Allyn Urban Growth Area Comprehensive Plan

I. OVERVIEW OF THE PLAN

Preamble

The Planning Committee of the Allyn Community Association has developed a vision, goals, and policies for the future of the Allyn Community. Mason County has declared the Allyn Community to be an Urban Growth Area (UGA) under the conditions of the State of Washington Growth Management Act. Included along with the vision, goals and policies are community data collected as a part of this process. John M. Kliem, of Creative Community Solutions, provided project oversight, professional guidance, and editorial direction during the creation of this document.

Community Background

Logging interests were already established in Mason County by 1853 when settlers began to build homes in the Allyn area. One of the first settlers, Joe Sherwood, constructed a mill in 1854 on what became known as Sherwood Creek. The settlement of Allyn became a well-known supplier of lumber, venison and huckleberries in Tacoma and Olympia, Tacoma having been first settled the year before Allyn. By the late 1880s many influential people had visited the area and were impressed with the location and beauty, and it was a very popular vacation spot. The steamer Messenger was serving the Case Inlet run. In 1889, John and Delilah Eberhart and their son, George, along with James and Deborah Wickersham platted the town of Allyn. Wickersham named the town of Allyn after Judge Frank Allyn of Tacoma, who was also influential in Allyn's early development.

By the mid 1890s, Allyn had a school, newspaper, sawmill, two saloons, a hotel, a doctor, a drug store, and real estate offices. The L.W. Daniels and Son sawmill produced shingles, and rough and planed lumber. A lumber camp was soon established on Sherwood Creek, and a boat yard and wagon shop was founded across the bay. The Malany Brothers’ new steamer, the Detroit, commenced a daily run into Allyn coming from Tacoma. Public improvements included; a wood sidewalk built near the waterfront along Gross Street (where the Allyn Waterfront Park is located today), the main road, Sherwood Avenue, completed to within a mile of Clifton (now known as Belfair), and a long wharf built just north of where today’s Allyn dock is located. A Post Office was
established in Allyn on March 24, 1890. In 1909, the Congregational Church Building (Allyn Historic Church) was built at the intersection of Drum Street and Sherwood Avenue. This building is listed on the Washington Heritage Register which recognizes properties for their unique contributions to our state’s heritage. The Allyn schoolhouse served the community from the 1890s until it burned down in the late 1960s.

Oystering was an important industry in the early days of Allyn, and continues to contribute to the local economy. In the late 1890’s and early 1900’s there were as many as nine oyster growers, the largest being W.W. Waldrip. In the mid 1900’s there were two companies that were the main operators, Sargent Oyster Co. near the head of the bay and Coast Oyster in front of Allyn. Today, the Sargent Oyster Company sells locally and Taylor Shellfish ships shellfish all over the world. Pollution due to failing septic systems forced the closure of much of North Bay; however, with completion of the North Bay Sewer System in 2000, clean up of the bay began and North Bay is once again open for commercial production.

In the 1920s and 1930s logging and farming were the principal occupations of Allyn and Belfair residents. Brush picking and huckleberries played a significant role in the local economy into the 1980s. In 1922, E.E. Overton and his son Hubert brought in a railroad at the head of North Bay at Coulter Creek. The E.E. Overton Logging Co operated from this location from about 1924 to 1932. Hubert’s son Peter eventually assumed operations of the Overton holdings and continued logging in addition to establishing Christmas tree farms. Peter’s son David and daughter Laura have taken over management of the company which is made up of a logging operation and development division.

After the Port of Allyn acquired some waterfront property in Allyn, the Allyn Community Association was established and began to help the Port build a waterfront park. Between 1985 and 1988 citizens donated time and labor to clear the property of brush, build a large gazebo for community events, and transformed the site into the Allyn Waterfront Park.

In the 1930s, Virgil Anderson acquired the initial 160 acres of a family farm that would eventually become the site of Lakeland Village. By 1965, the Anderson family completed reclamation of the marshland, restored the lake (Anderson Lake), and the first subdivision establishing Lakeland Village was approved. The barn and many of the outbuildings still exist and are located east of the new golf course. Today, Lakeland
Village includes over 750 residences, a 27-hole golf course, a large clubhouse and restaurant.

**Purpose of the Allyn UGA Plan**

The Allyn Urban Growth Area Plan (referred to hereafter as The Allyn Plan) offers residents, businesses, property owners, and the County a clear, detailed vision for future development, and the standards to be utilized to enhance and maintain the described and desired community character. The Allyn Plan shall accomplish the following:

- Develop a community-wide vision for the Allyn area;
- Refine the Mason County Comprehensive Plan to reflect the desires of the community, ensuring that the community objectives align with those of Mason County in terms of countywide policies; and,
- Identify actions necessary to implement The Allyn Plan, including: adopting or revising land use regulations; identifying priorities for use of public funds to develop physical improvements, such as streets, sidewalks, trails, streetscape landscaping, street lights, water-related improvements, storm water improvements, and park development; social programs; economic programs, etc.

**Public Involvement and Participation**

The process for creating a community plan for Allyn was initiated by the Allyn Community Association Planning Committee between 1997 and 2002. A Draft Allyn Plan was generated by this committee in October 2002, and provided guidance in the development of Interim Zoning Regulations for the Allyn UGA, which were finalized in July 2004. The Allyn Plan was refined and completed through a series of workshops structured to allow the community to articulate their vision for the future of Allyn.

**Components of The Plan**

The Allyn Plan consists of: an introduction section which includes an overview and summary of The Allyn Plan, and a vision statement and four goals for the future that form the basis for the policies and objectives, and; five elements that have practical
implementation policies. The document includes technical data specific to the Allyn UGA that supports the vision, goals, and plan elements.

The Allyn Plan contains a Vision Statement and goals to guide community development, and policies and implementing actions for five subject areas or elements: Land Use Element, Community Character and Design Element, Environmental Element, Open Space and Parks Element, and the Facilities and Services Element. The vision statement, goals for the future, and all of the policies (including principles, standards, and objectives) were developed through citizen input. When applying the policy statements, each should be afforded equal weight. The following is a more detailed description of the components of the five subject elements:

**Land Use Element**

The Land Use Element addresses the location and intensity of land uses within the community. A complete description of land use designations and their implementing zone classifications can be found in this element.

**Community Character and Design Element**

The Community Character and Design Element addresses community character, heritage, and social interaction. This element also contains policies that will guide the design of both commercial and residential development, and landscaping.

**Natural Environment Element**

The Natural Environment Element includes consideration of the natural resources found in the area. Policies contained in this element define existing resources and guide future development with consideration of on-site environmental constraints.

**Open Space and Parks Element**

The Open Space and Parks Element analyzes the existing open space and recreational areas and considers opportunities to enhance the amount of open space and parks. The element also provides guidance on ways the community can expand, diversify, and maintain dedicated open space and public parks.
Facilities and Services Element

The Facilities and Services Element addresses infrastructure and services needed to support the proposed land use growth and development. Infrastructure includes capital facilities such as roads, trails, sewage disposal, storm water collection, and utility lines. The policies within The Allyn Plan identify the capital improvements that are necessary to support the plan (sewers, water, sidewalks, etc.) and discuss potential partnerships and sources for funding opportunities.

Definitions

The following definitions and abbreviations apply within this document:

Goals: Statements that describe a desired future condition. Goals describe mileposts that link your core values and vision with strategies. Goals are used to articulate the overall expectations and intentions of the community.

Objectives: Are SMART. That is they are:

- **Specific** - Everyone can agree on what they mean.
- **Measurable** - The outcome and success can be measured.
- **Action oriented** - In order to happen, specific actions must be taken.
- **Realistic** - The steps to be taken are clear and doable.
- **Time oriented** - They have a specific time frame for completion.

Policies: Guiding principles, actions, steps, or procedures intended to influence decisions or strategies affecting ongoing development of the community.

Vision Statement: A vision statement articulates the community aspirations for Allyn. It provides direction, and is a reflection of who and what the
community is and what it wants to become. Vision statements can be either: 1) broad - painting a picture of what the community should strive to be like, physically and socially; or 2) focused - to express how the concerns, values, and hopes of the community should be reflected in various topics.

**Consistency with the Mason County Comprehensive Plan**

The purpose of The Allyn Plan is to establish unique goals and planning policies for managing growth over the next 20 years in the Allyn Urban Growth Area in accordance with Chapter 36.70A of the Revised Code of Washington. The Allyn Plan, being specific to the Allyn UGA, supplements the Mason County Comprehensive Plan and is not intended to be a complete, stand-alone document. The goals, policies, and objectives in The Allyn Plan are consistent with the provisions in the Mason County Comprehensive Plan. The community plan proposes land use designations within the area that are unique to the Allyn Urban Growth Area, and as such do not have countywide applicability. The Plan does propose zoning districts and land use designations which are consistent with existing Comprehensive Plan goals and policies promoting development within urban growth areas.

**Vision Statement and Goals For The Future**

The following vision statement was created in 1998 by the ACA Planning Committee, and is contained in the Mason County Comprehensive Plan (Chapter III-2: Urban Growth Area Policies, page III-2.10): Allyn is a small community located in an area of great natural beauty. As the community grows, we envision a village setting that protects and preserves its unique natural resources, including North Bay, Sherwood Creek, the views, and vistas of upland Allyn, and the forests and lakes to the west. Allyn should provide an attractive, safe, child-friendly environment for its growing local population, including adequate infrastructure, housing, shopping, transportation, and recreation. The Village should encourage development of facilities that will attract economic activity, including that associated with tourism. This will leverage the natural beauty of Allyn and stimulate economic activity with dollars from the outside area. The Allyn area should set aside appropriate areas for residential, commercial, and light industrial development in order that provides affordable housing of choice, creates family wage jobs for local residents, and strengthens the tax base to support urban level public facilities and services.
**Community Goals**

The Village of Allyn has identified four goals that will guide the community in transforming this vision into reality. These goals are:

1. Protect and preserve natural beauty and resources including North Bay, Sherwood Creek, the views and vistas of upland Allyn, and the forests and lakes to the west.

2. Provide an attractive, safe, child-friendly environment for its growing local population.

3. Develop facilities that will attract tourists and stimulate economic activity with dollars from outside of the area.

4. Set aside appropriate area for commercial and light industrial development to provide family wage jobs for local residents and increase the tax base.

**Community Vision**

Exhibit A illustrates potential land uses and existing geographical features within and adjacent to the community of Allyn. This exhibit provides an illustrative description of the concept plan which evolved over several years into the proposed land uses. Future development beyond Allyn’s current urban growth boundary may be contemplated, but should consider providing an edge treatment at the community boundaries, vehicular connectivity, and other factors. These land uses may change over time, but the general intensities and orientation are the intended target for development within the next 20 years.
II. LAND USE ELEMENT

Introduction

The Land Use Element of The Allyn Plan provides direction regarding the location and intensity of land uses within the plan area. This element is intended to supplement and further refine the Land Use Element of the Mason County Comprehensive Plan. Where The Allyn Plan provides specific guidance regarding land uses, the policy language of this plan will govern. Where the communities plan does not provide specific guidance, the reader is directed to utilize the land use objectives, principles, and standards of the Mason County Comprehensive Plan, consistent with the included vision and goals statements. The Land Use Element addresses the location and intensity of commercial, light manufacturing, residential, and civic land uses. This element contains several main components: goal statements; policies and objectives for each land use concept and land use type (commercial/light manufacturing, residential, and civic).

Description of Current Conditions

The following provides background information regarding historic development patterns in the Allyn UGA.

A. Land Uses

Primary influences of historic and current land uses in the Allyn UGA are; the establishment of the timber and shellfish industries, the 1889 Town of Allyn Plat, the development of State Route 3, and the development of Lakeland Village (for additional information, refer to the previous discussion in Community Background).

In the 1960’s, the first subdivision establishing Lakeland Village was approved by Mason County, and the Anderson family commenced the creation of Anderson Lake and construction of the initial residential subdivision and nine holes of the Lakeland Village Golf Course. Over the next 15 years, ten divisions and an additional nine holes were added to the Lakeland Village development, creating a quality community on the plateau above and adjacent to the platted historic Town of Allyn. Today, Lakeland Village includes over 750 residences and offers a number of amenities, such as three private parks on a 50-acre lake with a children's playground, a 27-hole PGA level golf course with practice greens, a 6,000 square-foot Clubhouse complex including the Lakeside Bistro' restaurant, swimming facilities, tennis and basketball courts. While the
development of Lakeland Village expanded the residential base supporting retail and commercial services in Allyn, the development pattern in lower Allyn did not change significantly, and roads were not established or improved.

TABLE ONE details the distribution of land uses within the Allyn UGA based on the Assessor’s database.

<table>
<thead>
<tr>
<th>TABLE ONE: Allyn UGA Land Use</th>
<th>Total Acres</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Improved</td>
</tr>
<tr>
<td>Residential</td>
<td>461</td>
</tr>
<tr>
<td>Vacant</td>
<td>71</td>
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<td>Commercial</td>
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<tr>
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</tr>
<tr>
<td>Agri/Aquiculture</td>
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<tr>
<td>Forestry</td>
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<tr>
<td>Mineral Extraction</td>
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<tr>
<td>Transportation</td>
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<tr>
<td>Utilities</td>
<td>25</td>
</tr>
<tr>
<td>Tax Exempt</td>
<td>14</td>
</tr>
<tr>
<td>Total</td>
<td>704</td>
</tr>
</tbody>
</table>

Source: Mason County Assessor’s Office, 2004; Mason County Department of Community Development.
* Primarily tidelands that are not included in the UGA total acreage

Milestones in community planning for Allyn include:

- In 1997 the Allyn Community Association (ACA) established a Planning Committee.
- In 1999, the ACA Planning Committee recommended that Allyn become an Urban Growth Area (UGA) instead of a Rural Activity Center (RAC).
- In 2000, the Allyn UGA was established as part of the Mason County Comprehensive Plan update with the adoption of a vision statement and community goal.
- In 2001, the ACA Planning Committee began work on the Allyn UGA Plan.
- In 2004, Mason County adopted interim zoning for the Allyn UGA.
DESCRIPTION OF DESIRED CONDITIONS

The Plan area should target accommodating a future population of 4,100 residents by the year 2025. This represents an increase of approximately 50 households annually within the UGA between 2005 and 2025. The Allyn UGA, as shown in Exhibit B, is the minimum land area set aside as essential for serving lands already characterized as containing urban development as well as accommodating growth.

Allyn has a rich history embodied in many buildings and areas of the community. These historic resources, which include Allyn Historical Church, Indian petroglyphs, the Allyn School Bell, and Drum Street from State Route 3 to the waterfront, demand vigorous protection and support. Future development near these historic landmarks must mitigate any potential negative impacts. The Commercial District and all of Lower Allyn need design guidelines to pilot the future development of Allyn. The intent of the concept is to create a vibrant community center in Allyn that engenders business, social, and recreational opportunities for both residents and visitors, including tourists. In addition to the waterfront, the concept envisions distinctive and locally owned retail shopping surrounding a square with open space. A network of sidewalks and walking paths will promote pedestrian access. It is important to protect the visual aesthetic qualities of the entire community by establishing common themes for signs directing people to public buildings, public and private recreation facilities, historic areas, and churches. Home occupations in residences throughout the city are an important component of ensuring a diverse local economy, but it is important to have regulations that limit their scope and activity to ensure their compatibility with neighborhood settings. To enhance public safety and community atmosphere, the community shall adopt in its development regulations appropriate lighting standards for its residential and commercial areas.

Future land uses within the Allyn UGA would be regulated through the designation of development districts that encourage growth appropriate in scale with existing development and the natural environment. The locations for the various zoning districts would correspond to the land use patterns indicated in the Concept Plan for the Allyn UGA, as depicted in Exhibit Three. These development districts are:

- **R-1 Single Family Residential District.** Single-family homes are the dominant land use permitted in the district. Other permitted uses in the district would include common recreation facilities, group homes, accessory
dwelling units, and home occupations. This designation allows for a maximum residential density of four units per acre. To preserve existing views and vistas, structures east of State Route 3 cannot exceed 25 feet in height. Conditional uses appropriate for the Single-Family Residential District include satellite schools, public utility structures, public recreational structures and activities, and planned development overlays.

- **R-1R Residential-Recreational District.** This primarily residential district is intended to guide development for the non-platted western portion of the Lakeland Village development. This designation is intended to facilitate development patterns similar to those that exist in Lakeland Village, including low-density single-family residences, golf course and golf course-related facilities, and other common recreational facilities. Clustering residential units via condominium, townhouse, cottages, cluster housing and duplex development is encouraged. Allowed uses include common open space, small-scale agricultural activities and other facilities desired by the LakeLand Village community. Appropriate conditional uses would include assisted-care facilities, Bed and Breakfasts, and public utility structures. This designation allows for a range of residential densities based upon the building type, with a maximum overall residential density of five units per acre within the non-platted portion.

- **R-1P Residential-Platted District.** This primarily residential district is intended to retain the character and integrity of the existing Lakeland Village development. This designation should help guide development of the vacant parcels and the future expansion and remodeling of units within the Lakeland Village Division 1 through Division 12-Phase 2, in concert with the Covenants, Conditions and Restrictions for the corresponding Divisions. This designation allows for a maximum residential density of four residential units per acre, and allows attached residential development. Allowed uses include golf course and golf course-related facilities and other common recreational facilities. Conditionally allowed uses would include churches, public and private schools, childcare facilities, Bed and Breakfast Inns, and essential public facilities.

- **R-2 Medium Density Multi-Family Residential District.** The R-2 Multi-Family Residential District provides a wide-range of affordable housing
choices for residents seeking a higher density environment. It allows apartments, condominiums, townhouses, and manufactured homes which meet minimum dwelling unit requirements. Portions of this district located in the platted Town of Allyn would be encouraged to take advantage of the existing small lots, alleyways, and proximity to the shoreline and Village Center. Uses that serve as an amenity to a residential development, such as clubhouses and common recreational facilities, are encouraged. This designation allows for a maximum residential density of 10 residential units per acre, and an array of residential building forms. Conditional uses in the district include, places of assembly for religious purposes, school facilities, public facilities for community activities, and public utility structures.

- **R-3 Multi-Family Residential District.** This designation provides for a mix of low-impact neighborhood commercial uses that are not necessarily dependent on tourism, and high-density residential development. Net residential density is 20 dwelling units per acre. The minimum lot size is 21,750 square feet, permitting 10 residential units. Uses, structures, and lots not meeting district requirements, but which existed before the adoption of this plan, may continue.

- **HC Highway Commercial District.** This district is intended to facilitate vehicle-oriented service, sub-regional retail uses and other businesses that require frontage and direct access from a major arterial road or highway. Other less vehicular-dependent retail and entertainment-oriented uses could be permitted when found compatible with adjacent uses and based on the nature of the proposed use, business size, parking requirements, and hours of operation.

- **VC Village Commercial District.** This designation promotes commercial and mixed-use development which conforms with the platted Town of Allyn subdivision, and the cottage-scale, pedestrian-oriented development desired in the Village Center. The waterfront is a central focal point of the district and preserving its aesthetic character is an important factor to successful future development in Allyn. To preserve views of North Bay, structures east of State Route 3 are limited to 25 feet above average grade and shall have a five-foot setback from side property lines. Additionally, some individual
commercial establishments east of the highway should be limited in floor area. The mixed-use, tourism and entertainment-oriented nature of this district could support an array of commercial, retail, and residential uses as permitted and conditionally permitted uses.

- **BP Business Park District.** This District is intended to utilize the frontage along State Route 3 and North Bay Road with ease of access in promoting retail-oriented uses along the road frontage, and the uplands including the areas near and under the power transmission lines for commercial and light manufacturing uses that are not retail focused or dependent upon high visibility. The permitted uses in this district would include corporate offices, wholesale businesses, repair and light manufacturing facilities, R & D facilities, and limited light industrial uses.

- **MHP Mobile Home Park Overlay District.** This district is intended to accommodate the existing mobile home park within the platted Town of Allyn portion of the Allyn UGA. New development of this district should be similar to that allowed within the Village Commercial Zoning District. Development standards should accommodate similar uses and development intensities as allowed within the Village Commercial development regulations and should include provisions which address the existing residential mobile homes.

- **T Tourist Commercial Overlay District.** This district is solely intended as an overlay of the Village Commercial District. Its purpose is to provide a mixed recreation, cultural and commercial district to enhance and promote the economic revitalization of Allyn’s historic central business district. This district would promote attractive, pedestrian-oriented commercial and recreational uses for residents and tourists, and discourage auto-oriented or other uses that diminish pedestrian safety and accessibility. This district can provide a location for community wide social and cultural events and celebrations by reinforcing streets and parks as public places and the development of public and semi-public space.

- **PF Public Facilities Overlay District.** This district is intended for the accommodation of needed public facilities within Allyn. Support facilities for infrastructure, utilities and similar capital facilities would be allowed in this district.
The illustrative map to the left shows the location of CM – Commercial Manufacturing designated lands under the Interim Allyn Zoning Code and Map adopted in 2004. The CM lands include the Tacoma Power transmission lines and some existing commercial enterprises, and would provide sites with the capability to expand Allyn’s employment base. However, the code accommodates manufacturing and light industrial uses in this district that could result in compatibility issues with existing LakeLand residences to the west.

The Allyn Plan proposes the following modifications to the Zoning Code and Map in this area, indicated in the lower illustration:

- Prohibit most of the currently permitted light industrial and manufacturing uses, and promote office/R & D uses to create a more compatible business park environment,

- Change the zoning designation of two parcels from CM to R-1, and;

- Require a buffer between the existing LakeLand residences and future commercial uses to the east of the residential lots.
• **PD Planned Development Overlay District.** The intent of the Planned Development Overlay Zoning District is to encourage creative, imaginative new development that would not otherwise be allowed under the strict application of the development regulations. This overlay would encourage flexibility in design and development that will result in a more efficient and desirable use of land and greater preservation of open space.

• **LV Landscape and View Corridor Overlay District.** The intent of this overlay district is to enhance site beautification with landscaping in areas of high visibility and tourist activities. This district would also reinforce provisions that preserve views of North Bay/Case Inlet by incorporating view preserving measures, such as providing view corridors within proposed developments, enhanced setbacks, and encouraging a mix of one and two story development.

• **POS Public Open Space District.** This district is intended to primarily accommodate public recreational facilities. Other public and semi-public uses, such as government and educational facilities, transit facilities, communication facilities, and capital facilities associated with public utilities would be conditionally permitted in this district.

**LAND USE POLICIES**

**GOALS - General**

The following statements comprise a general land use goal which will be used to guide the development of more specific goals and standards throughout the communities plan land use element:

**LUP Goal 1:** Provide for a mix of commercial, manufacturing, institutional, recreational, and residential designated lands that will accommodate the future needs of the community while complementing the community’s existing character and protecting the resources of the natural environment.

**Residential**

**LUP Goal 2:** Uses should be designed and located to allow for sufficient areas in the community for low, moderate, and high intensity development.
**Policy 2.1:** When appropriate, encourage the use of planned developments that offer a wide-range of housing choices, open space, and neighborhood commercial activities.

**Policy 2.2:** Encourage land use designations that promote a broad range of housing choices to meet the socio-economic needs of the community.

**LUP Goal 3:** Promote land use designations and regulations that facilitate the characteristic, orderly development of Lakeland Village.

**Policy 3.1** Provide land use and development regulations which help direct development that retains the character and integrity of the existing Lakeland Village development. Regulations should guide and facilitate the development of vacant parcels, and the future expansion and remodeling of existing residences in an acceptable manner.

**Commercial and Manufacturing**

**LUP Goal 4:** Promote commercial and light manufacturing development to increase the existing tax base, expand local employment, and improve access to goods and services for existing and future residents.

**Policy 4.1:** Ensure commercially designated lands are available to provide needed products and services to neighborhood residents in a convenient, pedestrian-oriented location, while protecting existing residents and future residential neighborhoods from the disruptive effects of commercial intrusions.

**LUP Goal 5:** Ensure that adequate land, public facilities and services, and street capacities are available for future commercial and industrial growth.

**Policy 5.1:** The community, landowner and developers, and Mason County shall work together in planning and securing funding to construct adequate infrastructure, public facilities and services on a phased basis to areas designated for commercial development.

**LUP Goal 6:** Tourism-oriented commercial and civic uses of various individual intensities should be pedestrian-oriented and concentrated in the Village Center.
Policy 6.1: Encourage vacant and underutilized properties within the Village Commercial District develop as unified developments including tourism-oriented commercial enterprises, civic and public recreational uses, intermixed with retail services providing multiple goods or services to nearby residents and those in the broader community.

Policy 6.2: Encourage mixed development within the Village Center, including commercial, civic and residential uses, provided the residential component is subordinate to the other commercial and civic uses.

LUP Goal 7: Groupings of compatible commercial and civic uses of various individual intensities should be pedestrian-oriented and concentrated in the Village Center.

Policy 7.1: Commercial development should be allowed to occur where adequate separation, buffering, and sensitive placement of buildings and parking can make such development compatible with adjacent residential neighborhoods.

Policy 7.2: Mason County shall work with the business community to develop parking programs for the commercial centers which recognize and support the area’s planned pedestrian character, while providing sufficient parking for customers of all businesses.

LUP Goal 8: The community and Mason County should work together to develop programs and ordinances designed to preserve and protect the historic character of the Village Center while promoting and facilitating growth and economic development.

Policy 8.1: Ensure Development Regulations foster greater compatibility between non-conformities and existing and future uses, structures, and development which conform to the community plan.

Policy 8.2: Establish thresholds for expansions and enlargement of nonconforming uses within the Village Center, and development based upon land use designation and use category.

Policy 8.3: Encourage the grouping of individual commercial enterprises along State Route 3 to promote the sharing of parking areas, access driveways, and monument signs. Such grouping will be encouraged through land division regulations, sign regulations, and development standards.
Policy 8.4: Ensure that future development near historic landmarks avoids and/or mitigates any potential negative impacts.

IMPLEMENTING ACTIONS FOR THE LAND USE ELEMENT

The following is a list of actions that are needed to implement the policies contained within this element of the plan. They are arranged according to the timeframe within which each should be completed: short, or long term. Short-term actions should occur within two years of plan adoption. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Allyn Community Association (ACA), Mason County Economic Development Council (EDC), North Mason Chamber of Commerce (NM Chamber), Public Works Department (PW), Park & Recreation (Parks), or Mason County Department of Community Development (DCD).

Short Term Actions

The Mason County Development Regulations-Zoning will be amended after adoption of the Allyn Urban Growth Area Comprehensive Plan to:

1. Establish allowed uses in zone classifications (DCD).
2. Establish allowed residential densities throughout the plan area (DCD).
3. Establish structural setbacks, coverage restrictions, and height limitations (DCD).
4. Establish thresholds for the limitation or expansion of nonconforming uses (DCD).
5. Establish regulations and design standards that should address:
   a) Mitigation of any negative impacts between commercial areas and residential neighborhoods and sensitive features in the natural environment,
b) The transition between commercial/industrial uses and residential uses,

c) Minimizing any negative impacts between commercial/ manufacturing areas, residential neighborhoods and/or sensitive features in the natural environment,

d) The need for enhanced provisions to further promote site beautification and preserve and protect scenic views in areas of high visibility, tourist traffic, and where significant views exist.

e) Providing acceptable visual and physical transition in bulk, setbacks, landscaping, and architectural style between the existing commercial/manufacturing uses and any adjoining residential uses, and;

f) Pedestrian access in and through residential developments (DCD).

6. Establishing requirements to set aside both passive and active open space areas (Parks, DCD).

7. Revise development codes to recognize the historic uniqueness of certain buildings and sites, including but not limited to the Allyn Historic Church, through appropriate performance standards, design standards and guidelines, and other measures (DCD).

8. Conduct an analysis that details the type, location, and density of new residential development during the initial review of the Plan and every five years following (DCD, ACA).

**Long Term Actions**

Work with the local business community to:

1. Target commercial areas for revitalization efforts (ACA, DCD).

2. Help develop common promotion (advertising, joint merchandising, and special events) and business development (leasing, business recruitment, and
market research) within selected commercial target areas (ACA, EDC, NM Chamber).

3. Work with various business organizations to provide services within the plan area such as business promotion (common advertising, joint merchandising, and special events), business development (leasing information, business recruitment, market research), and labor recruitment and training (ACA, EDC, NM Chamber).

4. Maintain current commercial and manufacturing site survey information such as available and projected public services, surrounding land uses, transportation capabilities, critical areas, and other relevant development information (DCD, PW).

5. Actively recruit the following commercial and light manufacturing uses to locate within the communities plan area:
   
a) Health care facilities in the Business Park District;

b) Lodging opportunities in the Village Commercial District;

c) Office space for professional services, computer industries, or corporate headquarters in the Business Park District;

d) Pedestrian-oriented retail uses such as arts and crafts, specialized gift shops, delicatessen, restaurants, boutiques, etc. in the Village Commercial District, and;

e) Destination attractions and supporting uses which could draw tourists and cause them to linger in the community (ACA, EDC, NM Chamber, DCD).
III. COMMUNITY CHARACTER AND DESIGN ELEMENT

INTRODUCTION

Community design can be described as a composition of the elements of the community: the streets, parks, buildings, open space, and neighborhoods that determine the way the community looks and feels. Appropriate community design looks at the way in which buildings, streets, public places, natural features, and other development relate to one another and the people who use them. Through community design, individual improvements, such as street construction, park development, and new commercial, industrial, residential, and civic development can be effectively coordinated with each other to create a thoughtful, unified community image.

The design direction found in this Element is intended to reinforce the aesthetic character that the community wishes to retain and build upon, and to establish a threshold for site and building design for the undeveloped areas and those portions of the community where the existing development pattern reflects poorly on the image the overall community would like to portray to its own residents and visitors.

DESCRIPTION OF CURRENT CONDITIONS

The Allyn area developed absent a design theme or standards. The Town of Allyn platted area developed over a span of several decades and includes an eclectic collection of commercial, retail and residential structures. Existing public and institutional buildings include the Post Office, Fire Station, the Port of Allyn, Allyn Historical Church, and St. Hugh Church. Most development in the platted area is small-scale, with several underutilized sites. Because the Town of Allyn Plat did not consider the inherent topographic features numerous parcels possess modest to rather significant development constraints. Roads were never established on several of the platted rights-of-way, and of those established roads few are paved. Development along State Route 3 north and south of the Town of Allyn platted area and on North
Bay Road consists primarily of modest residences and a smattering of commercial buildings, lacking any unified theme, along with several vacant parcels. However, the Lakeland Village development, while not technically established or developed as a master-planned project, has evolved with many of the characteristics of a master-planned community. Lakeland Village is developed with predominantly newer, attractive homes and offers private parks, a 50-acre private lake, a 27-hole PGA level golf course, and clubhouse facilities.

**DESCRIPTION OF DESIRED CONDITIONS**

The community of seeks to grow while retaining a quaint setting within the Village Center, protecting and preserving the surrounding natural resources, including North Bay, Sherwood Creek, the views, and vistas of upland Allyn, and the forests and lakes to the west. The Village Center should encourage development of facilities that will attract tourists. Future development should provide an attractive setting that preserves historic resources throughout the area and blends natural features with the built environment. The Allyn Plan should accomplish these goals through the use of design standards and other regulatory measures.

**Community Goals**

The Community of Allyn has identified the following approaches to make their community more attractive, desirable place to live.

**Preserve Historic Resources**

The residents of Allyn recognize the importance of preserving historic resources. To ensure that the historic character and features of the Village Center is maintained, redevelopment and renovation of historic structures will occur so as to preserve the integrity of those structures. The historic pier at the foot of Drum Street should be preserved and serve as a focal point for other public facilities along the waterfront. Productive and attractive uses of historic buildings will be encouraged.
**Develop Community Gateways**
The vacant and underutilized sites along State Route 3 north and south of the Town of Allyn platted area and on North Bay offer an opportunity to establish aesthetically pleasing gateways into the community with buildings and improvements of compatible architectural styles and consistent character. Plantings, signs, public art, and other features should be used to create and provide a sense of community.

**Promote a Sense of Place**
Allyn must maintain its unique identity while accommodating a vibrant community center in Allyn that stimulates tourism as well as business, social, civic, and recreational opportunities. Existing and proposed facilities, such as the extensive waterfront, Lakeland Village, the proposed village square and future commercial and residential developments should develop in a manner that promote distinctiveness. Primary travel routes should emphasize scenic views and be accented by streetscapes that reflect the sense of community. Residential areas should have a diversity of housing types reflecting community identity, and a small town atmosphere.

**Encourage Attractive Landscaping**
Streetscapes should be highlighted by trees and other plantings, particularly along highly visible traffic routes. Site planning for future developments should encourage landscape buffers, and the integration of natural features, such as wetlands, streams, and significant stands of trees, thereby resulting in developed areas that complement the surrounding landscape.

**Establish Design Standards**
Promote attractive, cohesive gateways into the community, encourage a variety of architectural features, minimize the development of larger buildings so views can be preserved, and advance development that integrates well with existing neighborhoods. Encourage a built environment that blends with the natural environment, by creating
neighborhoods and business areas that are functional, visually attractive, and compatible with the natural surroundings. This could occur in the following ways:

- Preserve and incorporate natural features and critical areas into site design.
- Reduce the apparent scale of large commercial and industrial buildings through the design and placement of structures and through the effective use of landscaping.
- Attract pedestrian use through the integration of amenities such as courtyards, benches, artwork, and lighting into site design.
- Design parking areas to minimize visibility of parking areas from streets and the front of buildings.
- Emphasize pedestrian safety through effective use of lighting, site design, and landscaping.
- Attention will be given to assure a smooth transition between residential, commercial, manufacturing, and civic uses.
- Mitigate problems associated with potentially conflicting adjacent uses with a variety of site design and landscaping techniques.

COMMUNITY CHARACTER AND DESIGN POLICIES

GOALS - General

The following goals, policies and objectives are to be used to preserve community character, promote quality design, and for direction in future development throughout the community:

CCD Goal 1: Promote a high quality visual environment through design guidelines and standards for architectural, site, and landscape design in all public and private development.

Policy 1.1: Create design guidelines that promotes quality architecture, innovative site planning, integrates natural features, and requires extensive landscaping in streetscapes and yard buffers.
Objective 1.1.1: Design guidelines should include provisions to:

a) Preserve and incorporate natural features and critical areas into site design.

b) Reduce the apparent scale of large commercial and industrial buildings through the design and placement of structures and through the effective use of landscaping.

c) Attract pedestrian use through the integration of amenities such as courtyards, benches, artwork, and lighting into site design.

d) Promote parking area design in which the visibility of parking areas from streets and the front of buildings is minimized.

e) Emphasize pedestrian safety through effective use of lighting, site design, and landscaping.

f) Facilitate a smooth transition between residential, commercial, industrial, and civic uses.

g) Mitigate problems associated with potentially conflicting adjacent uses with a variety of site design and landscaping techniques.

Policy 1.2: Landscaping standards should be established that ensure developed areas complement the surrounding landscape.

Objective 1.2.1: Landscaping standards should include provisions to:

a) Preserve and incorporate natural features and critical areas.

b) Ensure that streetscapes are highlighted by trees and other plantings, particularly along highly visible traffic routes.

c) Require site planning to incorporate landscape buffers, and the integration of natural features, such as wetlands, streams, and significant stands of trees, when feasible.

d) Mitigate problems associated with potentially conflicting adjacent uses with a variety of site design and landscaping techniques.
CCD Goal 3: Preserve the historic character and features of the Village Commercial District.

   Policy 3.1 Ensure zoning regulations preserve the integrity of historic structures.

CCD Goal 4: Develop attractive gateway elements at all prominent community entrance points.

   Policy 4.1: Encourage development of distinctive entry features consisting of tree plantings, signage or public improvements.
   Policy 4.2: Include provisions in the development regulations that encourage the establishment of aesthetically pleasing gateways into the community with buildings and improvements of compatible architectural styles and consistent character.
   Policy 4.3: Mason County shall work with the Washington State Department of Transportation (WSDOT) to develop planting plans distinctive to the Allyn Commercial center for the portions of State Route 3 within the Allyn UGA.

Implementation Strategy

The following is a list of actions that are needed to implement the policies contained within this element of the plan. They are arranged according to the timeframe within which each should be completed: short, or long term. Short-term actions should occur within two years of plan adoption. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Allyn Community Association (ACA), Washington State Department of Transportation (WSDOT), Public Works Department (PW), or Mason County Department of Community Development (DCD).

Short Term Actions

1. The Mason County Development Regulations-Zoning will be amended after adoption of the Allyn Urban Growth Area Plan to:
a. Include design guidelines and standards for architectural, site, and landscape design in all public and private development that support and implement the community character and design goals and policies within the Allyn UGA Plan.

b. Ensure that the zoning regulations adequately address the historic preservation policies (DCD, ACA).

**Long Term Actions**

1. Mason County shall work with the Washington State Department of Transportation (WSDOT) to develop planting plans distinctive to the Allyn Commercial Center for portions of State Route 3 within the Allyn UGA (PW, ACA, DCD).
IV. NATURAL ENVIRONMENT ELEMENT

Introduction
Allyn has experienced modest growth, mostly occurring with the development of Lakeland Village, over the past 30 years. Generally, urban development coincides with a decrease in the water quality of the surrounding rivers, streams, lakes, and wetlands, the amount of native vegetation, and populations and diversity in fish and wildlife species. The Natural Environmental Element of The Allyn Plan provides policies geared toward the conservation and preservation of natural resources in the Allyn UGA, and is intended to supplement and further refine policies of the Mason County Comprehensive Plan regarding protection of the natural environment.

Description of Current Conditions

Location  The Allyn UGA lies along the upper, western shoreline of Case Inlet in eastern Mason County, Washington. The UGA primarily covers Section 36 of Township 23 North, Range 2 West. The intersection of Lakeland Drive and State Route 3 is at latitude North 47º 22’ 54” and longitude West 122º 49’ 47”. The area of the Allyn UGA is approximately 1,244 acres or 1.94 square miles.

The Allyn UGA principally consists of two distinct areas. Lower Allyn, the original community that the settlers first platted in 1889, is one district. It includes extensive shoreline, a mix of residences and commercial businesses, and is bisected by State Route 3. Lakeland Village, the planned residential development to the west of the platted town of Allyn, makes up the largest land area and population base in the UGA. In 2005, Lakeland Village contained 740 residential units.

State Route 3 connects the community to several major regional cities along this north-south highway. Shelton is 18½ miles to the south and Bremerton, in neighboring Kitsap County, is just 16 miles to the North. The closest Urban Growth Area in Mason
County is Belfair, just 4½ miles due north. Other nearby metropolitan areas includes Tacoma, which is 35 miles via State Route 16, and Olympia, 37 miles away via Highway 101.

**Climate Winds** from the Pacific Ocean greatly tempers climate around northeastern Mason County. Summers are warm but hot days are rare. Winters are typically cool and damp with an annual snowfall average of just 4.3 inches.

### TABLE TWO  Monthly Climate Summary from Grapeview Station

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**Topography** The topography of the Allyn UGA is typical of South Puget Sound. Near the intersection of Lakeland Drive and SR3, the commercial center sits on a relatively flat, 0.2-mile wide coastline that has an average grade of 4%. From there, the Allyn terrain quickly rises in a steep, 10% to 13% grade until stopping at a ridge 246 feet in elevation at Lakeland Village. The highest elevation in the Allyn UGA is around 350 feet just north of Sterling Drive in Lakeland Village. Lakeland Village lies parallel to the coastline on a southwest sloping, shallow bowl above Case Inlet.

**Geology and Groundwater** The geology of the Allyn UGA consists of layers of solid igneous and sedimentary bedrock covered by thick layers of gravel, sand, silt, and clay deposited by glaciers. This geologic makeup places the area in the physiographic region known as the Mason Lake Drift Plain in the Puget Lowland.

The bedrock layer formed 55 to 65 million years ago during the Tertiary Period. It consists of a layer of basaltic flows overlain with marine sedimentary rocks. There is little to no groundwater found in this layer.
Exhibit C
The geologic layer above the bedrock consists of glacial deposits that formed large plateaus during the Pleistocene Epoch around 18,000 years ago. Glaciers pushing south into the Puget Sound Trough from British Columbia carried immense quantities of materials, depositing thick Quaternary sediments when the ice melted 14,000 years ago. These Quaternary sediments hold the entire supply of groundwater for the area.

Reports separate out three types of Quaternary sediments in the Allyn UGA. Recessional outwash sediments lie along a narrow band adjacent to the North Bay shoreline. These sediments consist of poorly sorted gravel with some sand, silt, and clay. Recessional outwash can be up to 150 feet thick and supplies small to moderate yields of groundwater at 50 to 250 gallons per minute.

Till Quaternary sediments cover the largest area in the Allyn UGA and the Mason Lake Drift Plain. Consisting of cobbles and coarse gravel in a matrix of fine sand, silt, and clay, the depth of this layer generally runs 50 feet or more. Because it is poorly pervious, it yields relatively small quantities of perched groundwater sitting on top of the Tertiary bedrock.

The third Quaternary sediment, advance outwash, runs in a narrow north-south band about one mile west of the shoreline. This sediment layer is over 200 feet thick and yields moderate to large quantities of groundwater often up to 800 gallons per minute.

Aquifer recharge areas in the Mason Lake Drift Plain are almost entirely from precipitation upon land surfaces, percolating through soils, streams, and wetlands. Water levels in wells are generally within 50 feet of the surface. Wells at Lakeland Village run from a depth of 147 to 417 feet and pump from 20 to 450 gallons per minute. The quality of groundwater in the Mason Lake Drift Plan is good, with minimal iron or hardness.

**Geologically Hazardous Areas** Geologically hazardous areas under the Growth Management Act include:

“...areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial,
residential, or industrial development consistent with public health or safety concerns.”

The Mason County Comprehensive Plan identifies three types of geologically hazardous areas:

1. Potential landslide hazard areas are areas that meet the following criteria:
   - Indication of earth movement, i.e. debris slides, earth flows, slumps, and rock falls;
   - Artificial over steepened or un engineered slopes, i.e. cuts or fills;
   - Soft of potentially liquefiable soils;
   - Unstable slopes resulting from stream incision, stream bank erosion, and undercutting by wave action; or
   - Slopes greater than 15% (8.5º), except areas composed of consolidated rock, and having either: a) steep hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock, or b) springs or groundwater seepage.

2. Seismic hazard areas are areas susceptible to ground failure, which include: mapped geologic faults; poorly compacted artificial fill; areas with artificially steepened slopes; post-glacial stream, lake, or beach sediments; river deltas; designated landslide areas; bluffs; and deep road fills and unsupported fills.

3. Erosion hazard areas, generally consisting on slopes greater than 15%.

Existing data suggests the presence of geologically hazardous areas in the Allyn UGA. Slopes greater than 15% are common along the hillside that runs parallel to the shoreline as well as along Sherwood Creek. Other geologically hazardous areas are not readily apparent; further specialized study is necessary on a site-by-site basis whenever these conditions appear to exist.

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1 RCW 36.70A.030(9)
2 Mason County Comprehensive Plan Chapter IV.4 Critical Areas
Mason County has adopted policies on geologically hazardous areas that focus on:

- Identifying and designating geologically hazardous areas;
- Identifying areas that prohibit or restrict development;
- Adopting new standards for erosion control;
- Requiring geotechnical reports for development in geologically hazardous areas; and
- Adopting development standards for vegetation management, drainage, and buffers.

Soils

There are 14 soil series found in the Allyn UGA. Each soil series has different characteristics that affect their suitability for development. The soil characteristics that influence development most include slope, erosion potential, flooding, depth to water table, depth to bedrock, and drainage capabilities. The federal Natural Resources Conservation Service (NRCS) and the Washington State Department of Natural Resources (WDNR) have each mapped the location of these soils. Exhibit C is an adaptation of the map produced by the precursor to the NRCS, the Soil Conservation Service.

The predominate soil series covering the largest land area within the Allyn UGA include the Alderwood and Sinclair series.

Alderwood (Ab and Ac) Series

The Alderwood series consists of moderately deep soils with a cemented pan and glacial till that are 20 to 40 inches below the surface. The depth of the soil to bedrock is greater than 60 inches. Alderwood soils drain moderately well, with moderately rapid permeability until the pan. However, the pan and glacial till has very slow permeability that acts as a barrier to water moving through the soil. The water table will often be 18 to 36 inches below the surface from January through March. Slopes may range from 5% to 30% and surface runoff is slow to medium.

On-site sewage disposal systems have severe limitations in Alderwood soils because of the cemented pan and its wetness. The wetness of the soil also creates
severe limitations for shallow excavations five to six feet deep and structures with basements. Road construction and commercial buildings face moderate limitations due to wetness and large stones. The permeability of soil may also contribute to the potential contamination of shallow groundwater supplies.

**Sinclair (So and Sp) Series**

Sinclair soils are moderately deep and drain moderately well. Slopes with Sinclair soils can range from 5% to 30%. Like Alderwood soils, there is a cemented pan 20” to 30” below the surface with identical permeability qualities. Runoff is generally slow and erosion hazard is slight on slopes up to 8% in grade, moderate in slopes 8% to 15% in grade, and severe in slopes greater than 15%. A perched water table will occur 18” to 36” below the surface during rainy periods. The depth of soil to bedrock is greater than 60”.

Sinclair soils also share the same development limitations as Alderwood soils. This includes constraints with on-site sewage disposal systems, shallow excavations, and structures with basements. Road construction and commercial buildings face moderate limitations due to wetness and slope.

Other soil series in the Allyn UGA include Bellingham, Edmonds, Everett, Indianola, Juno, McKenna, McMurray, Mukilteo, Norma, and Semiahmoo. All of these soils cover relatively small areas within the Allyn UGA, often in connection with water features such as the North Bay and other freshwater bodies. The most prominent development constraint with many of these soils is their wetness or location in floodplains. The Everett and Indianola series are the exception, being somewhat excessively drained soils. All of these soils present severe limitations for on-site sewage disposal systems.

A number of soil types in the Allyn UGA display hydric soil characteristics. Hydric soils develop under reduced oxygen conditions because of saturation, flooding, or ponding for long periods during the growing season. Hydric soils typically indicate the presence of wetlands. Hydric soils in the Allyn UGA include the Bellingham, Edmonds, McKenna, McMurray, Mukilteo, Norma, Orcas, and Semiahmoo series. However, previous filling and draining may have eliminated other hydrological and vegetative
wetland indicators at a site. An example of this situation is the swath of McKenna soils in Lower Allyn that starts south of the Port of Allyn dock and runs north almost to the Tacoma Power and Light transmission lines.

Soils that will present the greatest development constraints in the Allyn UGA are those with slopes in excess of 15% or displaying hydric characteristics. Development on these soils is sometimes possible, but demand careful site-by-site evaluation by qualified professionals. Soils with hard pans also create difficulty for future development. These soils require highly engineered on-site sewage disposal systems or wastewater public facilities. Finally, the permeability of the soil and the high water table makes shallow wells in the Allyn UGA vulnerable to contamination.

**Wetlands**

Wetlands, like geologically hazardous areas, are a critical area under the Growth Management Act. The Act defines wetlands as:

“...areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for like in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands if permitted by the county or city.”[^3]

[^3]: RCW 36.70A.030(17)
Exhibit D
**Wetland Types**

The Allyn UGA has a mix of intertidal estuarine, palustrine, and lacustrine wetlands. Intertidal estuarine wetlands exist along the entire North Bay shoreline and are an important environmental asset for the community as well as for wildlife.

Palustrine wetlands, or forested wetlands, consist of freshwater swamps, bogs, and marshes. Palustrine wetlands exist along creeks, swamps, and bogs within forested areas, and can include open water areas like the ponds at the golf course, Mill Pond, and Catfish Lake.

The only lacustrine, or lake, wetland in the Allyn UGA is Anderson Lake. The National Wetlands Inventory (NWI) maps, produced by the US Fish and Wildlife Service, delineates the approximate location all three wetland types. The NWI maps use the USGS 7½ minute quadrangles to show wetland locations. Exhibit D contains those portions of the maps covering the Allyn UGA and surrounding area.

Because not all wetlands show up on the NWI maps, soil maps showing the location of hydric soils are a good secondary resource. The soil surveys for Mason County compiled by the Natural Resources Conservation Service (NRCS) and the Washington State Department of Natural Resources (WDNR) both delineate the location of hydric soils. On all maps, the location is approximate and not definitive. As a result, field inspection by qualified professionals knowledgeable in delineation methods is the only way to ascertain exact boundaries.


**County Policies**

The Mason County Comprehensive Plan relies on the Washington State Rating System to assist in classifying wetlands as to their function and value in regulatory
management. The countywide planning policies for managing wetlands aim at mitigating the impacts of development on wetlands. These are:

1. Avoiding impacts to wetlands due to development and ensuring that no net loss of wetlands in terms of acreage, function, and value.

2. Adopting permanent regulations for wetland protection that provide for:
   restrictions on clearing, grading, and filling; stormwater runoff controls;
   construction practices; sufficient buffers to sustain wetland functions; and mitigation and/or restoration.⁴

**Surface Waters**

Major surface water features in the Allyn UGA include North Bay, Anderson Lake, small ponds, Sherwood Creek, and several small streams.

North Bay is at the northern end of 16—mile long Case Inlet. The bay is relatively shallow, running about 30 feet deep west of Rocky Point to tidally exposed mudflats north of the transmission lines at the mouth of Coulter Creek. The bay is about one-half mile wide between Allyn and Victor. Navigation to the Port of Allyn is possible for shallow-draft boats staying to the east side of the bay and then crossing directly to Allyn. The Case Inlet shoreline in the Allyn UGA falls under the jurisdiction of the Shoreline Management Act. The shoreline has an Urban Commercial designation from the mouth of Sherwood Creek to the intersection of State Route 3 and North Bay Road. The Urban Commercial designation is an area of high intensity commercial land use. North of this point to the northern UGA boundary, the designation becomes urban residential. This designation is for areas of high intensity residential use.

Anderson Lake is the largest freshwater body in the Allyn UGA. This man-made lake covers 44 acres with a volume of 370 acre-feet. The deepest section is 16 feet at the dam, with an average lake depth of 8.4 feet. Groundwater, stormwater, and direct rainfall are the primary water resources that feed the lake. The lake and its associated wetlands fall under the Shoreline Management Act. There is a small waterway flowing into the lake that connects several small ponds on the golf course. Another small creek, unofficially named Anderson Creek, flows
from the lake and eventually connects with Sherwood Creek beyond the Allyn UGA boundary. The Anderson Lake shoreline falls under the jurisdiction of the Shoreline Management Act and has an Urban Residential designation.

Sherwood Creek enters the UGA for its last mile before flowing into Case Inlet. Sherwood Creek is a tributary of Mason Lake is under the county Shoreline Master Program. This section of the creek falls under two Shoreline Master Program designations. At its mouth in Section 20, the creek is in the Conservancy designation for about 1,000 feet. Conservancy environments include areas intended to maintain their existing character. The preferred uses are “...non-consumptive of the physical and biological resources of the area.” Where the creek passes through Section 29 and 30, T22N, R1W, it has the Rural Environment designation. The purposes behind this designation is to protect agricultural land from urban expansion, restrict intensive development along undeveloped shorelines, function as a buffer between urban areas, and maintain open spaces for recreational uses compatible with agriculture.

The Mason County Shoreline Master Program contains specific policies and development regulations regarding development within 200 feet of the ordinary high water mark along the surface water bodies discussed above.

**Description of Desired Conditions**

Protection of the ecosystems that support fish, wildlife, and humankind, and accommodating new growth while still maintaining the functions of the natural environment is a top priority to the residents of the Allyn Plan area. Preserving fish and wildlife species and the native vegetation that provides the habitat for these species is also of the utmost importance. The following text describes the desired condition for each resource type in more detail.

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4 Mason County Comprehensive Plan Chapter IV.4 Critical Areas
Water Quality The county should develop strategies, or have CIP projects identified to mitigate impacts from storm water runoff and reduce the amount of impervious surface area and site disturbance. County development regulations should encourage and facilitate low impact development techniques within the County. Other actions could include a Lake Management Plan for Anderson Lake, community stream/wetland restoration and monitoring, and establishment of a Allyn/Lakeland Village Aquifer Recharge Basin Advisory Committee.

Aquifer Recharge In addition to existing county regulation and monitoring, a citizen advisory group should be established to ensure regulations are achieving the goals of protecting groundwater quality. The county and other stakeholders are engaged in balancing aquifer recharge objectives with the need for future water supplies to meet growth demands in the future.

Shorelines Opportunities for providing public use and access to shorelines in the Allyn UGA should be encouraged. Efforts to reduce development impacts to the shoreline should include development of a Shoreline Restoration Plan for the North Bay shoreline. Mason County should consider preparing an area-wide Shoreline Mitigation/Restoration Plan that would offset growth-induced impacts while supporting economic development within the Allyn UGA.

Wetlands Provisions that protect and enhance the many intertidal estuarine, palustrine, and lacustrine wetlands within the Allyn Plan area should be periodically reviewed and updated as necessary. In order to protect valued intertidal estuarine wetlands while promoting economic development in the Allyn Commercial District and shoreline, a Restoration Plan for the North Bay shoreline should be prepared. Existing County wetland maps provide a fairly good indication of where wetlands may be located, however, the communities could benefit from a detailed inventory to more precisely identify and delineate existing wetland complexes. This type of an inventory
could be used by the County in its buildable lands analysis and also in any public education/outreach efforts.

**Wildlife Habitat** Retention and preservation of existing fish and wildlife species and the habitats that support these species is a priority. Acquisition of remaining high quality priority habitats within the Allyn Plan area should be pursued and habitat management plans should be prepared for those sites that are acquired. Public open space acquisition efforts should focus on those open spaces targeted by the community as high priority acquisition areas. Stewardship and management plans that address long-term protection and maintenance should also be developed for these sites. In addition to public acquisition efforts, a variety of other open space acquisition and conservation strategies should be employed to implement open space within the community whenever possible.

**Hillsides and Steep Slopes** The planted slopes provide a landscaped backdrop for the future Village of Allyn, and provide a landscape buffer separating the commercial and more intense development anticipated in lower Allyn from the more suburban residential development in Lakeland Village. The steeply sloped areas should be considered for preservation, and opportunities for public open space, including walking trails, and to preserve view corridors for ridge-top homes. Regulations should encourage preserving areas as green belts and open space where steep slopes or unstable soils make development less practical.

**NATURAL ENVIRONMENT POLICIES**

The following goals, policies, and objectives are designed to reflect the communities’ desired conditions for the natural environment over the next 20-year time span. These policies begin with the understanding that the Plan Area will experience change in the natural environment as urban level growth occurs. Reflected in these policies is a strong message that the remaining features of the natural environment are important to protect and conserve, and where feasible, restoration actions should be implemented.
It is implied here that policies with applicability beyond the Plan Area can be applied only if agreed to by the County or appropriate agency or other body.

**General Goals**

Ensure that natural resources, systems, beauty, and the resulting livability of the Allyn Plan Area are protected, enhanced, and maintained for current and future generations of residents.

**GOALS**

**NEE Goal 1:** Ensure that natural resources, systems, beauty, and the resulting livability of the Allyn UGA are protected, enhanced, and maintained for current and future generations of residents.

- **Policy 1.1** Ensure the conservation of all elements of the natural environment, including but not limited to the local aquifer, Anderson Lake, Sherwood Creek, Coulter Creek, surface water, native vegetation, wetlands, fish and wildlife habitat, and important views, such as North Bay and Mount Rainier.

- **Policy 1.2** The County and the community should coordinate efforts to preserve these resources, by securing development rights, acquiring small parcels to improve public access to the waterfront, and through other measures that would protect these community assets.

- **Policy 1.3** Development should be designed and sited in a manner which is sensitive to elements of the natural environment and to views of features important to the community.

- **Policy 1.4** Maintain policies prohibiting new on-site sewage disposal systems in the Allyn UGA where the wastewater system is available as a means to protect ground and surface water quality.

- **Policy 1.5** The residents of North Bay area should consider establishing a land trust to supplement preservation efforts.

- **Policy 1.6** As development occurs, encourage retention and enhancement of existing native vegetation within the Plan Area.
**Policy 1.7** Development on geologically hazardous lands must limit the removal of natural vegetation to the greatest extent possible to lessen stormwater run-off and prevent potential erosion or landslide.

**Policy 1.8** Encourage Mason County to require all grading or building permits on sites which include wetlands or critical areas to indicate proposed vegetation removal, and demarcate on-site the limits of proposed grading or clearing activities.

**NEE Goal 2:** Enhance bicycle and pedestrian safety and minimize potential negative aesthetic and environmental impacts from roads.

**Policy 2.1** Include provisions for low-impact street standards.

**Policy 2.2** Include bicycle and pedestrian trails in future land use planning efforts, and encourage the construction of trail as development occurs.

**Policy 2.3** Secure open space easements, public rights-of-ways, dedications and other mechanisms that facilitate the development of bicycle and pedestrian paths.

**Policy 2.4** Seek state and federal grants, local funding sources, and other funding mechanisms to assist in land acquisition for trails and their development.

**NEE Goal 3:** Balance development and economic interests with environmental protections.

**Policy 3.1** Facilitate environmental programs that promote area-wide environmental review and mitigation programming rather than project review on a case-by case basis.

**Objective 3.1.1** Coordinate with Mason County in the development of a Shoreline Restoration Plan for the North Bay shoreline to mitigate growth-inducing impacts within the Allyn UGA.
IMPLEMENTATION STRATEGY

The following is a list of actions intended to assist with implementation of the goals and policies contained within this element of the plan. They are arranged according to the timeframe within which each should be completed: short, or long term. Short-term actions should occur within two years of plan adoption. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Allyn Community Association (ACA), Mason County Health Services Department (MCHSD), Public Works Department (PW), Park & Recreation (Parks), or Mason County Department of Community Development (DCD).

Short Term Actions

1. Development of an UGA-wide program for shoreline restoration, as an alternative to site-by-site habitat mitigation for development proposed on or near the North Bay shoreline (DCD).

2. Establish a “planned action” process under SEPA or an area-wide permit to facilitate appropriate urban-style development on or near the North Bay shoreline (DCD).

3. Consider adopting a native tree/vegetation preservation and restoration ordinance that contains requirements for a minimum percentage of the trees/vegetation to be retained on a site or a minimum amount of trees be replanted (DCD, ACA).

4. Evaluate Mason County Parks Department protocols on applying pesticides, herbicides, and fertilizers. Discuss current practices with the Port of Allyn and the Anderson Family, with responsibility for maintenance of the Lakeland Village Golf Course and the Port of Allyn Community Park, to consider implementing procedures which would further reduce adverse effects on the biological function of local lakes, wetlands, creeks, and shorelines (Parks, MCHSC).

Long Term Actions
1. Consider developing and implementing a long-term water quality monitoring program baselines and monitoring data for the streams, lakes, and wetlands within the plan area that provide stormwater receiving functions both within and outside the Plan Area (DCD, MCHSC).

2. Conduct a detailed inventory and delineation of wetland complexes within the Plan Area. Establish water quality. Identify sites for potential acquisition and where restoration activities would have the most benefit (DCD).

3. Consider creating and implementing a program for removing non-native plants within the publicly-owned parks and open space areas within the Allyn UGA (DCD, Parks).
V. OPEN SPACE AND PARKS ELEMENT

INTRODUCTION

The Mason County Comprehensive Plan contains several policies that address open space and parks. Chapter II.3 includes plan goals for open space and facilities/services, which would include community parks and trails. The Future Land Use/ Open Space Map, Figure VI.5-1 of the Comprehensive Plan, includes an array of proposed open space, including the Deveraux Lake Open Space and other open space, as well as existing and proposed routes for walkways and biking trails. The Mason County Comprehensive Plan includes long-term commercial forest lands, long-term commercial agricultural lands, local parks, state parks and other state lands, the Olympic National Park and Olympic National Forest, landslide hazard areas and their associated buffers, flood ways, streams and their associated vegetation areas, wetlands and their associated buffer areas, lands preserved as part of a clustered development plan, lands preserved as part of the designation of a fully contained community or a master planned resort, and major utility corridors under the category of preserved open space.

The Mason County Comprehensive Park includes goals and policies pertaining to the preservation of open space, the development of parks and trails, and sets forth policies on the management and stewardship of County-owned open space lands. The Mason County Parks and Recreation Comprehensive Plan (adopted in 1996) provides general direction and guidance for both facilities and programs, and includes policies on the management and stewardship of County-owned open space lands. The Mason County Master Trails Plan (adopted in 2005) established a framework for future countywide trail development.

Other county policies, regulations, and programs lend themselves to protection and restoration of various designated open space areas. There are local environmental
organizations, such as the Mason County Conservation District, working to restore and enhance open spaces, in particularly degraded riparian areas.

DESCRIPTION OF CURRENT CONDITIONS

**Open Space**

Open space lands include habitat for wildlife, passive recreation lands, and lands used for active recreation. Open space can be either publicly held lands, common use lands, or private open space lands. The Allyn UGA enjoys extensive private and common use open space in several forms. These include; the Lakeland Village 27-hole golf course, Anderson Lake and other small lakes, ponds, and waterways, a generous amount of vacant and underutilized parcels within the lower Allyn Area, and the City of Tacoma power line easement which bisects the Lakeland Village community.

There is also an abundance of open space at the UGA perimeter. St. Albans Girl Scout Camp abuts the UGA boundary to the north, portions of the southern UGA boundary adjoin long-term commercial forest lands, and the eastern UGA boundary is defined as the shoreline of North Bay/Case Inlet. These elements contribute to the sense of openness and spaciousness within the community.

**Public Parks**

County-owned and operated parks and recreational facilities are depicted on Figure VI.5-1 of the Comprehensive Plan, and listed in Table VI.5-1. In 2005 there were 18 park sites within Mason County under county management, none of which are within the Allyn UGA. The Port of Allyn owns and maintains two facilities within the Plan Area, the two-acre Waterfront Park which includes the pier and boat ramps at the terminus of Drum Street, and the .3 acre Kayak Park providing public access to Case Inlet and water-related activities.
The private and common use open space lands, some of which are dedicated for recreational purposes, collectively provide the Allyn UGA with an abundance of open space. However, only a small percentage of lands within the Allyn Area are publicly owned and dedicated as open space. Thus, future development could significantly diminish the openness enjoyed in Allyn if measures are not taken to set aside lands for public use and open space.

**Trails**

There is not a system of state or county-owned trails within the Allyn UGA. The golf cart paths within the LakeLand Golf Course provide opportunities for walking; however this can conflict with the primary golfing use, and poses some safety and liability issues. Residents also use Sellegren Road, a private easement, when walking between LakeLand Village and the services within Allyn, the waterfront park, and the North Bay shoreline.

**DESCRIPTION OF DESIRED CONDITIONS**

**Open Space**

Ensure development in Allyn is accompanied with the preservation and enhancement of private open space. For example, LakeLand Village Golf Course represents a quality recreational and aesthetic amenity enjoyed by the community members and visitors alike. Efforts should be made to ensure this feature is retained for the long-term.

Secure public open space within and adjacent to the Allyn UGA that promotes habitat restoration/preservation and passive recreation opportunities. Allyn should develop a comprehensive pedestrian/bike trails network that includes a trail from Sherwood to Coulter Creeks, along State Route 3, and along the North Bay/Case Inlet shoreline. This network of trails should provide pedestrian and bicyclist access to existing and future public spaces, and connections between Lakeland Village, Allyn’s commercial core, the shoreline, and a future countywide trails system.
Public Parks
Provide neighborhood and community parks which meet the needs of the Allyn community. It is important that neighborhood and community parks be located within walking distance from large concentrations of residential development, and connected when possible by walking paths and/or bike trails. That park areas create a balance between active recreation uses and natural open space areas and when possible, incorporate historical or educational components. Ensure that all future residential development addresses the recreation and open space needs of the community. Support, and if feasible expand, the Port of Allyn Waterfront Park, North Bay Kayak Park, and the development of future Port of Allyn public facilities which would enhance public recreation.

Trails
Establish a network of major and minor trails in Allyn to provide nonmotorized access to regional and local destinations, wildlife areas, and other recreational facilities. The network should include a trail generally parallel to State Route 3 providing a north-south trail linkage to Sherwood Creek and Coulter Creek, and should connect with a future countywide trail system. Consider a second major trail connecting Allyn to a regional trail system to the west and other destinations such as the open space and wildlife corridor southwest of Allyn, Mason Lake, Hood Canal and Belfair. Establish minor trails providing local access from LakeLand Village to lower Allyn, including the Drum Street Pier, the North Bay shoreline and local services, and providing safe, effective access to school bus stops. The trail network should enhance user safety, promote health and fitness, and local connectivity. Consider establishing one or two overhead pedestrian walkways crossing State Route 3. Trails should be designed and constructed in a manner that mitigates environmental impacts, and should utilize a classification system to distinguish the level of service (LOS) for major and minor trails.
OPEN SPACE AND PARKS POLICIES

Desired conditions for open space and parks over the next 20-year time span are represented in the following goals, policies, and objectives.

GENERAL GOALS

1. The county, public and private entities, and the community should strive to secure, preserve and enhance open spaces to the full extent feasible.
2. Ensure that public parks are created which meet the passive and active recreational needs of the community and support the tourism industry.

GOALS

OSP Goal 1: Ensure that open space is protected, enhanced, and maintained for current and future generations.

Policy 1.1 Utilize open space areas to conserve and protect critical fish and wildlife habitats and native plant ecosystems.

Policy 1.2 Protect critical fish and wildlife habitat areas through designation and where appropriate connect these areas together to provide wildlife movement corridors.

OSP Goal 2: Promote greenbelts within the Plan Area that can provide multi-use functions such as buffers between incompatible uses, visual relief from the built environment, stormwater detention, and passive open space recreation areas.

Policy 2.1 Encourage the utilization of greenbelts for pathways.

Policy 2.2 Greenbelt areas should strive to connect critical areas, such as wetlands and fish and wildlife habitat areas, or designated open space areas when possible.

Policy 2.3 When feasible, integrate public stormwater detention/retention facilities into the open space network.
OSP Goal 3: Encourage public acquisition of open space within the Plan Area.

Policy 3.1 Special preference should be given to those parcels that:

a. Contain high priority resources, i.e., critical salmon habitat, fish and wildlife habitat areas, streams, wetlands, and wooded areas or contain other sensitive resources such as vulnerable deep aquifer areas, flood hazard areas, and landslide and erosion hazard areas.
b. Provide important links between existing open space, park and recreation, and school sites.
c. Offer significant views of the Mount Rainier or Case Inlet.

OSP Goal 4: Ensure that publicly owned or purchased open space and park sites are protected and maintained in perpetuity.

OSP Goal 5: The county should establish LOS standards for regional and county parks.

Policy 5.1 The County should assist the community to develop a mechanism to fund the acquisition and development of local park and recreation facilities. The standards with Policy 5.2 below provide recommended policies to guide this effort.

Policy 5.2 The County should explore opportunities to purchase additional land throughout the Plan Area for future development of park facilities. High priority areas for future park acquisition include:

a. Sites within walking distance of residential neighborhoods.
b. Sites that provide shoreline access to North Bay/Case Inlet.
c. Sites adjacent to schools or other public facilities that would promote a mutual benefit.

Policy 5.3 Pursue park site acquisition when a good opportunity is available so as to bank the land for later park and recreation development.

Policy 5.4 New Master Planned Communities contemplated in the Allyn area should be required to dedicate land for the development of community parks that are available to the general public.

Policy 5.5 Consider establishing an impact fee, requiring dedication of land, or payment of a fee-in-lieu-of land dedication for the development of local parks.
Policy 5.6 Encourage public and private partnerships for development of parks and community recreational facilities such as an aquatic center, and expanding public open space.

OSP Goal 6: New parks should be designed and located in a manner that serves the needs of all segments of the community.

Policy 6.1 New park sites should take advantage of the physical amenities within the Plan Area and park site. Preference should be given to those sites containing old-growth remnants, shoreline or creek access or views.

Policy 6.2 New parks should provide both passive and active recreational areas.

Policy 6.3 Neighborhood parks developed adjacent to school sites should promote facility sharing. Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose paved courts.

Policy 6.4 When feasible, open space tracts, screening buffers, and stormwater facilities should be connected to park sites to create the opportunity for a system of integrated walking trails.

OSP Goal 7: Provide a community-wide system of trails for nonmotorized transportation, nature viewing, and passive recreation.

Policy 7.1 Utilize a classification system to distinguish the level of service (LOS) for each type of trail, such as:

a. Major trails link destinations, provided for all user groups, and serving a regional scale.

b. Minor trails, providing access to local points of interest or unique environmental features, serving smaller user groups, and typically at the community or neighborhood scale.
Policy 7.2 Trails should be located and designed in such a manner as to enhance user safety, provide access between locations and unique environmental features, and be aesthetically pleasing.

Policy 7.3 Blend trail system into critical and open space areas. Trails in environmentally sensitive areas should be designed and constructed in a manner that mitigates environmental impacts.

Policy 7.4 Provisions for trailheads should include:
   a. Provide the principal access point(s) of major trails, with adequate parking, location and directional signage, and a trail map.
   b. Where possible, integrate into publicly owned park and open space properties, with a restroom and solid waste facility.

IMPLEMENTATION STRATEGY

The following is a list of actions intended to assist with implementation of the goals and policies contained within this element of the plan. They are arranged according to the timeframe within which each should be completed: short, or long term. Short-term actions should occur within two years of plan adoption. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Allyn Community Association (ACA), Mason County Health Services Department (MCHSD), Public Works Department (PW), Park & Recreation (Parks), or Mason County Department of Community Development (DCD).

Short Term Actions

1. Delineate alternative major and minor trails alignments within the Plan Area and access points utilizing the adopted Open Space and Master Trails plans. (DCD, Parks)

2. Develop partnerships with the Washington State University Extension Office, the Mason County Conservation District, and other environmental groups to conduct additional workshops and training on preserving wetlands, restoring riparian areas, conducting fish passage surveys, instituting better forest management practices, placing properties in open space, and increasing water quality. (DCD, ACA, PW)
**Long-Term Actions:**

1. Establish a program for developing stewardship and management plans for publicly owned open space properties. (Parks)

2. Partner with local land trusts for acquisition opportunities through the Conservation Futures Program or other methods of land acquisition that implement the adopted Open Space Map. (DCD, Parks, ACA, Land Trusts)

3. Conduct an analysis to determine the feasibility of placing an open space tax initiative (RCW 82.46.070) on the ballot. (DCD, Assessors, Parks)

4. Conduct a detailed inventory and delineation of wetland complexes within the plan area. (DCD, PW)

5. Consider amending countywide open space policies to require that proceeds from any sale of a publicly owned open space site be used to purchase an equivalent or greater amount of land or land which provides an equivalent or greater ecological function and value.

6. Consider developing a Transfer of Development Rights and Purchase of Development Rights Program. (Parks, DCD)

7. Analyze specific funding mechanisms for acquisition, development, and maintenance of neighborhood and community parks, such as instituting development impact fees or establishing a park district that has the ability to issue general obligation bonds or collect excess levies. (Parks, DCD)
VI. PUBLIC FACILITIES AND SERVICES ELEMENT

Introduction
The Public Facilities Element describes present and desired future conditions for the water delivery systems, sewer and wastewater treatment and facilities, stormwater treatment and facilities, public and private utilities, and the provision of law enforcement, fire protection, and public schools within the Allyn UGA. This element describes the location of the existing vehicular circulation system, and provides direction and policy in determining capacity and design standards for upgraded and new transportation facilities addressing future growth and development within the Allyn Plan area. Included is recommended policy regarding the conversion of existing roads in the platted Town of Allyn from vacated roads and private easements to fully improved public rights-of-way, and design standards for future roads. This Element is intended to supplement and further refine the Capital Facilities, Utilities, and Transportation Elements of the Mason County Comprehensive Plan.

Description of Current Conditions

Domestic Water Systems Three Group A domestic water systems serve the Allyn UGA: the Lakeland Village, The Port of Allyn and the Allyn Shopping Center systems. In addition, numerous private wells serve the residences within the Plan Area. The Lakeland Village Water System is the largest water system in the Allyn UGA. It is a private, for-profit Group A water system providing domestic water supply to 760 residential connections. The system estimates it serves a population of just over 1,800 people. The Washington State Department of Health has approved the system to a capacity of approximately 400 additional domestic connections. The system inventory includes 5 groundwater wells, 3 storage tanks, 1 booster station, and approximately 11.9 miles of distribution lines. Wells No. 3 and 4 supplies the bulk year round supply for the system. The maximum domestic demand on the system during the summer is

3 http://www.doh.wa.gov/ehp/dw/Our_Main_Pages/data_download.htm (May 11, 2001)
around 750,000 gallons per day, while the maximum winter demand on the system is around 250,000 gallons per day. Well No. 5 is part of a separate irrigation system for the Lakeland Village Golf Course. The system anticipates boring a sixth well in the near future.

**Table Three  Lakeland Village Wells, Capacity, Depth in Feet, and Use**

<table>
<thead>
<tr>
<th>Well No.</th>
<th>Capacity in gpm</th>
<th>Depth in feet</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>40</td>
<td>417</td>
<td>Emergency</td>
</tr>
<tr>
<td>2</td>
<td>155</td>
<td>303</td>
<td>Seasonal</td>
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<td>3</td>
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</tr>
<tr>
<td>5</td>
<td>140</td>
<td>147</td>
<td>Permanent</td>
</tr>
</tbody>
</table>

The Lakeland Village system has a total storage capacity of 300,000 gallons. Two reservoirs with a combined capacity of 240,000 gallons are located north of Sterling Drive at an elevation of 345 feet. A third reservoir at the end of Lake Land Drive (elevation 90 feet) stores 60,000 gallons.

The distribution system consists of 2”, 3”, 4”, 6”, and 8” PVC lines. Much of the system has looped lines except for the 4” service along Westlake Drive and several short courts. Fire hydrants exist only on lines north of Lakeland Drive in Lakeland Village.

Washington Water Service⁴, a for-profit company that has its regional office in Gig Harbor, owns and operates the Allyn Center System, the second largest system in the UGA. This system has one commercial and 71 residential connections serving 188 people. It relies on one 148-foot well and a distribution system consisting of 2½, 4, 6, and 8-inch PVC lines. Storage is a 35,000-gallon steel standpipe reservoir. The four fire hydrants on the system are at the shopping center, the trailer court/post office, reservoir, and the church. Washington Water Service has plans for expansion of the system, and is coordinating with landowners and developers to commence system improvements and expansion by 2007.

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Exhibit G

Anderson Lake in a recreational amenity enjoyed by the LakeLand Village residents and the primary storm water retention facility within the Allyn UGA
The Port of Allyn water system has been approved as a Class A system, but it will continue to operate as a Class B system until it reaches 25 connections. The Port’s system presently serves 13 connections, but has capacity for an additional 27 full service connections. The Port anticipates having a 144,000-gallon holding tank and four additional fire hydrants serving the Village Commercial District in the fall of 2006.

Department of Health records show that there are six small Group B water systems in the UGA. These include the Allyn Retreat (1 connection), Ariens/Beau’s Water Supply (6), Facco (2), Ornamental Stone (2), Port of Allyn (13), and Sherwood Creek (5). While Lakeland Village has the capacity to accommodate its future growth, Lower Allyn does not. The established systems do not presently have the capacity to meet future growth demands. Furthermore, further hodge-podge expansion of small private water systems in Lower Allyn will likely face resistance from the Departments of Health and Ecology.

**Sewer Facilities Mason** County provides wastewater collection and treatment system for the Allyn UGA through the North Bay/Case Inlet Water Reclamation Facility. The system also services the Olympic Shore, Victor, Coulter Creek, and Sherwood Creek areas. The collection system consists of approximately 21 miles of main and lateral pipelines; grinders pump stations; 24-hour storage facilities; and lift stations. The lower part of Allyn uses an 8” gravity line, while the remainder of the collection system relies on small diameter force mains. The treatment facility is around one mile west of Allyn on Washington State Department of Natural Resources land. The treatment head works facility includes a sequencing batch reactor sized for a design flow of 0.304 MGD, effluent filters, UV disinfection, storage ponds, and spray field facilities. This process yields renders wastewater into Class A reclaimed water used for irrigation on DNR lands.

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5 Group B water systems serve less than fifteen residential connections with an average of less than twenty-five people per day for sixty or more days within a calendar year; or any number of people for less than sixty days within a calendar year.
By the end of 2002, the system anticipated connecting 950 equivalent residential users around North Bay/Case Inlet. The rated capacity of the plant is for 1,547 equivalent residential users, with expansion possible to 2,220 users. The current policy is to allow hookup to the system on a first-come-first-served basis. The future reserve capacity is about 1,300 equivalent residential users.

**Stormwater Facilities** The land between State Route 3 and LakeLand Village is divided into 4 primary stormwater runoff areas; one south of Lakeland Drive, another between Sellegren Drive and State Route 3, a third between Sellegren Drive and Lakeland Drive, and the greater LakeLand Village development. The portion of the Allyn UGA east of State Route 3 generally drains into North Bay via sheetflow or low-volume, on-site conveyance systems (see Exhibit I).

Areas A, B, and C are estimated to be approximately 150 acres. The stormwater runoff from these areas flows through natural and developed conveyances to the east, through eight culverts under State Route 3 and into North Bay/Case Inlet. Each of these stormwater runoff areas contains a mixture of development, pastures and undeveloped forested areas. In each of the runoff areas undeveloped forest is the predominant land use currently.

LakeLand Village is developed with culverts and catchment ditches along public and private roads conveying flows into Anderson Lake. An outfall from Anderson Lake feeds into Sherwood Creek, and eventually into North Bay/Case Inlet. Portions of the eastern LakeLand Village development are within the runoff areas within the lower platted Town of Allyn.
Exhibit H
Law Enforcement and Fire Protection The Mason County Sheriff’s Department provides law enforcement to the Allyn UGA through the Belfair Sub-station. This arrangement to date meets current demands for law enforcement activities in the Allyn UGA and the department has no plans for expanding service. Lakeland Village employs a private security firm for patrolling within the development. Fire District 5 serves a 150 square-mile region of eastern Mason County that includes the Allyn UGA. The district is one of the busiest in the county and responded to 2,006 calls in 2001.

Allyn, where the district first formed in 1953, has one of eleven stations in the district. The Allyn Station 51, constructed in 1964, is 2,515 square. Available equipment at the station includes:

<table>
<thead>
<tr>
<th>Equipment</th>
<th>Condition</th>
<th>Service Life in Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pumper (Engine 51)</td>
<td>Good</td>
<td>5 - 10</td>
</tr>
<tr>
<td>Water Tender (Tender 51)</td>
<td>Good</td>
<td>5 - 10</td>
</tr>
<tr>
<td>Medic 51</td>
<td>Good</td>
<td>5 - 10</td>
</tr>
<tr>
<td>Aid 51</td>
<td>Good</td>
<td>5 - 7</td>
</tr>
</tbody>
</table>

The entire district has 23 full-time personnel that include a Chief, 2 Assistant Chiefs, Administrative Secretary, 12 firefighter/Emergency Medical Technicians/Paramedics, a maintenance person, and 6 fire and emergency medical services dispatchers. There is one part-time support staff. The Volunteer force consists of 50 firefighters, of which 25 are Washington State Certified EMTs. Headquarters for the district is at Mason-Benson Lake. District No. 5’s main focus in the next several years is on maintaining its volunteer base and securing adequate funding to replace aging equipment and fire stations.

Public Schools The North Mason School District No. 403 provides kindergarten through Grade 12 education. The 2000 student enrollment for the district was 1,170 in Grades K - 5, 355 in Grades 6 – 8, and 758 in Grades 9 - 12. The North Mason Options High School had 76 students and the Mission Creek Youth Camp School had 64 students. Historical data from 1995 to 2000 shows total enrollment grew by 1.3%,
although since 1996, enrollment fell by 3.3%. Projections by the Washington State Office of Public Instruction suggest a further 4.3% decline in enrollment by 2006, giving a total headcount of 2,258 students. The student groups projected to drop are grades K-6.

The district’s main facilities include Belfair Elementary, Sand Hill Elementary, Hawkins Middle School, and North Mason High School. District records show that Belfair Elementary, Sand Hill Elementary, and North Mason High Schools are all operating over capacity. The two elementary schools have no room for additional, portables and are unable to offer smaller class sizes and pre-school programs. The high school has similar problems and must use one whole wing of the middle school to accommodate students. The district also reports the high school gym, library, performing arts center and student commons are inadequate and need replacement. Furthermore, substantial facility maintenance issues are looming in the future for the high school. Where has not been a public school in the Allyn area since the late 1960's.

Even with the projected drop in total student enrollment, both elementary schools and the high schools will likely remain overcrowded. Future development in the area may further impact the problem.

**Transportation**

The primary roadway serving the Allyn Plan area is State Route 3, which parallels the shoreline at Case Inlet/North Bay along the eastern boundary of the Allyn UGA. State Route 3 continues southwesterly providing access to the Grapeview and Mason Lake communities, the City of Shelton, and other destinations to the west including US Hwy 101. At Wade Street, State Route 3 forms a “wye” intersection with North Bay Road and proceeds north to Belfair and continues into Kitsap County. North Bay Road is the primary roadway connecting Allyn to the Victor community, State Route 302, and Pierce County.
Lakeland Village is a golf-oriented residential development consisting of mostly curvilinear, low-volume public roads. Access into the development from State Route 3 is provided from the east using Lakeland Drive (Evans Drive) through lower Allyn (Town of Allyn Plat), and from the north via Homestead Drive. An existing US Navy railroad line defines the western boundary of Lakeland Village south of the City of Tacoma transmission lines, and bisects the undeveloped lands north of the transmission lines.

Most of the rights-of-way included in the 1889 Town of Allyn Plat were never established and have been determined by the Supreme Court of the State of Washington to be vacated by operation of law. In other cases, the County has processed vacation requests by property owners abutting vacated rights-of-way in order to clear up title and ownership issues. As a result, most platted rights-of-way in the Town of Allyn Plat are not public roads, most are unimproved and not maintained by the county, but serve as utility and access easements providing ingress and egress to lots having frontage along the subject platted rights-of-way. This has resulted in the creation of a number of inadequate private easements of unclear legal status that adversely affect private financing options, and prohibit property owners within the Town of Allyn Plat area from enjoying the benefits of using public financing mechanisms for road improvements or maintenance, such as local improvement districts (LIDs), Road Tax funds, and state-funded road improvement programs.
Exhibit J
Description of Desired Conditions

Domestic Water Systems Mason County and water purveyors should coordinate their activities to ensure that an adequate and reliable domestic water supply is available to support existing and new commercial businesses and to serve the anticipated residential growth. If water purveyors are incurring problems supplying water for new commercial development, then they should explore connections (interties) with other water systems that have adequate water supplies. In addition, Mason County should explore the feasibility of preparing a Coordinated Water System Plan (CWSP) to improve and expand develop service to the Plan area by addressing issues related to inadequate water supply and reliability of water service.

Sewer and Wastewater Treatment Mason County should ensure that capacity of the sanitary sewer facilities stays ahead of demand. Facilities should be located within existing rights-of-way, whenever possible, and construction activities should avoid critical areas and sensitive time periods in the lifecycle of fish and wildlife, such as spawning, nesting and migration. Best construction methods and practices and conservation measures should be applied to reduce impacts to the natural environment associated with constructing sewer utilities.

Stormwater Facilities As Allyn continues to develop, the forested areas (currently retaining the precipitation and thus reducing the runoff) will be replaced with impervious surfaces with limited or no capability to retain runoff. To prevent erosion and reduced water quality, the additional runoff will require that features be added to the developments that will retain and treat runoff. The developments should allow for features that will reduce the amount of impervious areas and allow the runoff collected from impervious areas to infiltrate into the ground rather that flow off the property. The existing runoff flow channels and those being added along roadways and utility corridors will require features that will collect water and slow the flow velocities and encourage infiltration/evaporation to reduce the volumes of runoff.
From a preliminary review, it is estimated that the flows from projected development in the areas being considered could double or even triple the volume of water currently running off. This establishes a need for areas dedicated to dealing with the increased flows. These areas would be used for features to reduce flow velocities, retention/detention basins and water treatment features that would be needed. It is estimated that up to 20 acres could be needed for the area of nearly 150 acres being considered. This need could be reduced provided the steps taken as part of development are aggressive and effective in reducing the volume of runoff flows. Additionally, the acreage could be reduced provided the application of requirements continues to allow less treatment for stormwater runoff flowing directly into saltwater bodies. Consideration for stormwater treatment and control needs to be given to assure that increase in stormwater runoff does not adversely affect water quality in North Bay/Case Inlet.

The costs for improving the stormwater system is expected to be between $3 million and $5 million, excluding the expenditures included as part of development to manage the stormwater and prevent flows off property. The system costs include acquiring property, expanding capability of existing conveyances, adding features and new conveyances, and adding a variety of treatment features.

Funding considerations for the stormwater system expenditures are securing grants, applying development fees for new development, establishing Improvement Districts to assess taxes on property owners, loans, partnerships with public or private funding entities, and other means.

**Law Enforcement and Fire Protection Law** Enforcement: The County should continually evaluate the number of on-duty commissioned officers within the Plan area to determine if the existing Level Of Service (LOS) is appropriate based on present and projected populations.
Fire Protection: Cost-effective fire protection services should be maintained in the community. Response times should not exceed the current average of 4-½ to 6 minutes throughout the Plan area. Mason County should continue to support the efforts of Fire Protection District #5 in responding to the increasing population and demand for services in the plan area. Enforcement of fire and life safety codes should continue to be part of the review process for all building permits issued by Mason County.

**Public Schools**

District facility needs and requirements should be considered when making land use decisions that could impact district facilities. New schools should be sited in the UGA near the student population that would be served by the proposed school facility. The student enrollment should not exceed classroom capacity. School impact fees should be paid to the district to adequately mitigate the impacts to school facilities that are generated by new residential growth within the communities plan area.

**Transportation**

Re-establishing public rights-of-ways in the 1889 Town of Allyn platted area is an important priority for facilitating residential and commercial development in Lower Allyn. The Board of County Commissioners should consider utilizing State Law provisions that facilitate establishing county roads (RCW 36.81.010, or 36.81.020). The initial phase should include Wheelwright St., Masterson Rd., Wade St., and potentially Sellegren Rd. as re-established county roads. Public Works staff would then need to coordinate survey and preliminary road design. Portions of Wheelwright St. may require acquisition of right-of-way, narrow street standards, or a combination of these measures to address inherent conditions and future traffic circulation and capacity requirements. Subsequent phases should address future plans for enhanced public access and circulation issues that arise as development is proposed. As an example, rights-of-way east of State Route 3 to the waterfront should be improved to enhance public access and commercial development. This plan specifically identifies Drum Eberhardt, and Evans Streets for improvement.
Preparation of a Transportation Plan will be necessary for the Allyn UGA to develop in an efficient and logical manner. The Transportation Plan should address traffic flow, vehicular and pedestrian safety, and vehicular access issues. Components that should be considered for inclusion would include: traffic and trip generation modeling, proper siting of new facilities, revised road standards, and options for funding necessary road improvements and continual maintenance. Transportation system upgrades need to be considered as future expansions of the UGA Boundary are contemplated. Future roadways should be sited to provide connectivity between new development and the Village Center, to maintain and reduce impacts to adjacent, existing neighborhoods whenever feasible, and in a manner that protects vital environmental features. By following the land’s natural contours and developing a keen awareness of citizen needs, roads can be located such that they have a positive effect on community form. Careful consideration should be given to preserve the scenic character and natural beauty along State Route 3 and other roads with high visibility. Future transportation improvements should be completed based upon a prioritization of projects considering existing safety issues, community needs and desires, and costs. Some of these improvements are already identified in the Mason County Comprehensive Plan, however, several new projects that address community concerns should be considered as the Transportation Plan is updated.

Funding road construction within the re-established rights-of-way may include local funds, grants, loans, or county funds. Developers may be required to construct improvements to mitigate project-related transportation impacts and to provide adequate access. Other options include; future local improvement districts (LIDs), use of Road Tax funds, and state-funded road improvement programs.
Table Five – Recommended Transportation and Roadway Improvements

<table>
<thead>
<tr>
<th>Priority</th>
<th>Location</th>
<th>Description</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Town of Allyn Platted area</td>
<td>Resolve vacated street issues, re-establish public rights-of-way for certain streets</td>
<td>&lt;$50,000</td>
</tr>
<tr>
<td>2</td>
<td>Lower Allyn</td>
<td>Improvement of Wheelwright, Wade, and Masterson Streets</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>3</td>
<td>Western Allyn UGA area</td>
<td>Identify future collector road location providing direct access from Razor Road to SR 3 near Homestead Drive</td>
<td>&lt;$50,000</td>
</tr>
<tr>
<td>4</td>
<td>Lower Allyn</td>
<td>Improvement of Drum and Sullivan Streets north of Evans Avenue/Lakeland</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>5</td>
<td>Western Allyn UGA area</td>
<td>Design, secure funding and construct the necessary railroad crossing for the future collector road</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>6</td>
<td>Lower Allyn</td>
<td>Construct improvements to enhance pedestrian and bicycle access at SR 3 between Sherwood Creek and Coulter Creek</td>
<td>$250,000</td>
</tr>
<tr>
<td>7</td>
<td>State Route 3</td>
<td>Install left turn pockets at SR 3/Evans Avenue/Lakeland Drive intersection and signalize when LOS mandates</td>
<td>$250,000</td>
</tr>
<tr>
<td>8</td>
<td>Lower Allyn</td>
<td>Improvement of Drum, Eberhardt, and Evans Streets between SR 3 and the shoreline to improve public access</td>
<td>$500,000</td>
</tr>
<tr>
<td>9</td>
<td>Lower Allyn</td>
<td>Reconfigure the “wye” intersection at State Route 3/North Bay Road to improve safety</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>10</td>
<td>Lower Allyn</td>
<td>Design, secure funding and construct overhead pedestrian walkways at two locations crossing State Route 3</td>
<td>$2,000,000</td>
</tr>
</tbody>
</table>

**Total for 20-year Planning Horizon**  $8,100,000
PUBLIC FACILITIES POLICIES

GENERAL GOALS

1. Promote community health, safety, and general welfare throughout the area through the timely provision of public facilities and services sufficient to serve the needs of existing and future residents.

2. Encourage joint development and use of facilities by separate public agencies. Public facilities and services shall be located, designed, and installed in an environmentally sound, aesthetically pleasing, and fiscally responsible manner.

3. The county, public and private entities, and the community should strive to secure, preserve and enhance open spaces to the full extent feasible. Ensure that public parks are created which meet the passive and active recreational needs of the community and support the tourism industry.

GOALS

Goal PF 1: Provide additional infrastructure, facilities, or services within the community plan area which support or enhance business activities and residential growth.

Goal PF 2: Establish additional public parks and open space within the Allyn Plan Area to increase pedestrian and bicycle trails, expand recreation opportunities and shoreline access, and evoke community pride.

Policy 2.1 The community should establish LOS standards for regional and local level parks for park projects financed at the local level.

Goal PF 3: To re-establish certain public rights-of-way in the 1889 Town of Allyn that are important for facilitating residential and commercial development.

Policy 3.1 The Allyn Community Association intends to work closely with the Board of County Commissioners in reviewing the current policy and instituting an
approach that recognizes these platted rights-of-ways as dedicated ones under public trust.

**Policy 3.2** To expand commercial development west of State Route 3, the re-establishment as public rights-of-way and improvement of Wheelwright, Wade, and Sullivan Streets north of Evans Avenue/Lakeland Drive should be strongly considered.

**Policy 3.3** To facilitate residential development to support the commercial center and diversify the size and affordability of residences in Allyn, the re-establishment as public rights-of-way and improvement of Masterson and potentially a second east-west collector road within the platted Town of Allyn should be strongly considered.

**Policy 3.4** Improvements should include walkways, sidewalks, lighting, and benches that fit in context with the proposed Village of Allyn concept.

**Goal PF 4:** Provide improvements to State Route 3 that address traffic safety issues, enhance bicycle and pedestrian mobility, and enhance the Level of Service within the Village Center.

**Policy 4.1** Promote coordination between owners of properties taking access from SR 3 and encourage shared parking and common access driveways that improve traffic circulation and pedestrian safety.

**Policy 4.2** Periodically review existing lighting policies to ensure public spaces and high-volume roads are adequately illuminated, and consider provisions for technologies that reduce light pollution.

**Policy 4.3** Include provisions that accommodate the reconfiguration of the “wye” intersection at State Route 3/North Bay Road to improve safety.

**Objective 4.3.1.** To reduce the impact of traffic along State Route 3 through the Commercial District, the Mason County Public Works Department and the Allyn Community Association will work with the Washington State Department of Transportation to design and construct a
highway improvement project that reduces traffic speeds, increases pedestrian security, and adequately addresses storm water control.

**Goal PF 5:** Anticipate the need for new roads and the extension of existing roads to enhance transportation circulation.

**Policy 5.1** The county shall require all new subdivisions to have access to a public road or street.

**Policy 5.2** The county should encourage the development of new roads that improve transportation circulation within the Allyn UGA

**Policy 5.3** The county should coordinate expansion of the street system to provide for the logical extension of existing streets for efficient traffic circulation

**Objective 5.3.1.** Complete and periodically update a Transportation Plan that evaluates existing traffic conditions, models future conditions, analyses key traffic issues and potential road design and circulation considerations, and prioritizes needed improvements.

**Objective 5.3.2.** Identify a future collector road location that provides direct access from Razor Road to Homestead Drive, and pursue methods to secure the necessary right-of-way and funding for assisting in the cost of road improvements, in particular the potential railroad crossing.

**Goal PF 6:** Provide street standards that enhance bicycle and pedestrian safety and minimize potential negative aesthetic and environmental impacts.

**Policy 6.1** Street standards should include provisions for appropriate signage, the utilization of natural vegetation along roadways, sidewalks and/or paths, address parking needs, accommodate required storm water conveyance systems, and other measures that improve pedestrian safety and minimize potential negative aesthetic and environmental impacts.

**Policy 6.2** Include provisions that accommodate future construction to improve pedestrian and bicycle access at SR 3 between Sherwood Creek and Coulter Creek.
**Goal PF 7:** Establish Low Impact Development (LID) standards to reduce the size of stormwater facilities, and lessen impacts from runoff on North Bay/Case Inlet.

**Goal PF 8:** Acquire flood-prone properties (both public and private) within the Plan Area for future stormwater detention areas.

**Implementation Strategy**

The following is a list of actions intended to assist with implementation of the goals and policies contained within this element of the plan. They are arranged according to the timeframe within which each should be completed: short, or long term. Short-term actions should occur within two years of plan adoption. Long term actions should be completed within 5-10 years of plan adoption. The party or parties responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Allyn Community Association (ACA), Mason County Health Services Department (MCHSD), Public Works Department (PW), Park & Recreation (Parks), or Mason County Department of Community Development (DCD).

**Short Term Actions**

1. The Allyn Community Association, Mason County, other local jurisdictions, the Washington State Department of Transportation, and the State Legislature should continue to pursue and secure local, state, and federal funding for needed capital facility improvements within the Allyn Plan area.

2. The Board of County Commissioners should consider utilizing State Law provisions that facilitate establishing county roads (RCW 36.81.010, or 36.81.020). The initial phase should include Wheelwright St., Masterson Rd., Wade St., and potentially Sellegren Rd. as re-established county roads.

3. Acquire as needed portions of right-of-way for Wheelwright St., and /or consider narrow street standards to address inherent conditions and future traffic circulation and capacity requirements.
4. Update Countywide Stormwater Management Regulations that apply to the Allyn UGA to include the adoption of Low Impact Development (LID) guidelines for new development, amending existing codes for stormwater management. The LID guidelines should:

(1) Reduce project and/or community stormwater storage requirements,
(2) Minimize impacts from stormwater on water quality in North Bay/Case Inlet,
(3) Be an incentive-based program with tangible benefits.

5. Update the Mason County Capital Facilities Plan (CFP) to include identified improvements and support the recommended short-term infrastructure improvements.

6. Establish School Impact Fees to adequately mitigate the impacts to school facilities that are generated by new residential growth within the communities plan area.

**Long-Term Actions**

1. Ensure that new development supports the cost of public facility and service expansions made necessary by such development.

2. Utilize the Mason County Capital Facilities Plan, 6-Year Transportation Improvement Plan, North Bay/Case Inlet Sewer Plan and Stormwater Management Plan to determine the existing and proposed availability of infrastructure to serve areas identified for residential, commercial, and industrial growth.

3. Promote coordination between Mason County and the water purveyors to improve fire flow for enhanced public safety and to ensure that an adequate and reliable domestic water supply is available to support projected population growth.

4. Mason County should consider development of a countywide Coordinated Water System Plan (CWSP) that includes the Allyn UGA.
5. Consider establishing a mechanism for collecting impact fees to support community-wide transportation and stormwater-related improvements.