

2009 Manhattan Beach Comprehensive Plan Review

**“Based on a conservative version of sustainable
development”**

Part 1: Community History

The City of Manhattan Beach is located in the heart of the lakes area in north central Minnesota. It is approximately 1-1/2 square miles in size. The city is adjacent to Big Trout Lake, part of the Whitefish Chain in northern Crow Wing County. Manhattan Beach is primarily a residential community and is dependent on tourism, seasonal residents, and jobs outside the community.

To provide liquor licenses for the growing tourism business in the south end of the community, the City of Manhattan Beach was formed from a portion of what was Allen Township. At the time, the population was located along the County Road 6 blacktop roadway, so that population base defined the boundaries of the City. With the exception of Beaver Dam Resort, the land along the north shore of Big Trout Lake was undeveloped, thus of no value to the tax base and voting power of the newly forming city. That undeveloped land remained in Allen Township, and Allen Township later incorporated as the City of Fifty Lakes.

From the 1930's through the 1960's, Manhattan Beach was a major tourist retreat area. Fishing and the relaxation of resort life drew people to the area. Tourist services included two large complexes, Manhattan Beach Lodge and Resort for lodging, dining, and dancing, and the Manhattan Beach Club.

Through its history, the Club, on the east side of County Road 66 north of the Manhattan Point Road, included a four-lane bowling alley, restaurant, barber shop, grocery store, bar, gas station, motel rooms and a post office. At one time a community skating rink and warming house sat to the south of the Club parking lot, and there was once a riding stable on the north side of the club complex.

Additionally, small commercial buildings near the Club housed a puzzle factory and a gift shop at one time. Over time, all of the Club area buildings on the east side of County Road 66 burned, and that property has been vacant since then.

Established in 1928, the Manhattan Beach Lodge property originally included most of the southeast bay of Big Trout Lake, offering cabins that stretched across the city boundary into Crosslake, main lodge rooms, dining and dancing. The Lodge tennis courts were lakeside, located on the site where the Manhattan Villa condominiums were built in the early 1970's. All cabins were eventually subdivided and sold, leaving the main lodge and restaurant which still operates on the shore of Big Trout Lake.

In the northeast corner of Big Trout Lake two small fishing resorts were established: FloraDell, developed by the Vargo family, and Beaver Dam Resort. In later years, both of these properties were subdivided. Today, the original Vargo property is known as Boulder Ridge, and Beaver Dam became part of the first platted lots in the North Gate Lane Plat.

In the north end of the City, the Wannebo family operated an auto repair garage and used car sales business as well as an excavating company. However, by the 1990's the used car /garage operation was no longer in business. The gravel pit on the south side of County Road 1 was originally opened by the County in the 1960's and pre-dates city zoning ordinances.

The balance of the City consisted of small subsistence farms with 5-10 animals, and most of the population supplemented their income with part-time jobs such as summer cabin cleaning or working for local manufacturers, such as Durkees in Pine River. Many residents were employed seasonally in construction and logging.

Later, housing was added in the form of condominiums next to Manhattan Beach Lodge, the Boulder Ridge houses were built, and some children of the larger property owners purchased corners of their parents' land for the use of the next generation of residents. There have also been developments proposed for certain properties along County Road 66.

The pride of Manhattan Beach continues to be its natural resources in the form of Big Trout Lake, and its large rural residential properties.

Part 2: Planning History

Manhattan Beach has been administering its own ordinances for more than 35 years, since the City adopted its first zoning ordinances in 1973. Because of development pressures, the City completed a Comprehensive Plan in late 1996, and updated the zoning ordinance in 1997.

From the late 1990's to 2009, Manhattan Beach continued to experience proposals for new development, as well as issues related to zoning ordinance interpretations and enforcement.

In 2009, the city budgeted funds to conduct a simultaneous updating of the Manhattan Beach Comprehensive Plan, and the city's zoning and subdivision ordinances. This work was conducted by the Planning Commission and City Council through a series of meetings in the summer and fall, and with the active participation of many residents. Residents' questions, comments and suggestions were of great benefit, and improved the final product of this effort.

Comprehensive Plan Update:

Through a series of meetings, it was determined there was a general consensus that the community goals established in the 1996 were still very relevant in 2009. Based on these discussions, the community goals were updated, but not significantly changed. As a result, the goals continue to the community's aim to preserve and protect water and land resources and the rural residential feeling of Manhattan Beach. The general goals are:

- a. Promote moderate amounts of residential development.
- b. Encourage additional housing.
- c. Consider tourist-type businesses in the south of the city.
- d. Improve city roads as funding allows.
- e. Preserve surface and ground water quality.
- f. Develop and enforce plans and ordinances that ensure compatible land use.

The comprehensive plan discussions also helped identify specific topics to be addressed in the zoning and subdivision ordinance updates. Examples of the topics included are:

- *Using more specific definitions.
- *Addressing accessory uses and structures.
- *Examining the limits of conditional uses and home occupations.
- *Considering the number and type of zoning district for the city.
- *Addressing the limits on signs, temporary structures and exterior storage.
- *Looking at alternatives to the sketch plan review process.
- *Updating definitions and enforcement for nuisances: noise, light, odors, dust, etc.
- *Re-examining the city's performance standards.
- *Including state-mandated provisions for shoreland protection.

All of these topics and more were included in the updated zoning and subdivision ordinances drafted in late 2009, in anticipation of city council adoption in 2010.

Many, many hours were devoted to these efforts by the mayor and city councilmembers, planning commissioners and residents. All recognized that community plans and zoning enforcement are important, and must be periodically reviewed and updated to serve the desires and needs of Manhattan Beach.

Part 3: Community Information

The main elements of the Comprehensive Plan are: Population Characteristics; Housing Characteristics; Economy; Transportation; Environment; and Land Use. This section provides detailed information about each of these elements. Statistical information is from U.S. census data unless otherwise noted.

Population Characteristics

The population characteristics of a community are very important in identifying changing population patterns.

Growth: There was dramatic growth in the population of Manhattan Beach, with the city showing a 30.4% increase between 1970 and 1980. However, according to local officials, the 1970 population count of 46 from the Census is inaccurate. Officials estimate that the population was closer to 60 in 1970. If so, the population of the city has been stable from 1960 to 2000 when it declined to 50. Crow Wing County, in comparison, has shown substantial growth, with a 24.5% increase in its population. Table 1 shows the population changes for Manhattan Beach and Crow Wing County between 1960 and 2000. Again, Manhattan Beach is shown with little change in its population.

Manhattan Beach has approximately 1 ½ square miles of land within its boundaries. Population density increased slightly from 39.74 persons in 1980 to 40.40 persons per square mile in 1990, then decreased to 33.11 persons per square mile in 2000.

**TABLE 1
POPULATION
CITY OF MANHATTAN BEACH AND CROW WING COUNTY
1970 – 2000**

	1970	1980	%Change	1990	% Change	2000	% Change
Manhattan Beach	46	60	30.4	61	1.7	50	-18.0
Crow Wing County	34,826	41,722	19.8	44,249	6.1	55,099	24.5

**TABLE 2
POPULATION DENSITY
CITY OF MANHATTAN BEACH 1970-2000**

	1970	1980	1990	2000	Change 90-00
Population	46	60	61	50	-11.0%
Land Area (sq mi)	1.51	1.51	1.51	1.51	0.0
Density (per sq mi)	30.46	39.74	40.40	33.11	-7.29
Housing Counts	41	68	65	66	+1.0
Households	15	26	27	22	-5.0
Persons/Households	3.07	2.31	2.26	2.26	0.0

**TABLE 3
NUMBER OF PERSONS BY AGE**

Age	Persons	% of Total	Age	Persons	% of Total	
4 and Under	1	2.0	35-44	3	6.0	
5-9	1	2.0	45-54	10	20.0	
10-14	4	8.0	55-59	7	14.0	
15-19	2	4.0	60-64	1	2.0	
20-24	4	8.0	65-74	5	10.0	
25-34	2	4.0	75-84	10	20.0	
85 and Over	0				0	
TOTAL POPULATION:	50		TOTAL FEMALE POPULATION:	23	TOTAL MALE POPULATION:	27

AGE - Population by age group is shown above in Table 3. The 45-54 year-old group and the 75-84 year-old group make up the largest percentages of population at 20% each. Interestingly, the 1990 census reported zero young adults in the 20-29 year old category, while the 2000 census shows 6 people aged 20-34 years. Also in 1990, there were 12 people under age 19, and only 8 people of that age group in 2000.

HOUSEHOLDS – Manhattan Beach had 22 households in 2000, compared to 27 in 1990, for a decrease of nearly 19%. This decline is significant because the number of households had remained unchanged through the 1980's and 1990's. Crow Wing County as a whole experienced a 29.3% increase in households between 1990 and 2000. Table 4 compares household information for Manhattan Beach and Crow Wing County.

**TABLE 4
NUMBER OF HOUSEHOLDS
CITY OF MANHATTAN BEACH AND CROW WING COUNTY**

	Households				Persons per Household			
	1970	1980	1990	2000	1970	1980	1990	2000
M.B.	15	26	27	22	3.07	2.31	2.26	2.26
C.W.	10,974	15,171	17,204	22,250	3.10	2.70	2.60	2.43

TABLE 5
HOUSEHOLDS BY TYPE 1990-2000
CITY OF MANHATTAN BEACH

	1990	2000
Total Households	27	22
Family Households	23	16
Married Couple-family	22	15
Female Head of Household	1	0
Non-Family Households:	4	6
Householder living alone	2	4
65 years and older	2	2

Housing Characteristics:

Type: Owner-occupied housing in Manhattan Beach consists primarily of single-family homes. According to the 2000 census data, there are just two renter-occupied housing units. However, the “seasonal/vacant” category makes up 63.9% of Manhattan Beach housing, reflecting the community’s close connection to tourism and recreation.

TABLE 6
TYPE OF HOUSING CHARTS
1980-2000

	1980		1990		2000	
	No.	Percent	No.	Percent	No.	Percent
Owner-Occupied	26	38.2	26	40.0	20	32.8
Renter-Occupied	0	0	1	1.5	2	3.3
Seasonal/Vacant	42	61.8	38	58.5	39	63.9
Total	68	100.0	65	100.0	61	100.0

Housing values tend to be higher for lakeshore properties in Manhattan Beach and other communities on the Whitefish Chain of lakes. Many of these homes have been completely re-built or substantially remodeled.

A study completed by the Environmental Quality Board (EQB) titled Growth Management Study examined the effects of growth on the environment in the north central lakes area. Manhattan Beach was one of the communities included in the study, which also covered the areas along Gull Lake and the Whitefish Chain of Lakes. According to this report much of the housing is newer, having been built since the 1980's. Table 8 shows Manhattan Beach with 21.8% of its housing units built since 1979. Surrounding communities also have fairly new housing.

The study also states that housing values along these two lakes are high. Comparing housing values in Manhattan Beach, one can see that homes have the median value of \$325,000. According to the EQB study, some people are moving away from popular lakes, due to high housing costs and the perception of overcrowding.

More of the seasonal housing units in Manhattan Beach and the surrounding area are being converted to permanent houses, as their owners reach retirement age, although the use may still be seasonal.

ECONOMY - Manhattan Beach depends on Crosslake and the greater Brainerd/Baxter area for its goods and services. There is very little commercial development within the City of Manhattan Beach to provide goods/services and employment.

Employment – Employment by occupation is shown in Table 7. The large majority of residents and land owners are employed as managers or professionals (27%) and sales/office workers (50%).

Income – Well over 50% of the residents and landowners have annual household incomes of \$50,000 and over (see Table 8). Approximately 40% have household incomes over \$75,000 per year. Overall household incomes are substantially higher than Crow Wing County, which in 2000 had a median household income of \$37,590.

**TABLE 7
OCCUPATIONS OF MANHATTAN BEACH RESIDENTS
AND LAND OWNERS**

CATEGORY OF OCCUPATION	NUMBER OF PERSONS	% OF TOTAL
Manager/Professional	8	27.0
Service	0	0.0
Sales/Office	15	50.0
Farming, Fishing, Forestry	0	0.0
Construction, Extraction, and Maintenance	5	17.0
Production, Transportation, and Material Moving	<u>2</u>	6.0
TOTAL:	<u>30 (number employed age 16 and older)</u>	
	17 wage/salary workers	
	13 self-employed workers	

**TABLE 8
INCOME OF MANHATTAN BEACH RESIDENTS
AND LAND OWNERS**

INCOME RANGE	NUMBER OF HOUSEHOLDS	% OF TOTAL
Less than \$10,000	0	0
\$10,000-\$14,000	0	0
\$15,000-\$24,000	2	7.2
\$25,000-\$34,000	7	25.0
\$35,000-\$49,000	2	7.2
\$50,000-\$74,000	6	21.4
\$75,000-\$99,000	7	25.0
Over \$100,000	<u>4</u>	<u>14.2</u>
TOTAL:	28	100%

TRANSPORTATION - The transportation system of any community is vital to the movement of goods and people. Roads also provide access to land. Manhattan Beach's transportation system consists primarily of highways and local roads.

Highways - Major collector highways County State Aid Highway (CSAH) 1 and CSAH 66 intersect within the City of Manhattan Beach. Collectors are

highways whose function is to collect traffic from local roads and move it to minor arterial highways. CSAH 1 extends west from Manhattan Beach to Pine River and MN Trunk Highway 371. CSAH 1 extends east to Emily and MN Trunk Highway 6. CSAH 66 begins at CSAH 1 in Manhattan Beach and runs south into Crosslake where it intersects CSAH 3, which extends south to Brainerd.

Local Roads –Local roads include Northgate Lane, Satchel Road, Meyer Lake Road, Goldenstein Road, and Old Grade Road.

Intercounty Route System- Manhattan Beach is also part of the Inter-County Route System with Intercounty Route D (CSAH 1) running through Town. The Intercounty Route System covers the five counties of Cass, Crow Wing, Morrison, Todd and Wadena. Signs with letters A,B,C,D,E and F designate these routes throughout the five County area.

ENVIRONMENT- Manhattan Beach's natural resources are very important to the city's quality of life. The preservation of these natural resources is a top priority for the city.

Water Quality – Surface water resources in Manhattan Beach include Big Trout Lake and Four Acre Lake. Ground water resources are also important to the area because they provide a source of water for residential, commercial and agricultural uses.

Surface water quality data obtained from MPCA indicates that Big Trout Lake at Manhattan Beach continues to have low levels of phosphorus and chlorophyll. According to the EQB study of lakes in the area, they are very sensitive to nonpoint pollution and nutrient loading. As an example, an average total phosphorus level of 15 micrograms per liter would relate to an average summer transparency of 15 feet. Doubling the phosphorus level to 30 micrograms per liter would reduce the average transparency to 6 feet. Most recent data indicates a total phosphorus level of 11 and a transparency of approximately 17 feet in Big Trout Lake. Currently the trophic state of the lake is described as Oligotrophic. According to Mississippi Headwaters Users Guide to Shoreland Property, Oligotrophic means nutrient poor and biologically unproductive. These lakes are clear

and deep with very little algae. Typical fish populations include trout and tullibee. Fish and animals in these well-oxygenated lakes are especially sensitive to loss of oxygen.

There is limited information on Manhattan Beach groundwater from the Crow Wing Well Index. According to the EQB study, most well in the study area, which includes Manhattan Beach, had nitrogen levels of 0.4 to 7.6 milligrams per liter. Levels of nitrate of 2 to 3 milligrams per liter are due to human activity. Levels greater than 10 milligrams per liter are the maximum level allowed for human consumption.

Water quality is affected by the types of land use within the City and surrounding areas. Spring runoff follows a flow corridor through Manhattan Beach emptying into Big Trout Lake, North of CSAH 1. There is an old, discontinued dump within the City of Fifty Lakes which could have a negative future impact on both surface and groundwater quality.

Soils - Manhattan Beach has permeable soils overlying surficial aquifers. The surficial geology is mainly outwash. Outwash soils such as Chetek Onamia and Brainerd Chetek are a mixture of sand and gravel and are highly permeable. High permeability of these soils and the interconnections between the aquifers and surface water makes the groundwater susceptible to contamination. Little filtration of contaminants is provided by these sandy soils.

Forests – The entire area was logged at the turn of the century and has regrown in a mixed forest of pine and deciduous hardwoods and softwoods. Much of the area is wooded, but development pressures may reduce the size of wooded areas in the future.

LAND USE - Land use has changed very little over the last ten years, but there have been development pressures during that time and likely will be in the future. Planning for future development is important in order to preserve the quality of life in Manhattan Beach.

Existing Land Use- The primary types of uses of land are lakeshore residential and rural residential, which includes mainly hobby farms.

Development is located primarily along the shoreland areas in subdivision plats. Platted subdivisions in Manhattan Beach include Beaver Dam, Boulder Woods, French's Addition, Manhattan Beach Entrance Addition and Manhattan Beach Villas. There are also scattered home sites along CSAH 1 and CSAH 66. Very little commercial development exists. Commercial development includes an excavating company located along CSAH 1 and the Manhattan Beach Lodge located on CSAH 66 south.

Zoning – The City of Manhattan Beach has utilized its zoning ordinance since 1973. The City's zoning ordinance was updated in 1997 and in later years, including the 2009 planning and zoning work. The majority of land in the city is zoned residential.

PART 4: PHYSICAL RESOURCES

To include maps and descriptions of the following:

Trails in or near the City; Public Lands including Public Landing and Corps of Engineers Land; Roads; Lakes and Streams; Heavy Forested Areas; Open Area; Topography; Commercial Areas; Shoreline Management Impact Area by zone.

-

- 1. Residential Development – Goal:** To encourage moderate growth in residential development and to provide for orderly and controlled development so as not to upset the balance of housing values and to make minimal impact on the natural environment, especially our open space and water resources.

Facts

- a. All of the lake shore has been developed.
- b. Only private septic systems exist.
- c. There are a minimum number of city roads that require city-funded maintenance.
- d. There are no building codes or inspection procedures.
- e. There is a relatively stable number of households, currently about 22.
- f. Most building is single-family on large tracts of land (10 to 200 acres).
- g. The median housing price is over \$325,000 and housing is relatively new or updated.
- h. Residents are retirees or employed (little unemployment) with a substantial number of household incomes over \$75,000.
- i. The desire of Manhattan Beach residents is to maintain the wooded, natural look of the community.

Challenges

- a. Larger tracts of land are available for development.
- b. Increased development may mean more costly services in the future.
- c. Controlling property taxes, as property values increase.
- d. Control the number of new roads that may become public.
- e. Protecting the environment, when housing and population density increases.
- f. Controlling the cost of roads and other future public services such as sewer, fire protection and the like.

Recommendations

- a. Develop land classifications.
- b. Tier lot sizes from the lakes and along the roads to ensure a tranquil setting.
- c. Maintain the residential, rural, and hobby farm community by requiring a residence on each parcel of land where animals are kept.

- d. Create transitional residential zones based on distance from natural water bodies.
- e. Maintain current housing standards by establishing a minimum house size requirements for residential zoning areas.
- f. Ensure natural screening for developments.
- g. Develop and enforce ordinances that prevent the unsightly storage of junk vehicles, trash, etc.

2. **Agricultural – Goal:** To maintain the hobby farm tradition of the community while blending it with new and existing residential development. To discourage intensive animal husbandry in areas more suitable for other land uses.

Facts

- a. Four acres is generally allowed for each large animal (horses and steers, for example).
- b. The City's right to control animal density has been upheld by the courts.
- c. The "Hobby Farm" profile is typically 4-10 large animals on 40 acres.
- d. A majority of residents do not want feed lots, and support the city's past position on this issue.
- e. There are now very few properties in the city with large animals.

Challenges

- a. Allowing some changes and flexibility.
- b. Protecting surface water and groundwater.
- c. Allow for appropriate growth in residential and commercial uses.

Recommendations

- a. Establish land classifications that specify the number of animals allowed on rural residential property.
- b. Allow for crop and herb growing, and tree farming and harvesting.

3. Transportation – Goal: To preserve and maintain an adequate road system for the City of Manhattan Beach.

Facts

- a. The current road system is adequate at the present time.
- b. The gravel surface of some existing roads requires more frequent repairs and maintenance.
- c. Roads in residential developments, due to their non-thoroughfare nature, may be better classified as private roads, rather than public roads.

Challenges

- a. Within the framework of new residential and commercial zoning guidelines, review set-back standards and access to development along public roads.

Recommendations

- a. Provide regular maintenance on existing roads to adequately serve the community's needs.
- b. Consider major improvements to existing roads when requested by users and abutting property owners, with funding to be determined by the City on a case-by-case basis.
- c. Encourage all developers of residential plats to provide private roadways, unless roads meet all specifications of city standards.
- d. Limit direct access to county highways and promote the use of private roads.

4. Forestry and Woodlands – Goal: To preserve the natural wooded setting of the community while recognizing landowner rights to harvest wood products.

Facts

- a. Most residents wish to maintain the natural woodland environment of the community.
- b. Unrestricted growth and development within the community can impact the natural setting most residents prefer.
- c. Owners of large and small wood lots supply material to the forest product industry as well as for energy use.
- d. Heavy logging takes place north of the city limits of Manhattan Beach, on public and private lands.
- e. Trees are a renewable resource.

Challenges

- a. Preserve and maintain the look and feel of the community without infringing on individual rights.
- b. Commercial and residential development of forest land for other uses threatens existing wooded areas.
- c. Provide for adequate screening and privacy between properties and the public view.
- d. Provide for sound forestry practices on private and public land.

Recommendations

- a. Create land use specifications for wooded areas.
- b. Create larger minimum lot sizes. Allow higher density in PUD cluster development with open space managed under an approved management plan.
- c. Encourage that woodland activities be coordinated with the DNR.

5. Environment/Land Use – Goal: To create ordinances which allow for conservative community growth while protecting our lakeshore and wooded setting.

Facts

- a. The City exists because of the clear lakes in a wooded setting.
- b. Most lakeshore property has been developed to its legal limits.
- c. Many lakeshore lots are now substandard in size.
- d. The State has published standards which are available as a regulatory tool.
- e. The wooded land to the north of the city is ecologically sensitive.
- f. Summer lake use is near capacity.

Challenges

- a. To allow for conservative growth while preserving surface water and ground water quality.
- b. To manage a reasonable transition between dense shoreland development and the less dense open areas.
- c. To support the tourism -based economy while minimizing its environmental effects.

Recommendations

- a. Develop commercial, residential and agricultural density standards to ensure the quality of the area's ground water and surface water.
- b. Develop zoning districts as required to enforce density standards in each distinct part of the city.
- c. Adopt as part of the ordinance the applicable portions of the statewide standards for management of shoreland areas.
- d. Support the development of non-summer, and non-lakeshore recreational activities to more widely distribute use without over burdening existing natural resources.

6. Commercial/Economic - Goal: To accommodate the growth of service and tourism businesses while protecting the scenic beauty of the area.

Facts

- a. There is a very limited commercial tax base in Manhattan Beach.
- b. There are very few local employment opportunities.
- c. There is little access to goods, services, and activities within the community, and just fair access in the nearest communities.
- d. Some of the commercial activity within the city is home-based, with nearly one-half of workers being self-employed.
- e. An unscreened gravel pit operation exists within the city.

Challenges

- a. To blend the need for additional property tax revenue with residents' concern for the environment and natural beauty of the community.
- b. To provide local employment opportunities.
- c. To provide residents with goods, services, and activities without changing the city's residential character.

Recommendations

- a. Create a small commercial district on CSAH 66 in the existing commercial area.
- b. Encourage new business ventures which provide resident or tourist related products, services and activities, or office based businesses.
- c. Develop building, sign, and plat design standards for developments which will complement the natural environment.
- d. Require conditional use permits for all commercial ventures which must adhere to the city approved design standards.
- e. Closely define the ordinance as it relates to home-based business in order to protect the residential feel of the non-commercial area.
- f. Maintain a relationship with, and support agencies that stimulate economic growth.
- g. Create a second commercial classification for businesses located on CSAH 1.

7. Public lands/Recreation – Goal: To protect, maintain, and enhance access to the woods and waters of the area for quality outdoor recreation.

Facts

- a. The only public lands within the city are the U.S. Army Corps of Engineers public landing and beach on Big Trout Lake , with the property extending back to Four Acre Lake.
- b. No facilities are available that provide access to the county and state lands north and east of the city.

Challenges

- a. To maximize the access to public recreational water and land with minimum environmental impact.
- b. To promote inter-governmental cooperation to manage our shared resources.

Recommendations

- a. Work with the Corps of Engineers to maintain, monitor, and enhance the public landing and beach at Big Trout Lake.
- b. Develop a plan to protect and preserve the undeveloped shore of Big Trout Lake south of the public landing.
- c. Encourage and support public access to the public lands north and east of the city to include winter access and parking.
- d. Work with Crow Wing County, the City of Fifty Lakes, and private entities to develop a network of hiking and cross country ski trails, as well as snowshoe and hunting access to the public lands north and east of the city.

8. Waste Management/Pollution – Goal: To maintain a pure and serene environment while accommodating conservative growth.

Facts

- a. Lake water and ground water quality is critical to the City's future.
- b. A water quality concern is leakage from septic systems, animal waste, and lawn and agricultural chemicals.
- c. All waste water disposal in the City is via privately owned septic systems.
- d. The state establishes septic standards, the City enforces them.
- e. Future growth and more uses of resources is inevitable.
- f. Garbage and trash removal are handled by residents using private solutions.
- g. There are currently no landfills within the City.
- h. Roadside trash pick-up is currently being accomplished by residents on a voluntary basis.
- i. Noise, visual, air, and light pollution have historically been mediated on an individual basis.

Challenges

- a. To properly enforce state mandated sewer and pollution standards with increasing demands and limited resources within the City.
- b. To allow for reasonable growth without threatening surface water or groundwater quality.
- c. To create acceptable and enforceable standards for trash, noise, visual, air, and light pollution without infringing on individual rights.

Recommendations

- a. Develop sewer ordinance enforcement guidelines and request county assistance if required.
- b. Work with MPCA and lake associations to monitor lake and ground water quality and support educational efforts within the community to prevent pollution.
- c. Use other cities ordinances as well as community history to establish appropriate standards from which a new ordinance can be crafted to limit trash, noise, visual, air, and light pollution.

Part 7: Updating the Comprehensive Plan

Manhattan Beach has undertaken significant community planning work and ordinance development in 1996-1997 and again in 2009-2010. In doing so, the city has made a great effort to see that the planning standards and zoning enforcement provisions reflect the traditions and desires of the community as a whole.

In order to make certain this continues to be the case, Manhattan Beach expects to:

1. Keep the protection of the natural environment as a foremost aim in considering new plans for development.
2. Re-visit plans and ordinances as needed and make updates and changes where appropriate.
3. Continue to provide opportunities for public participation in these efforts.

The City of Manhattan Beach Planning & Zoning Commission has reviewed the updated report of the Manhattan Beach Comprehensive Plan and recommends the City of Manhattan Beach Council approve and record this report for the City of Manhattan Beach records.

William W. Medinlock, acting chair 2/12/2010
Planning & Zoning Chair Person Date

Ralph Iverson acting sec'y 2/12/2010
Planning & Zoning Secretary Date

The City of Manhattan Beach does hereby approve and record in City documents on this
Day 2nd Month March Year 2010

Paul L. Allen
Mayor

Barb Howard-Waite
Clerk/Treasurer