

16.1. Manchester Community Plan

Manchester is Kitsap County's largest Limited Area of More Intensive Rural Development (LAMIRD), encompassing approximately 1,133 gross acres of land and housing approximately 6,000 residents. It is located in southern Kitsap County east of the City of Port Orchard and consists of a small variety of commercial businesses and services, the Manchester Library, the Manchester Post Office, two public docks, several single-family residences and a handful of multifamily residences. The Manchester Community Plan was adopted in 2002 (Figure 16-1).



Below are Manchester Sub-Area Plan's goals and policies for zoning, natural systems and transportation. For additional information on the sub-area, its planning process, and capital facilities, please refer to Manchester's Sub-Area Plan in its entirety.

16.1.1. Vision

The Manchester Community Plan is a statement of the community values and aspirations for the future. This is an effort to recognize what originally attracted visitors in the past combined with a phasing process of improvements to enhance the atmosphere and visual character of the area.

When posed with the question, "What would the perfect Manchester look like?" residents envisioned a village center that acts as a social center with restaurants and cafes, augmented by a food or general store to provide basic needs. It would strive to maintain the small-town charm and quaintness that Manchester currently offers. Of parallel importance is the preservation of the spectacular views of the Puget Sound, the cosmopolitan city of Seattle, the snow-capped Olympics and Cascade mountain ranges, and the breathtaking view of Mount Rainier. Residents wish to maintain and enhance their high quality of life as well as the quality of the natural environment. Protection of wetlands, streams and wildlife habitat is highly emphasized. This can be accomplished by permitting growth that provides infrastructure enhancements and environmental protections while maintaining Manchester's Village atmosphere for visitors and a safe and inviting home for residents.

16.1.2. Goals and Policies

Land Use

Residential Zoning

Goal 1. Protect and enhance the Manchester Village character.

Goal 2. Provide zoning that is consistent with Manchester’s existing built environment and lot sizes that allow for financially viable sewer extensions.



Policy Man-1 Set minimum lot sizes for residential development shown in Table 16-1.

Policy Man-2 Set minimum lot sizes for residential property subdivision shown in Table 16-1.

Table Error! No text of specified style in document.-1. Lot Requirements and Setbacks for Manchester Village Residential and Manchester Village Low Residential Zones

	Manchester Village Residential	Manchester Village Low Residential
Minimum Developable Lot Size (the smallest size existing lots may be to be developed)*	.25 acre (10,890 sq. ft.)	.25 acre (10,890 sq. ft.)
Minimum Divisible Lot Size (the smallest size in which parcels can be divided after the adoption of this Plan)	.25 acre (10,890 sq. ft.)	.50 acre (21,780 sq. ft.) w/clustering .25 acre (10,890 sq. ft.)
Minimum Lot Width	60 feet	60 feet
Minimum Lot Depth	60 feet	60 feet
Front yard Setback	20 feet	20 feet
Side yard Setback	5 feet	5 feet
Rearward setback	5 feet	5 feet

*See the Nonconforming Lots section for exceptions

Goal 3. Encourage property owners to cluster all newly subdivided lots.

Policy Man-3 Provide a density bonus for all future clustered developments of five (5) lots or more.

Commercial Zoning

Goal 4. Promote the establishment of a vital Manchester Village Commercial zone.

Policy Man-4 Establish a commercial zone appropriate for the population and transportation network of the Manchester Village.

Policy Man-5 Allow land uses consistent with the County's Neighborhood Commercial zoning designation.

Goal 5. Encourage mixed use development within the commercial zone.

Policy Man-6 Modify County parking requirements to levels appropriate for the Manchester Village.

Policy Man-7 Encourage the development of design standards for the Manchester Village Commercial zone.

Policy Man-8 Allow structures within the Manchester Village Commercial zone to achieve a height of 35 feet.

View Protection

Goal 6. Protect Manchester's existing views of Mt. Rainier, the Cascade Mountain Range, Puget Sound and the Seattle skyline.

Policy Man-9 Establish a View Protection Overlay Zone for the Manchester Village.

Goal 7. Encourage development that creates the least impact to existing views.

Policy Man-10 Establish a maximum structure height for residential development within the View Protection Overlay Zone. A structure's height will be measured from the average elevation of a property's buildable area to encourage development downslope.

Natural Systems

Goal 8. Maintain and enhance the biological diversity and habitats of fish, birds, wildlife, and plant life within the Manchester Village through critical areas protections.

- Policy Man-11 Strictly enforce the regulations of the Kitsap County Critical Areas Ordinance (CAO) to protect wetlands, geologically hazardous areas, streams and wildlife habitat.
- Policy Man-12 Adapt all existing regulations as may be necessary to meet future Endangered Species Act (ESA) requirements for critical area and watershed protection.
- Policy Man-13 Identify and protect current wildlife habitats and restore and enhance other areas for future use.
- Policy Man-14 Encourage public ownership and permanent preservation of lots with significant critical areas or wildlife habitat.

Goal 9. Protect, restore, and enhance the shoreline resources that add to the unique character of the Manchester Village.

- Policy Man-15 Monitor and publicize the quality of the treated sewage effluent from the Manchester sewage treatment plant.
- Policy Man-16 Protect the shorelines from animal waste contamination through the encouragement of a Conservation District Farm Plan development.
- Policy Man-17 Coordinate with Manchester Port Commission to achieve a balanced use of their public shoreline facilities to create minimal environmental impact.

Goal 10. Preserve and enhance air quality for the benefit of all species and inhabitants of Manchester.

- Policy Man-18 Increase opportunities for multimodal transportation options in the Manchester Village.
- Policy Man-19 Encourage the replanting of native tree and plant species on all properties, especially those publicly-held.
- Policy Man-20 Create land use regulations to discourage the removal of native trees and plant life.

Goal 11. Educate the public on issues of wildlife habitat, critical area and shoreline protection, stormwater management and air quality.

Transportation

Goal 12. Encourage development of an efficient multimodal transportation system and develop a funding strategy and financing plan to meet its needs.

- Policy Man-21 All future County paving projects along Beach Dr., Colchester Dr., Madrone St., Alaska Ave. and California Ave., shall include continuous 5-foot paved walkways for pedestrian use. These walkways shall be coordinated with the Mosquito Fleet Trail Plan as necessary.
- Policy Man-22 Developments abutting County rights-of-way within the Manchester Village Commercial boundary necessitate sidewalk construction.
- Policy Man-23 Developers shall install sidewalks on all interior roadways in all new developments of four or more parcels. These sidewalks should be on the uphill side of the street when possible to allow for grassy swales to filter pollutants.
- Policy Man-24 The County shall facilitate the development of the Mosquito Fleet Trail improvements within the Manchester Village Boundary.
- Policy Man-25 Transit travel should be facilitated in all ways reasonable. Encourage the expansion of Kitsap Transit’s route number 86 to increase trip frequency within the Manchester Village Boundary.
- Policy Man-26 Provide sufficient flexibility in the funding process to maximize the ability for local government to develop partnerships with the private sector to optimize funding sources for transportation projects.

Goal 13. Provide the citizens the opportunity to participate in the development of transportation planning policy.

- Policy Man-27 Encourage citizen participation, organizations or individuals, in County transportation planning efforts within the Manchester Village.

Goal 14. Establish minimum Level of Service standards for transportation facilities in accordance with the requirements of the Growth Management Act.

- Policy Man-28 Transportation improvements shall be available to support planned growth at adopted levels of service concurrent with development.

Goal 15. Reduce accidents and potential accidents by providing a safe transportation system through good design practices.

- Policy Man-29 Analyze accident data to determine where safety-related improvements are necessary. Prioritize and implement safety-related improvements during the transportation planning process.

Goal 16. Minimize negative environmental impacts by the transportation system.

Policy Man-30 Maintain environmental standards and mitigation requirements that are the same or higher than those placed upon the private sector.

Goal 17. Protect existing private residential lanes from commercial traffic impacts.

Policy Man-31 Prohibit commercial development from utilizing private residential lanes as access points.

Public Facilities and Utilities

Goal 18. Provide the availability of sewer service to all residents within the Manchester Village boundary without expansion of the existing sewer treatment plant.

Policy Man-32 Prohibit, under this Plan, the expansion of the current sewer treatment plant beyond 650,000 gallons per day.

Goal 19. Encourage expansion of the existing sewer distribution system to all properties within the Manchester Village boundary.

Policy Man-33 Require all new construction and remodel projects involving an increase in sewage beyond the existing capacity of the septic system to connect to sewer if within 200 feet of an existing line.

Policy Man-34 Encourage property owners on shorelines or near other critical areas to connect to the sewer system.

Goal 20. Support development of a comprehensive approach to stormwater management that encourages coordination between transportation, wastewater, stormwater, and private development projects.

Policy Man-35 Review all new developments to ensure that the projects are coordinated with ongoing regional stormwater system planning and meet the requirements of applicable stormwater regulations.

Policy Man-36 Use structural and non-structural methods to enhance runoff quality and control runoff rates.

Policy Man-37 Involve the Manchester Village community in the assessment and prioritization of stormwater capital facilities projects.

Policy Man-38 Schedule the capital facilities projects identified in the Manchester Area Drainage Improvements Preliminary Design Report for construction by 2022.

Policy Man-39 Continue to identify areas needing improved stormwater infrastructure within the Manchester Village.

Goal 21. Encourage stormwater management systems that utilize and preserve natural drainage systems, such as streams and construct facilities that complement these systems by taking advantage of opportunities for filtration, infiltration, and flow control where feasible and reasonable.

Policy Man-40 Preserve stream and natural drainage systems.

Policy Man-41 Identify the remaining areas of the natural drainage system in the County as critical drainage areas.

Goal 22. Limit the amount of impervious surface that can be created on individual residential lots to reduce future increases in stormwater runoff.

Policy Man-42 Limit impervious surface for each residentially zoned lot to a maximum of 50% on lots less than .0 acre and 40% on lots more than .0 acre.

Policy Man-43 Encourage the use of permeable surfaces and other new technologies in building construction and property development.

Goal 23. Maintain current public facilities and add new facilities when determined by the community.

Policy Man-44 Coordinate with the Manchester Village community on any development plans for public facility improvements and additions.

Goal 24. Provide facilities to serve the variety of ages and needs in the community.

Policy Man-45 Facilitate the planning and construction of a community center within the Manchester Village boundary.

Policy Man-46 Encourage the inclusion of community support agencies in all new public buildings.

Policy Man-47 The County should consider opportunities for multiple uses in construction of the Alaska Avenue Regional Detention Facility. These uses should be compatible with the neighborhood and the proposed facility. Site amenities should include, at the minimum, appropriate buffering, and clusters of natural vegetation.