cooperatives

***Figure 3.5*** *– A schematic representation of Manson's central area at build out, showing how the commercial districts, shorelines, and residential areas could develop under the subarea plan's proposed comprehensive plan designations.*

## Illustrated Development Character

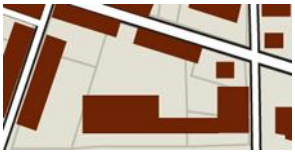
Overall, the comprehensive plan examines a variety of development options. Some areas will retain and expand urban character, including a mix of retail and housing within single, multi-story structures in Manson's core. Other areas will continue with less intensely developed land, featuring single-family neighborhoods on relatively large parcels. Still other areas may be expanded with industrial or agricultural uses to enrich and diversify Manson's economy. Each context is planned for by the range of comprehensive plan designations included in this plan, and the desire is to permit future development that contributes to and complements Manson's unique character (Figure 3.7).

### *Urban Growth Area Designations*

The urban concept area designations apply to those areas targeted for higher-intensity development within the urban growth area.

The following pages illustrate what development under the various districts may look like as Manson grows over time.

**Table 3.4 –** Plan Concept and Character Matrix - Urban

| Land Use Concept | Comp Plan Designation | Concept Description | Character Image | Development Pattern |
|---|---|---|---|---|
| Low-Density Residential | UR1 | The primary and preferred land use shall be single-family housing at a density of up to 4 dwelling units per acre. | | |
| Medium-Density Residential | UR2 | The primary and preferred land use shall be single-family and multi-family housing at a density of up to 8 dwelling units per acre. | | |
| High-Density Residential | UR3 | The primary and preferred land use shall be single-family and multi-family housing at a density of up to 12 dwelling units per acre. | | |
| Downtown Commercial | CD | Uses will provide areas of complete retail facilities necessary for community services and convenience, including high-density housing above the ground floor, and not requiring additional off-street parking. Maximum density can be increased to 30 dwelling units per acre with TDR. | |  |
| Tourist Commercial | CT | Uses will provide areas of complete retail facilities necessary for community services and convenience, including high-density housing at up to 12 units per acre above the ground floor, and not requiring additional off-street parking. | | |
| Urban Public | UP | Open space, protected critical areas, recreational facilities, necessary public facilities, utilities facilities, and community facilities are included in this designation. | | |

| Land Use Concept | Comp Plan Designation | Concept Description | Character Image | Development Pattern |
|---|---|---|---|---|
| Manson Light Industrial | MLI | This designation provides for light-impact industrial uses within urban areas, providing employment opportunities near urban populations. | | |
| Public | UP | Open space, protected critical areas, recreational facilities, necessary public facilities, utilities facilities, and community facilities are included in this designation. | | |

### *Rural Area Designations*

The rural area designations are addressed in the County's Comprehensive Plan and summarized below in order to understand the regional land uses and possible future changes affecting the Manson Urban Growth Area. All references to density do not reflect agricultural housing or the accessory dwelling units permitted in Chelan County Code consistent with the goals and policies of the Chelan County Comprehensive Plan.

**Table 3.5 –** Plan Concept and Character Matrix - Rural

| Land Use Concept | Comp Plan Designation | Concept Description | Character | Development Pattern |
|---|---|---|---|---|
| Commercial Agriculture | AC | This designation preserves commercial agricultural lands, encourages continued agricultural use as a foundation of the area's economy, and protects agricultural land of long-term commercial significance from encroachment of incompatible uses. Residential density is not to exceed one unit per 10 acres. | | |
| Rural Residential/ Resource | RR2.5 | This district buffers between rural areas of higher and lower intensity, including a mix of agricultural, residential and forestry uses. Residential density shall be no greater than one unit per 2.5 acres. | | |

| | | | | |
|---|---|---|---|---|
| Rural Residential/ Resource | RR5 | This district includes small-scale agricultural activities and rural development consistent with the preservation of rural areas. Residential density shall be no greater than one unit per five acres. | | |
| Rural Residential/ Resource | RR10 | This district includes small-scale agricultural activities and rural development consistent with the preservation of rural areas. Residential density shall be no greater than one unit per 10 acres. | | |
| Rural Residential/ Resource | RR20 | This district includes small-scale agricultural activities and rural development consistent with the preservation of rural areas. Residential density shall be no greater than one unit per 20 acres. | | |
| Rural areas of more intensive development | RV | This district is intended to permit residential development at densities no greater than one unit per 2.5 acres in places where residential development at densities greater than one unit per five acres already exists. Residential densities may vary depending on Health District standards for on-site sewage disposal. | | |
| Rural areas of more intensive development | RW | Uses in this district include the development and infill of intensely developed shoreline areas for residential and water-related/water-dependent recreational and tourist development consistent with the rural character. | | |
| Wapato | Wapato | The Wapato district recognizes the land held in Tribal trust or Tribal ownership. | | |

## Goals and Policies

The following goals and policies are designed to guide the community's change over the coming years. The policies should guide the County's and Manson's day-to-day activities, and help each make decisions on land use applications, expenditures of public funds and other matters related to public governance.

All goals and policies here are derived from an extensive and inclusive public participation process.

### *Land Use*

**Goal LU-1:** Achieve an efficient use of land in and around the Manson community, preserving existing Agriculturally-designated land, reducing urban sprawl and retaining Manson's natural-resource based rural and open-space character.

**Policies**

**LU-1.A** Work with the county and state to create, encourage, and support incentives for owners of existing Agricultural land to continue farming and improve the return to land.

**LU-1.B** When housing and other uses are developed in agricultural areas, maintain open space/agricultural preservation while providing adequate flexibility for owners.

**LU-1.C** Establish incentives to promote infill development within the existing UGA.

**LU-1.D** Ensure that any development in the UGA is fully served by water, wastewater and other necessary public services.

**Goal LU-2:** Support a vital commercial downtown in Manson.

**Policies**

**LU-2.A** Establish mixed-uses in the commercial designations, promoting a variety housing types, community parks, and small street-level retail with offices and/or residential uses on upper floors.

**LU-2.B** Create a town center concept that reinforces its identity as the "village by the bay."

**LU-2.C** Consider strategies to revitalize the commercial designations and reinforce its position as the local center for services, social, and cultural activities.

**LU-2.D** Regulate building height and bulk to permit viable residential use above ground floor retail while still preserving views from the hillsides above the commercial districts.

**LU-2.E** Encourage public access to the shoreline.

**Goal LU-3:** Create enjoyable and safe neighborhoods that support a variety of housing types and income levels.

**Goal LU-4:** Support and encourage the existing areas in production and the diversification of new forms of appropriate agriculture and additional agricultural acreage.

**Policies**

**LU-4.A** Protect agricultural land of long-term commercial significance by encouraging innovative land use that supports agriculture.

**LU-4.B** Support agricultural land uses and innovative agricultural development within the study area.

**Goal LU-5:** Provide for adequate land uses which support employment and production of goods.

**Policy**

**LU-5.A** Support commercial activity use where appropriate and where impacts to surrounding properties can be avoided, managed, or mitigated so long as such use and location is compatible with neighboring uses, view retention goals and other aesthetics, and the community's rural character.

**Goal LU-6:** Allow for adequate space for necessary community facilities, such as schools, parks, playfields, houses of worship, and civic facilities.

**Policies**

**LU-6.A** Allow community facilities throughout the community, providing impacts to their surroundings can be avoided, managed or mitigated.

**LU-6.B** Encourage development of public parks along the shores of Lake Chelan, Wapato Lake, Roses Lake, Dry Lake and Antilon Lake.

**LU-6.C** Support development of trails and connectivity.

**Goal LU-7:** Plan, encourage and work to integrate open spaces throughout Manson to help retain the community's rural character.

**Policy**

**LU-7.A** In the case of clustered development, encourage remaining open spaces are arranged in a manner that protects agricultural, habitat and/or recreational functions.

**Goal LU-8:** Promote a cohesive rural village community character to residents and visitors.

**Policies**

**LU-8.A** Encourage preservation or the enhancement of views, natural features and landmarks as valuable community assets.

**LU-8.B** Develop architectural guidelines that encourage "village" scale and promote architecture that fit Manson's history and location.

**LU-8.C** Promote the lakeside destination character by blending natural and built environments along the approach to Manson.

**LU 8-D** Work with the County to establish a buffer between Manson and Chelan to help keep each community visually distinct.

**Goal LU-9:** Encourage housing and commercial development along the main street and its gateways that reflect Manson's rural heritage and village image.

**Policies**

**LU-9.A** Promote visual character through the use of adopted design guidelines for all commercial, industrial, multi-family and tourist development projects along the gateway to Manson. Include "dark sky" lighting ordinances as appropriate.

**LU-9.B** Encourage limited or joint access points to Highway 150 from Winesap Road to downtown Manson to preserve traffic flow on the primary route.

**LU-9.C** Promote the development of trails and pocket parks along the gateway approach to Manson. Develop sidewalks along the main street within the urban growth area of Manson.

**LU-9.D** Develop incentives for bicycle and pedestrian connections along Manson's gateway route and to Lake Chelan.

**LU-9.E** Support design guideline development. Recommended design elements should include:

1. Utilize trees and landscaping to mitigate environmental degradation, and buffer land uses such as housing, commercial activities along Highway 150 and other potential entries to Manson.
2. Encourage agricultural vegetation as a component in the aesthetic and environmental quality of residential, commercial and commercial activity areas along the entry route to Manson.
3. Restrict height in the downtown area to 35 feet, with retail on the first floor and residential on the second and third floors.

## *Economic Development*

**Goal ED-1:** Improve Manson's business diversity and year around economy.

**Policies**

**ED-1.A** Encourage economically-beneficial businesses that enhance year-round tourist industry, taking advantage of natural amenities, such as Lake Chelan.

**ED-1.B** Provide ongoing and current publicity, demonstrating the economic contribution of farming to the Manson area, and promote agricultural tourism with maps, u-pick fields, fruit stands and opportunities to taste or purchase agricultural products.

**ED-1.C** Coordinate public development activities with the City of Chelan, understanding that teamwork is more productive than competition.

**ED-1.D** Establish working, on-going contacts with appropriate public and private agricultural agencies to provide assistance to existing and potential owners supporting efficient farming of both larger and smaller plots of land.

**ED-1.E** Promote ties and links to outdoor recreational opportunities such as water sports, hiking, mountain biking, and winter activities.

**ED-1.F** Promote arts and entertainment events in Manson, and consider artist-in-residence programs to foster arts culture.

### *Environment*

**Goal EN-1:** Maintain the quality of Manson's natural environment.

**Policies**

**EN-1.A** Maintain a parks and recreation plan that identifies both short and long-range needs for a system of publicly-owned open-space areas, recreational facilities and trails to meet the growing demand for recreational areas, facilities, programs and services.

**EN-1.B** Develop LEED (Leadership in Energy and Environmental Design) or other "green" building incentives to encourage development of less resource-consumptive projects.

**EN-1.C** Promote water conservation measures such as xeriscape.

**EN-1.D** Collaborate with City of Chelan and the Reclamation District on long-range wastewater treatment needs, managing growth with capacity.

**EN-1.E** Identify critical areas and shoreline buffers.

# 4 Housing

The housing chapter of this comprehensive plan is developed in consistency with the Chelan County comprehensive plan, relating information on Manson's existing housing environment and providing goals and policies to achieve the community's vision.

## Existing Conditions

The majority of housing units in the Manson study area (72.6 percent) are detached, single-family dwellings. In 1990, the study area housing units were about 23 percent mobile homes. By 2000 only 17.9 percent of the housing units in the study area were mobile homes. Also, the number of multi-family units decreased from 254 units (18 percent) in 1990 to 56 units (4.2 percent) by 2000.

**Table 4.1 –** Census County Division Housing Units by Type, 1990 and 2000

| | 1990 | Percent | 2000 | Percent |
|---|---|---|---|---|
| Single Unit | 760 | 55 | 1,137 | 73 |
| 2-4 Units | 54 | 4 | 84 | 4 |
| Multi-Family (5 or more units) | 254 | 18 | 56 | 4 |
| Mobile Home | 312 | 23 | 281 | 18 |
| Boat, RV, Van, etc. | -- | -- | 10 | 1 |
| Total | 1,380 | 100 | 1,568 | 100 |

*Source: 1990 and 2000 Census data*

The Washington State Office of Financial Management (OFM) is responsible for producing a range of population growth statistics for each county. The OFM also runs a program called the Small Area Estimate Program (SAEP), which projects population growth and housing units by year for Census Tracts and Block Groups. According to the SAEP, the Manson CCD gained 227 housing units between the Census in 2000 and the provisional estimate in 2006. The projected housing units needed to serve future population was addressed in Table 3.3.

**Table 4.2 -** Census County Division Population and Housing Units, Manson and Chelan County, 2000 to 2006

| | 2000 Total Population | 2006 Total Population | Change 2000-2006 | 2000 Total Housing Units | 2006 Total Housing Units | Change 2000-2006 |
|---|---|---|---|---|---|---|
| Manson CCD | 3,248 | 3,554 | 306 | 1,568 | 1,795 | 227 |
| Chelan County | 66,616 | 70,100 | 3,484 | 30,407 | 33,033 | 2,626 |

*Source: Office of Financial Management, Small Area Estimate Program*

## Planning Concepts

The overall housing objectives are clear. Housing in the Manson should be affordable, attractive, and reflect the area's focused urban center. Housing within the UGA should be urban in nature, incorporating mixed use wherever possible and infilling wherever appropriate. A mix of single family and multi-family housing will be required to accommodate the projected population growth at proposed land use arrangements. More dense housing will be located adjacent to the Commercial designations to encourage residents to walk or use public transportation. Less dense housing will be encouraged toward the periphery of the UGA.

## Goals and Policies

The following goals and policies are designed to help the County and the Manson community manage Manson's changing housing landscape. Each goal and policy supplements the County's comprehensive plan, and is customized to meet Manson's unique needs. All are based on direction provided during public workshops.

**Goal H-1:** Provide sufficient housing in Manson to provide dwellings for all income levels and for all needs.

**Policies**

**H-1.A** Monitor the land supply within the UGA to ensure adequate land is available to accommodate anticipated population growth.

**H-1.B** Locate housing targeted to low and moderate-income groups near employment centers and the commercial designations, helping to reduce transportation costs to access daily needs.

**H-1.C** Seek partnerships with regional housing authorities and other organizations to find and realize opportunities for providing housing for special needs or low-income households.

**H-1.D** Encourage diversity in housing types to accommodate an increasingly diverse population.

# 5 Transportation

Transportation systems are fundamental to the success and form of modern communities. Transportation systems provide access to resources and markets, underpinning basic economic activity. They also facilitate movement of community residents, providing the roadways, trails and sidewalks that people use to conduct their daily lives. Modes of travel in Manson include the private auto, public transportation, truck, boat, bicycle and walking, all of which place demands on and shape the facilities designed and developed to serve them.

The intent of the transportation element is to be consistent with the land use element as well as continuing the idea of coordinated planning efforts between the different agencies responsible for providing the different modes of transportation, such as County-wide Planning Policies and the North Central Regional Transportation Planning Organization.

Chelan County has updated its transportation element, which contains detailed information on the Manson area road conditions, level of service, short & long-term projects, and funding. The Manson residents support urban road standards that reflect their historical development patterns.

## Existing Conditions

### *Public Transportation*

The Chelan County Public Benefit Transportation Area (PTBA) – known as Link Transit - provides bus service with a circular route that travels between Chelan and Manson, and along Route 21 which connects Chelan and Manson to Olds Station in Wenatchee. In 2007, Link recorded 20,377 fixed boardings for the route that serves Manson and 66 average daily boardings. According to Link, boarding activity is higher between May and September, which may indicate a mix of seasonal workers and tourists in the area. In addition to walk-on passenger service, Link offers bike racks on all full size busses to aid multi-modal transportation.

Link has no current plans to expand public transportation service in the Manson area.

### *Non-Motorized Transportation*

Sidewalks are provided in the commercial designations and many of the smaller streets that intersect Wapato Way in Manson's downtown district. A bicycle lane is included on SR 150, separated by motorized travel

lanes by a stripe. Some roadways in Manson provide neither bike lanes nor sidewalks. Most are developed to rural standards with no sidewalk, curb or gutter. Although several of the roads have steep grades, curves and minimal policing, many pedestrians and cyclist are able to safely travel; however, there are know conflict areas that should be addressed. Manson's location on a hillside overlooking Lake Chelan makes any non-motorized travel from west to east above Wapato Way a scenic challenge.

In addition to the road system, the County Comprehensive Plan identifies a number of trail segments planned for completion in the seven- and 20-year planning horizon. These trails will be for non-motorized transportation throughout the area.

## Planning Concept

Manson's residents overwhelmingly called for this to be a "pedestrian friendly" community, configured and developed to encourage pedestrian and bicyclist use. As such, the non-motorized use of Manson's transportation system should be considered every bit as important as motorized uses, and creating safe and attractive pedestrian environments, convenient linkages and the proximity between key land uses is a priority in this plan. While the hillside grade can make it difficult to access the town's eastern housing areas, pedestrian and bicycle travel parallel to the lakeshore and within the commercial designations is easy. To help make the commercial designations more conducive to non-motorized activity, this plan proposes construction of public parking areas, or "park-n-stroll" lots near the community's flatter areas.

While residents favor an intimate and slow-paced transportation system near the town's center, they also recognize the need for a fully functional transportation system to serve the agricultural areas surrounding Manson. These roadways will need to accommodate both farm traffic and surrounding residents who choose to live further from the commercial designations. As the UGA develops, the mix of farm traffic may diminish.

## Goals and Policies

The following goals and policies are designed to help the County and the Manson manage its transportation system to ensure it functions both as a practical instrument for freight mobility and an attractive system sensitive to local access needs.

**Goal T-1:** Balance the demands of automotive transportation with Manson's desire to become a pedestrian friendly community.

**Policy**

**T-1.A** Work with County planners to identify and evaluate regional transportation corridors.

**T-1.B** Incorporate traffic calming measures (such as textured crosswalks, streetscape design and roadway alignment) to slow traffic in the commercial designations and other locations frequented by pedestrians.

**T-1.C** Develop a parks plan identifying key recreational and commuting pathways for pedestrians and cyclists to connect the community to Manson's parks and recreation opportunities. This may include abandoned right-of-way, such as reclamation flume lines.

**T-1.D** Develop "park and stroll" lots for visitors and residents within one-half mile of the commercial designations.

**T-1.E** Encourage alleys for the commercial designations and higher-intensity areas to reduce service vehicle intrusion and promote safe pedestrian sidewalks.

**T-1.F** Encourage development of 'Park and Ride' facilities to support public transportation.

**T-1.G** Encourage sidewalks to be extended into existing residential, schools and other public facilities.

# 6 Capital Facilities, Utilities and Public Services

## Existing Conditions

### *Water*

The Lake Chelan Reclamation District (LCRD) provides much of the area with water services. The system had approximately 1,535 connections as of 2005 and serves as both the domestic drinking water purveyor for the area and the purveyor of irrigation water. The LCRD has two domestic water intakes, one booster pump station, one raw water reservoir, two finished water reservoirs and a water treatment plant. The service area is primarily within the lower valleys and extends up to elevations of 1,250 feet. The remainder of the area is serviced by private wells.

**Table 6.1 –** Water System Summary

| | **Max Day** (cf) | **Total July-Aug** (cf) | **Year-to-Date Total** (cf) | **Unaccounted for Water** (cf) | **Percent Loss** | **Gallons per Capita per Day** (GPCD) |
|---|---|---|---|---|---|---|
| **2003** | 247,193 | 11,876,471 | 35,924,970 | 3,727,550 | 10.4 | 118 |
| **2004** | 224,465 | 10,219,385 | 33,445,721 | 4,346,136 | 13.0 | 106 |
| **2005*** | 232,620 | 11,139,037 | 29,863,637 | 3,032,248 | 10.2 | 102 |

**2005 data is from January 1 through October 31, 2005*

Major users of LCRD potable water are Wapato Point and the Mill Bay Casino. Although Wapato point and associated tribal trust lands are nearly developed to capacity, LCRD continues to plan for growth or increase in water usage on the land. Continued residential growth in the LCRD service area is largely in the form of second homes on the edges of the existing retail service area or within potential expansion areas. While customers in this area do not use water year round, their homes do need water, and therefore have an impact on the water provision. Non-residential usage growth is largely centered on the agricultural and wine industry. Wash water and other industrial uses of water are commonly provided through the separate non-potable irrigation system.

Future expansion of service areas outside of the existing retail services area have been identified at the following elevations: 1,250 to 1,500; 1,500 to 1,750; and 1,750 to 2,000. Expansion has been identified by elevation because each new elevation will require an associated booster pump to reach customers and provide fire flows. The LCRD 2005 Domestic Comprehensive Plan suggested that extending potable water service into the foothills surrounding the village of Manson would be expensive and require significant pumping efforts. However, the LCRD plan indicates that extending into the foothills is likely due to poor ground water quality in the area, and the increased need for potable water and fire flows as development occurs.

### Water Utility Level of Service

- Average Day Demand (ADD): 1,032 gpm (0.51 gpm per ERU)
- Maximum Daily Demand (MDD): 1,315 gpm ( 0.65 gpm per ERU)

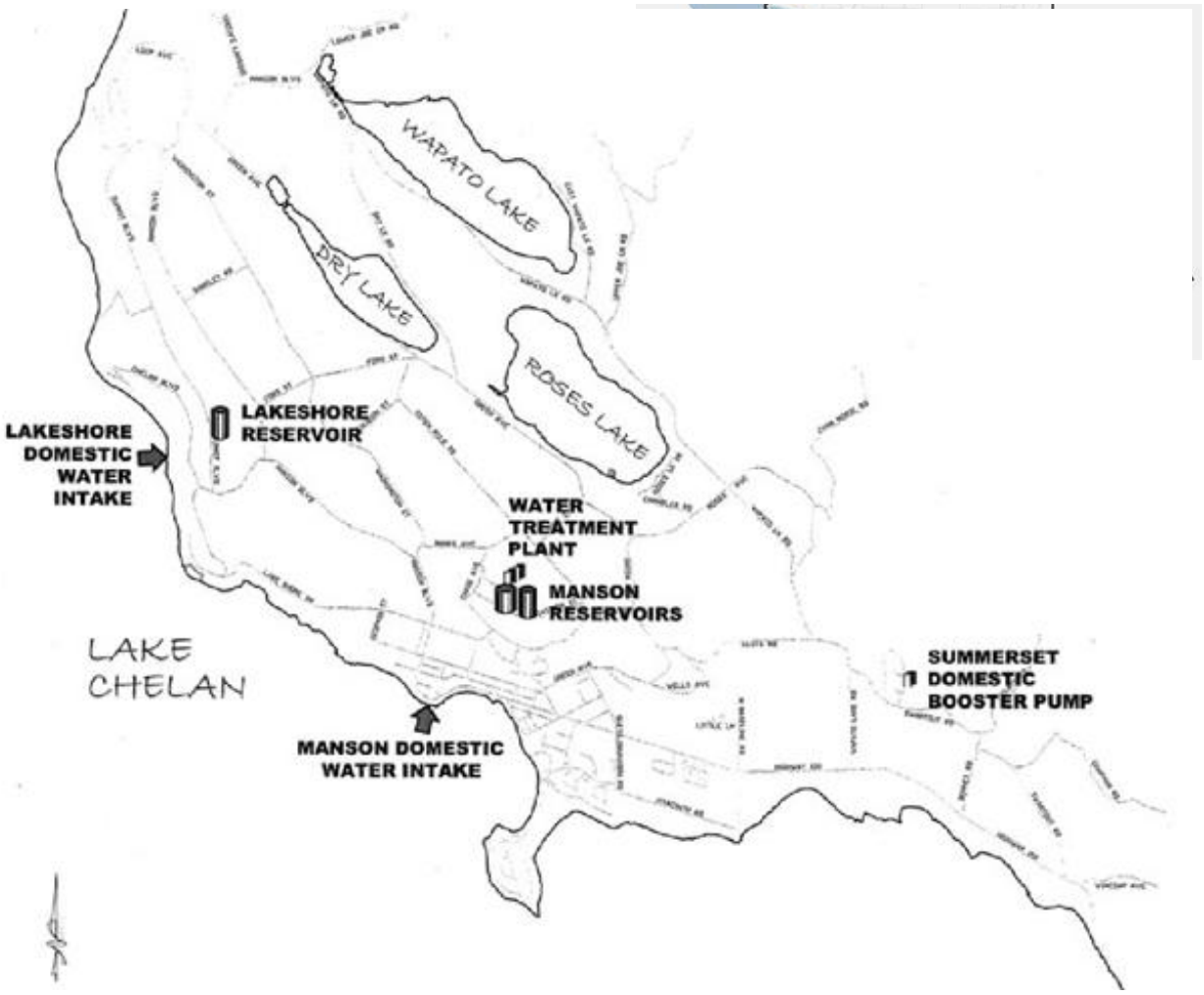



***Figure 6.2*** *– Manson water/sewer treatment and distribution system*

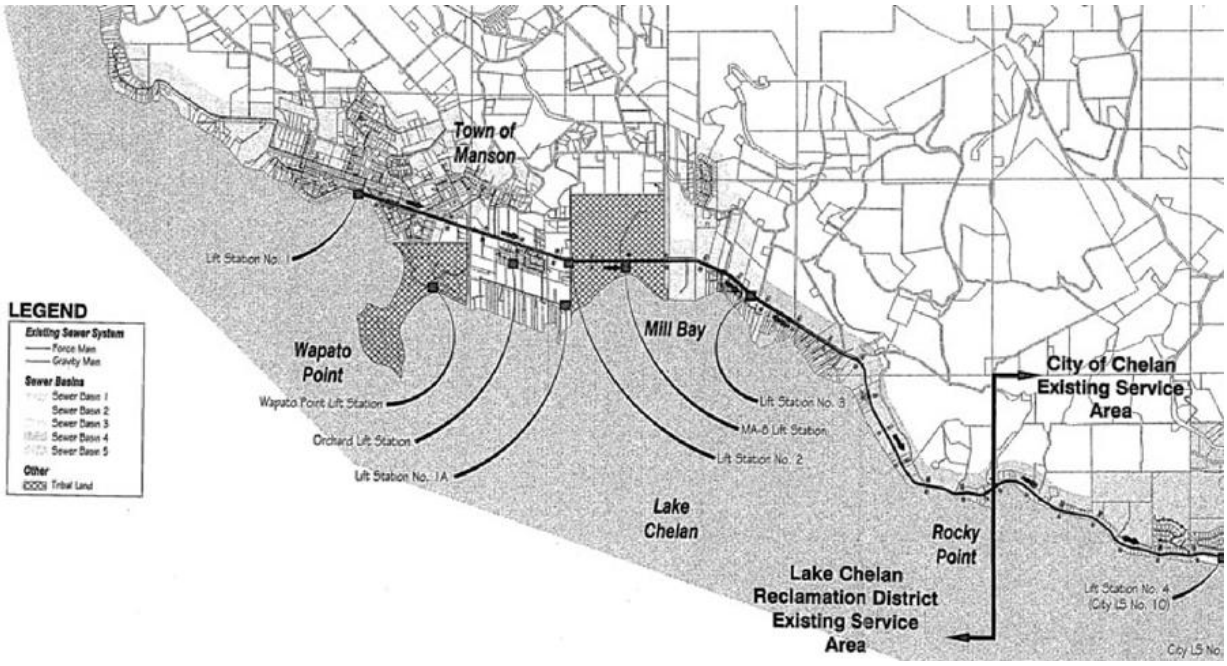



***Figure 6.3*** *– Existing sewer system, Lake Chelan Reclamation District*

- Peak Hour Demand (PHD): 1,861 gpm (0.92 gpm per ERU)
- Fire Flow: 1,000 gpm for two hours within Urban Growth Area, 750 gpm for two hours in remainder of the area.
- Minimum Pipe Sizes: six inches

### *Irrigation*

LCRD also provides non-potable water to the area's crops, residents and wineries. The irrigation service area is much larger than the domestic service area and is served by a separate system of pumps, pipes and turnouts that do not provide potable water. The system provides water to 660 connections along the distribution system. Between the months of March and October each year users withdraw 22,388 acre-feet of irrigation water across the entire system.

### *Wastewater*

LCRD provides wastewater collection, conveyance and treatment services, with its treatment services connected to the City of Chelan. The LCRD has approximately 1,500 ERU in the Manson area. Continued expansion of wastewater service in Manson is vital accommodate the growth expected to occur in the proposed UGA.

The Lake Chelan Reclamation District provides sewer service in the Manson UGA and in some of the areas just outside of the UGA as well as the City of Chelan. The entire system handles about 393,000 gallons of wastewater per day. Per-ERU average daily residential flow during peak months is about 238 gallons per day and this average serves as the planning number for the LCRD when forecasting future needs.

Lake Chelan water quality is a primary concern for both residents and wastewater planning efforts. According to the 2002 General Sewer Plan, 16 septic systems in the planning area had reported failures. While the Department of Health requires all failed septic systems within 200 feet of sewer service connect to the system, the Lake Chelan Water Quality plan suggests that all failed septic system users within 500 feet of existing service lines hook up to sewer.

According to the District, current wastewater demand is at one-half the contracted capacity, implying that there is adequate capacity to serve anticipated development in accordance with this comprehensive plan. Complete system maps are available in the LCRD 2002 General Sewer Plan.

### *Stormwater*

The study area is along Lake Chelan, an oligotrophic[3] body of water, which contains nine known pollutants[4]. A group of Mason community members, called the Lake Chelan Water Quality Advisory Group, and Chelan County Public Works has completed a Storm Water Management Plan in 2002. This plan identifies options for reducing pollutions from Lake Chelan. In order to implement the Plan a Stormwater Utility is being established.

### *Parks*

The Manson Park District operates five parks in the area: Manson Bay Park, Old Mill Park, Singleton Park, Willow Point Park, and Wapato Lake Campground. Each park has various specialties and activities for residents.

**Table 6.2 –** Manson Parks and Recreation District Facilities Inventory

| Park | Acres | Activities | Future Improvements |
|---|---|---|---|
| Manson Bay Park | 2 | Lake views, swimming area, picnic area, restrooms, 30 slip marina, marine dump station and winter only boat launch | Additional moorage facilities, moving the breakwater to allow more depth for winter boat moorage due to low lake level, additional parking, additional picnic and swimming areas |
| Old Mill Park | 23 | Four-lane boat launch, short-term moorage, picnic area, restrooms, | Development of recreation vehicle and tent camping facilities, |

[3] A lake with low productivity resulting from low nutrient content. These lakes have low algal production, and consequently, often have very clear waters, with high drinking-water quality. (Wikipedia)

[4] Lake Chelan Water quality Plan 1991: (1) suspended sediments and particulates from erosion; (2) automotive-generated heavy metals such as lead, zinc, copper and cadmium; (3) oil and grease; (4) nutrients such as nitrogen and phosphorous; (5) salt deicing agents; (6) fecal related bacteria from pet and livestock wastes; (7) pesticides used for residential and roadway shoulder weed control; (8) various other deleterious toxic inorganic and organic chemicals which may originate from traffic accident related spills and residential/business discharges; and (9) floatable debris.

| Park | Acres | Activities | Future Improvements |
|---|---|---|---|
| | | marine dump station, boat trailer parking | complete with restrooms and showers, concession area, walking trails, sport court, additional tables and barbeques |
| Singleton Park | 10 | Baseball fields, soccer field, basketball and pickle ball court, picnic gazebo, restroom facilities, concession area | Access road improvements, parking, safety improvements, Manson park maintenance building expansion, walking trails, running track, drainage improvements |
| Willow Point Park | 2 | Swimming and day use, three barbecues and picnic tables | Shoreline restoration, improvements to parking, restrooms, universal access, additional barbeques and picnic tables |
| Wapato Lake Campground | 9.24 | Boat launch, 31 recreational vehicle and 11 camp sites with camp ground host, electrical and water hookups trailer dump site, two boat docks, picnic area with gazebo, swimming, restroom and shower facilities | Boart launch ramp safety improvements, TV and internet access, concession store, access road improvements, RV parking improvements, additional fire rings and picnic tables |

### *Schools*

Manson School District #19 provides educational services to the area's young population. As of October 2006, District #19 had 632 students enrolled - 333 elementary and 299 junior/senior high school students. Over 65 percent of students enrolled in District #19 are Hispanic. Nearly 70 percent of students receive free or reduced lunch. According to the Chelan County Comprehensive Plan, 2004, the District needs to update its transportation facilities and the football field.

### *Sheriff*

The Chelan County Sheriff's Office provides police protection services to the Manson area. Deputies work out of an unmanned office just east of Chelan.

### *Fire District*

District #5 operates two fire stations inside the region and serves 18 square miles of urban growth area and rural land. The main station located in downtown Manson has two fire engines/pumpers, one bush truck, and one ambulance/aid car. The second station on Wapato Lake Road has one pumper, one tender/tanker, and two brush trucks. The district maintains approximately 27 volunteers.

Chelan County Fire Marshal and Chelan County Fire District #5 work closely with LCRD to provide adequate fire flows within the retail service area boundary. All hydrants fed by LCRD water are numbered, flow tested and rated to meet the highest standards to help the district maintain a high rating with the

Insurance Services Office. Washington State's Survey and Rating Bureau lists District #5 at a "six" on a scale of 1 to 10.

## Needs

According to virtually all of Manson's service providers, there is adequate capacity to accommodate forecast growth and development. The Manson School District, however, has indicated that additional classroom space may be necessary if the anticipated population growth includes families with school-age children. The District already owns enough land to accommodate a facilities expansion if necessary.

Manson's Parks and Recreation District states its parks facilities are at capacity, particularly those along the lakeshore and in downtown. Any significant population growth will likely impact its facilities and motivate improvements to satisfy demand. The District will need to update its parks and recreation plan to assess population growth impacts and establish strategies for maintaining service levels.

## Planning Concepts

Manson's community wants its provision of public services to keep pace with demand. This process has indicated that the most pressing need is for management of surface runoff, Storm Water Management, and for continued vigilance to ensure that schools and public safety services can meet the increased demand that population growth will bring.

Concentrating a large proportion of the forecast growth within and adjacent to the commercial designations supports the existing infrastructure and minimizes the cost of new services. Other areas now designated for urban development within the UGA are located within the LCRD's water and wastewater service areas, ensuring that public utilities will be readily available when new growth occurs. Land beyond the wastewater service area is designated for rural uses.

Manson's commercial designations are an established urban area, but an increased population in and around the immediate core will place increased demands on parks and public parking facilities. This plan recommends an update to the Manson District's parks and recreation plan, and the provisions for "park-n-stroll" lots on downtown's periphery to serve the commercial designations area.

## Goals and Policies

The following goals and policies are designed to help the County and Manson manage how the comprehensive range of capital facilities, utilities and public services are provided to meet the community's needs. Each goal and policy supplements the County's comprehensive plan and is customized to meet Manson's unique needs. All are based on direction provided during public workshops.

### Capital Facilities

**Goal CF-1:** Ensure roads, storm water facilities, parks, trails, and other publicly owned facilities meet changing community demand.

**Policies**

**CF-1.A** Work cooperatively with the County, City of Chelan, State Department of Transportation, and the Regional Transportation Planning Organization to periodically study roadway use and create or revise capital facilities plans.

**CF-1.B** Support a storm water management strategy, including new organizations and/or land owner agreements, as appropriate, to manage storm water runoff responsibility.

**CF-1.C** Encourage parks and trails facilities be addressed within capital facilities plans for the County and/or Manson Parks and Recreation District, as appropriate.

**CF-1.D** Fairly allocate costs for capital facilities improvements, particularly in the case of system expansions and rehabilitation.

**CF-1.E** Support efforts to provide public parking within easy access of downtown.

### Utilities

**Goal U-1:** Ensure water, wastewater, storm water, telephone, power, and other utilities meet changing community demand.

**Policies**

**U-1.A** Encourage continued collaboration between the Lake Chelan Reclamation District, ~~and the~~ City of Chelan and other appropriate entities to ensure Manson's- systems can meet expected growth.

**U-1.B** Support the implementation of a Storm Water Utility.

**U-1.C** Notify utility providers of any subdivisions, site-specific zone changes or comprehensive plan amendments that may impact demand for services.

**U-1.D** Collaborate with utility providers to improve the utility systems' resilience in times of natural disaster.

### Public Services

**Goal PF-1:** Ensure public services, including public safety services, schools, library services and others, adapt to meet changing community demand.

**Policies**

**PF-1.A** Coordinate with the Manson School District to monitor school capacity and plan for facilities expansion as necessary.

**PF.-1.B** Seek ways to provide law enforcement services necessary to meet the needs of Manson's growing population and seasonal popularity.

**PF-1.C** Coordinate with Chelan County Fire Protection District 5 and Lake Chelan Valley Emergency Medical Services to ensure fire protection and emergency medical services can adapt to address changes in community demand for service.

**PF-1.D** Coordinate with North Central Washington Regional Library District to provide library services to the Manson community.

# 7 Parks and Recreation

## Existing Conditions

The Manson Park District operates five parks within the area: Manson Bay Park, Old Mill Park, Singleton Park, Willow Point Park, and Wapato Lake Campground. Table 6.2 shows the acres, activities available and future improvements planned for each park.

The Manson Parks and Recreation District adopted a comprehensive plan in 2006. Within it are the district's goals and objectives to drive parks planning into the next 20 years. The following information and goals are provide to guide land use policies within the Manson UGA.

## Plan Concepts

Parks are and will continue to be a big part of life on the shores of Lake Chelan. Manson residents and visitors already thoroughly enjoy the community's existing parks, and the District plans to continue improving and adding to those parks in the future. The goal for this element is focused both on providing parks to Manson area residents, and on providing services to the area's visiting population. The goals and policies of this comprehensive plan promote the increased connectivity of parks and urban areas through trail systems. The plan also supports the interconnectedness of parks and the other elements of the plan by emphasizing the need for partnerships between agencies working in Manson.

## Goals and Policies

The following goals and policies are designed to help the County and the Manson community manage Manson's changing parks and recreation environment and promote future development which supports the comprehensive plan. Each goal and policy is based on direction provided during public workshops and on information provided within the adopted parks and recreation plan.

**Goal PR-1:** Provide an integrated parks and recreation system to meet the community's needs, including the needs of the area's seasonal or day-use visitors.

**Policies**

**PR-1.A** Support efforts to ensure opportunities to enhance or expand the community's inventory of parks and trails are realized.

**PR-1.B** Develop partnerships with other agencies to provide additional parks, trails and recreation facilities.

**PR-1.C** Create an integrated system of trails to link the commercial designations with the "park and stroll" lots designed to serve it, and the community parks and public facilities.

**PR-1.D** Identify public right of ways that could be used for future recreational uses to include micro parks and trail systems.

# 8 Implementation Projects/Programs

Plans are only as good as their implementation. This section is intended to identify specific actions that Manson and Chelan County can take to implement this comprehensive plan. Understanding that public funds will likely continue to be scarce into the future, these implementation items are designed to be relatively inexpensive, bite-size steps that the community can take over time. Some will certainly need public funding to accomplish, but others may be able to be completed on the basis of community volunteerism and official County endorsement.

The various implementation programs and projects are described in Table 10.1, including references to the appropriate plan policies, the item's relative priority, who is responsible for its implementation, and when the task should be undertaken.

**Table 10.1** – Implementation Programs/Projects

| Project | Policy Key | Priority | Responsibility | Timing |
|---|---|---|---|---|
| **Drainage district** – A drainage district will enable Manson to raise funds for necessary storm drainage system planning and development. This district would levy a small local tax and manage surface flow through the study area. | | 1 | Public Works | 2010 |
| **Drainage master plan** – As Manson grows, storm water management will become an increasingly important concern. New development increases surface flow and consumes land otherwise available to accommodate it. The drainage master plan will investigate and propose strategies to deal with storm water challenges, identifying management policies and drainage-related improvements. | | 1 | Public Works | 2009 |
| **County updates** – This area plan includes proposed policy to manage change in Manson over the coming years. A major component of that policy involves changes to the way land use develops in and around Manson. Possible changes include changes to the County Comprehensive Plan and codes. | | 1 | Planning | 2011 |
| **Downtown design guidelines** – The community expressed concern that Manson's downtown retaining its intimacy even as population in Manson grows and bring visitors through the development to the east to downtown businesses. The design guidelines would support Manson's goals and | | 3 | Planning | 2010 |

| Project | Policy Key | Priority | Responsibility | Timing |
|---|---|---|---|---|
| character. | | | | |
| **Regional agricultural economic assessment –** Central Washington's agricultural sector has been the force behind the region's economic fortunes. As that sector responds to national and global forces, local economies rise and fall. Farmland around Manson is undergoing pressure to convert out of apple orchards. This economic assessment will help the community anticipate changes ahead and draft appropriate public policy. | | 1 | Planning | 2010 |
| **City center revitalization strategy –** A fundamental underpinning of this plan is the concentration of development and social activity in and around Manson's downtown. The focus on the village should be unequivocal, and a revitalization strategy will help Manson create a downtown that is attractive, functional and dynamic. | | 2 | Planning | 2011 |
| **Affordable housing strategy –** Whether it takes the form of attached housing in the core or small-lot single family housing on the community's edges, more affordable housing options need to be explored. This strategy will provide an assessment of current conditions and lay out steps the community can take to ensure that Manson's households can live more affordable lifestyles. | | 2 | Planning | 2011 |
| **Comprehensive plan review –** Jurisdictions are mandated to review their long-range land use plans periodically, ensuring that the policies and land use designations are appropriate in the face of changing conditions. | | 2 | Planning | 2015 |
| **Parks plan update** – The Manson Parks and Recreation District prepared a parks and recreation plan in 2004. This was updated in the 2008 County Parks and Recreation Plan. Future updates will ensure that the district's system meets community demand and that they remain eligible for grants from the State's Recreation and Conservation Office. | | 3 | Parks District | 2014 |