

————— Welcome to the —————
Allyn Community Forum

Revisiting the
ALLYN VISION

February 27TH, 2025

————— 6:00–8:00PM —————

Community Context

Mason County and Allyn Urban Growth Area

Overview

In 2005, members of the Allyn community undertook an extensive planning effort to develop the “Allyn Plan” as a vision for how the community wanted to grow in the future. A zoning map was created and adopted, which has been changed over time. The vision for Allyn included fostering a quaint and vibrant downtown area for local residents.

In 2017, more work went into creating a circulation and waterfront access plan. This plan included a list of priorities for making SR 3 a better “Main Street”, and enhancing access around the community and to the waterfront.

As Mason County updates its Comprehensive Plan, we want to hear from the Allyn community about how to make the vision from the Allyn Plan a reality. Your thoughts and ideas are important for creating a future that meets the needs of our community. Together, we can find ways to enhance Allyn’s unique charm, improve connections throughout the area, and strengthen our downtown as a lively place for everyone. Below, you’ll find demographic information about Mason County and Allyn to help guide our discussions.

Allyn UGA – Key Facts

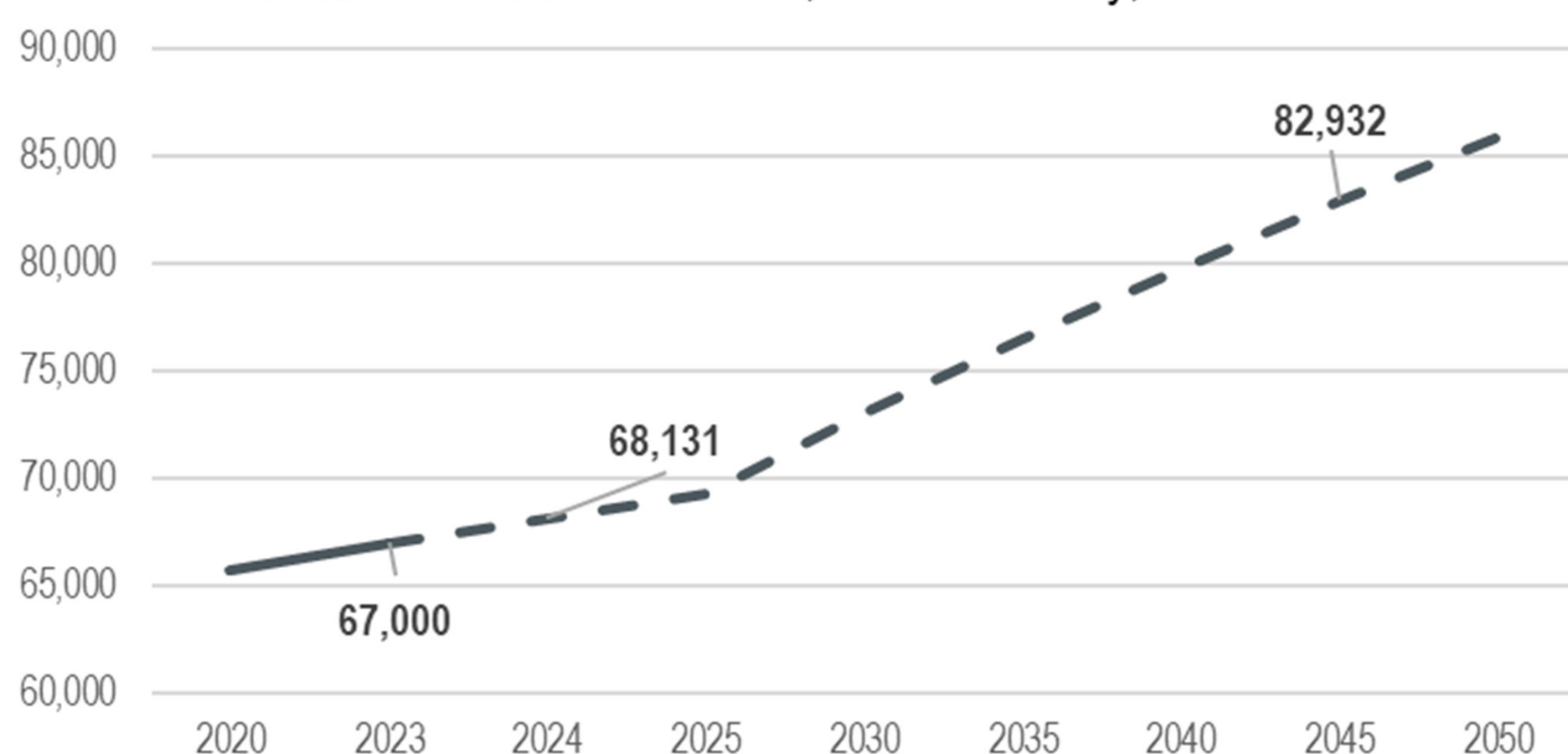
- ▶ **Population:** 2,327 residents (as of 2023).
- ▶ **Growth Context:** Allyn is one of the three major unincorporated growth areas in Mason County, alongside Shelton UGA and Belfair UGA.
- ▶ **Unincorporated Status:** Like most of Mason County, Allyn remains outside of an incorporated city, meaning local governance and services are provided by the county rather than a city government.
- ▶ **Housing & Development:** As a designated UGA, Allyn must accommodate future growth and development as part of Mason County’s long-term planning.

Mason County – Community Context

Population Trends

- ▶ Mason County’s population reached **67,000** in 2023, adding over **6,300 residents** since 2010.
- ▶ The county saw a peak net in-migration of **1,020 people in 2019** and **800 in 2023**, driven by regional growth, remote work, and quality of life improvements.
- ▶ **84% of residents** live in unincorporated areas of Mason County.
- ▶ **Key Mason County population centers** include:
 - » City of Shelton: 10,420 residents
 - » Shelton UGA: 3,955 residents
 - » Allyn UGA: 2,327 residents
 - » Belfair UGA: 1,028 residents

Population Trend and Medium Forecast, Mason County, 2020-2045



Source: Washington State Office of Financial Management, 2022 GMA Population Projections

Population Growth Forecast

- ▶ Mason County is expected to gain approximately **16,000** residents over the **next 27 years**. This equates to an average **annual growth rate of 0.90%**.
- ▶ **By 2045, it is estimated that an additional 7,037** new housing units will be needed to accommodate anticipated growth*.

Population Trends	2010	2020	2023	2010-23 Change	2010-23 CAGR
Washington	6,724,540	7,707,047	7,951,150	1,226,610	1.30%
Mason County Total	60,699	65,726	67,000	6,301	0.76%
City of Shelton	9,834	10,371	10,420	586	0.45%
Shelton UGA	3,717	3,751	3,955	238	0.48%
Allyn UGA	1,972	2,221	2,327	355	1.28%
Belfair UGA	987	1,054	1,028	41	0.31%
Other Unincorp. Mason County	44,189	48,329	49,270	5,081	0.84%

Source: Washington State Office of Financial Management Intercensal Estimates ; April 1, 2024 (Revised) . CAGR: Compound Annual Growth Rate

Preferred Housing Growth Scenario

- ▶ Adopted housing growth scenario combines housing need from Scenarios A & B (7,037 new units) + housing type distribution from Scenario C*
- ▶ Adjustments made due to market constraints:
 - » Lower forecast for multifamily development (~3,500 units deemed unrealistic)
 - » Higher allocation to detached homes and manufactured housing

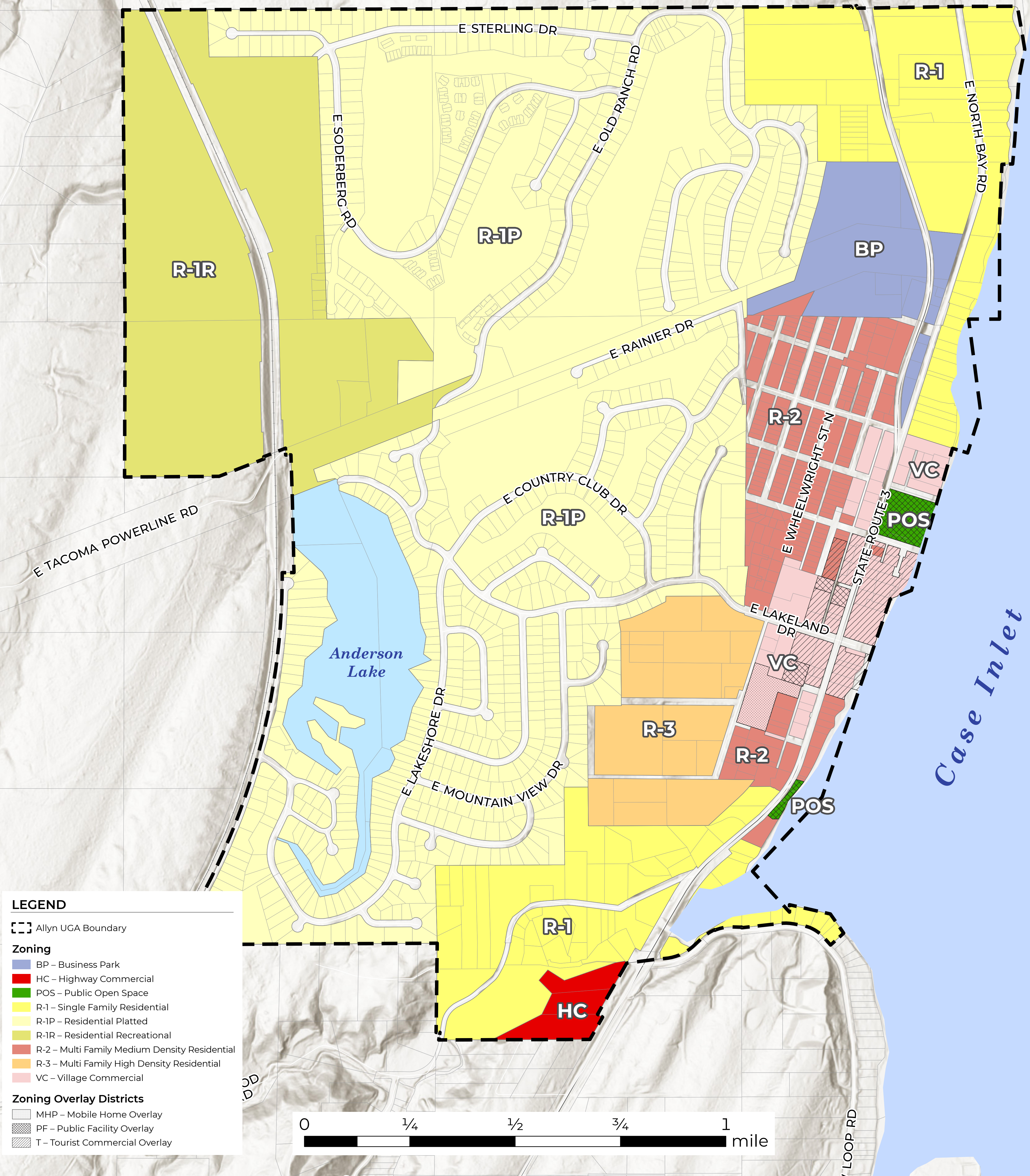
Housing Type	Shelton City & UGA	UGAs (Allyn, Belfair)		Other Rural County	Total Housing Method D	Housing Dist.	Housing Need: HAP Method A	Housing Need: HAP Method B
		Allyn	Belfair				Method A	Method B
Single Family Detached	1,161	813	348	2,322	33%	2,305	2,221	
Multi-family (2+ units per structure)*	1,537	1,271	148	2,956	42%	3,503	3,587	
Mfg. homes, cottages & ADUs	176	264	1,320	1,759	25%	1,230	1,230	
Total Housing Units	2,872	2,348	1,818	7,037	100%	7,037	7,037	
Estimated Capture of Housing Need	41%	33%	26%	100%		100%	100%	
Projected Population Increase	7,401	5,582	1,819	14,801		14,801	14,801	

Source: derived from Washington OFM Medium Growth Forecast, City of Shelton, and Belfair UGA Planned Action EIS; includes part-time seasonal resident demand. * includes group quarters and emergency shelters.

*Based on Washington State Department of Commerce Allocation Methods.

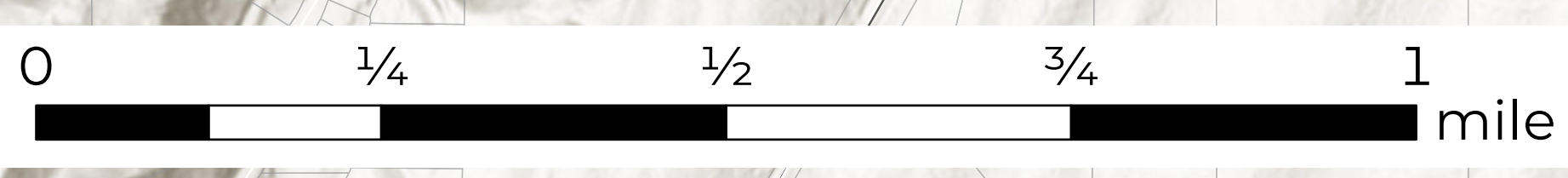
Zoning Map

The Allyn Urban Growth Area



LEGEND

- Allyn UGA Boundary
- Zoning**
- BP – Business Park
- HC – Highway Commercial
- POS – Public Open Space
- R-1 – Single Family Residential
- R-1P – Residential Platted
- R-1R – Residential Recreational
- R-2 – Multi Family Medium Density Residential
- R-3 – Multi Family High Density Residential
- VC – Village Commercial
- Zoning Overlay Districts**
- MHP – Mobile Home Overlay
- PF – Public Facility Overlay
- T – Tourist Commercial Overlay



**What are your thoughts about Allyn's current zoning?
Are there any specific issues/challenges you've experienced?**

Development Regulations

The Allyn Urban Growth Area

Parking Summary

The Allyn UGA parking requirements outlined in section 17.14.050 specify the minimum number of parking spaces required for various land uses, including residential, commercial, industrial, and public uses. The key points are as follows:

Type of Parking	Number of Spaces Required	
Residential	<ul style="list-style-type: none"> ▶ Single-family detached, attached, duplexes, and triplexes: 2 spaces per unit. ▶ Four-plex and above: 1 space per unit (up to 2 bedrooms) + ½ space for each additional bedroom; plus ½ guest space per unit. ▶ Mobile home parks: 2 spaces per unit + ½ guest space per unit. 	<ul style="list-style-type: none"> ▶ Group facilities: 1 space per 3 beds. ▶ Residential developments with restricted parking: Additional guest spaces are required if parking is limited on local streets.
Commercial	<ul style="list-style-type: none"> ▶ Retail: 1 space per 250 sq. ft., or 1 per 400 sq. ft. for shopping centers or shared parking. ▶ Barber shops/salons: 3 spaces per chair. ▶ Restaurants: 1 space per 250 sq. ft. (up to 12 seats); 1 space per 60 sq. ft. for larger restaurants; plus additional parking for kitchen and non-customer areas. ▶ Banks and offices: 1 space per 300 sq. ft. 	<ul style="list-style-type: none"> ▶ Medical offices: 1 space per 200 sq. ft. ▶ Gyms/aerobic studios: 1 space per 50 sq. ft. ▶ Technical schools: 1 space per 100 sq. ft. ▶ Hotels/motels: 1 space per unit + 1 space per 10 units for employees + RV parking for every 10 units. ▶ Outdoor product display areas: 1 space per 1,000 sq. ft. of display area.
Industrial	<ul style="list-style-type: none"> ▶ Manufacturing: 1 space per 750 sq. ft. ▶ Warehousing: 1 space per 1,500 sq. ft. (up to 10,000 sq. ft.); 1 space per 2,000 sq. ft. over 10,000 sq. ft. ▶ Retail showrooms: 1 space per 500 sq. ft. 	<ul style="list-style-type: none"> ▶ Research and development: 1 space per 500 sq. ft. ▶ Drivers: Additional space for each driver taking vehicles off-site for deliveries or construction. ▶ Office space within industrial use: 1 space per 250 sq. ft.
Public & Semi-Public Uses	<ul style="list-style-type: none"> ▶ Hospitals: 1 space per longer-term care bed + 1 per 200 sq. ft. of outpatient area. ▶ Schools: Multiple factors including classrooms, office space, kitchen, and guest spaces. ▶ Churches: 1 space per 3 seats in the largest assembly area. 	<ul style="list-style-type: none"> ▶ Theaters: 1 space per 3 seats. ▶ Libraries: 1 space per 300 sq. ft. ▶ Museums/art galleries: 1 space per 500 sq. ft. ▶ Clubs and lodges: 1 space per 2 seats. ▶ Sports facilities/auditoriums: 1 space per 3 seats.
Additional Guidelines	<ul style="list-style-type: none"> ▶ Unnamed Uses: Parking requirements can be based on a similar listed use or professional studies. ▶ Mixed-Use Projects: Combine the parking requirements of each use type, with potential for shared parking. 	<ul style="list-style-type: none"> ▶ Compact Spaces: Up to 20% of required spaces can be compact, clearly marked, and grouped separately. ▶ Bicycle Parking: For commercial/public uses with 50+ parking stalls, provide a bike rack with capacity for 4 bikes for every 50 parking stalls (max 12 bike spaces).

These standards ensure that developments provide sufficient parking for various uses while accommodating future growth and multi-use areas.

Summary of Allowable Uses in the Allyn UGA

Below is a table that summarizes the permitted uses in the commercial zoning districts within the Allyn UGA based on the information within Title 17.12 of the Mason County Zoning Code.

Zoning District	Permitted Uses
Village Commercial (VC)	Retail: antique shops, appliance repair, art galleries, bakery, banks, beauty shops, bicycle shops, bookstores, catering, clothing stores, delicatessen, dry cleaners, duplexes (restricted to parcels one-half acre or less), florists, furniture stores, grocery stores, hobby shops, jewelry store, hotels, music stores, offices, pharmacies, photographic studios, printing and publishing, restaurants, second-hand stores, sporting goods, toy stores, theater (live and motion picture), tourism-related businesses, etc.
Tourist Commercial (T)	Retail: antique shops, art galleries, bicycle shops, bookstores, catering, clothing stores, delicatessen, florists, food stores, hobby shops, jewelry store, music stores, restaurants, sporting goods, tourism-related businesses (travel, tour, event agencies), etc.
Highway Commercial (HC)	Retail: apparel, appliance, art, bicycle shops, bookstores, department stores, drug stores, furniture stores, hobby shops, jewelry stores, music stores, offices, restaurants, supermarkets, variety stores, etc.
Business Park (BP)	Appliance repair, furniture sales, printing and publishing, offices, medical clinics, health clubs, R&D (Research & Development), light manufacturing, etc.
Public Facility Overlay (PF)	Airports, government buildings, educational institutions, hospitals, water systems, sewer facilities, stormwater treatment, utilities, correctional institutions, etc.

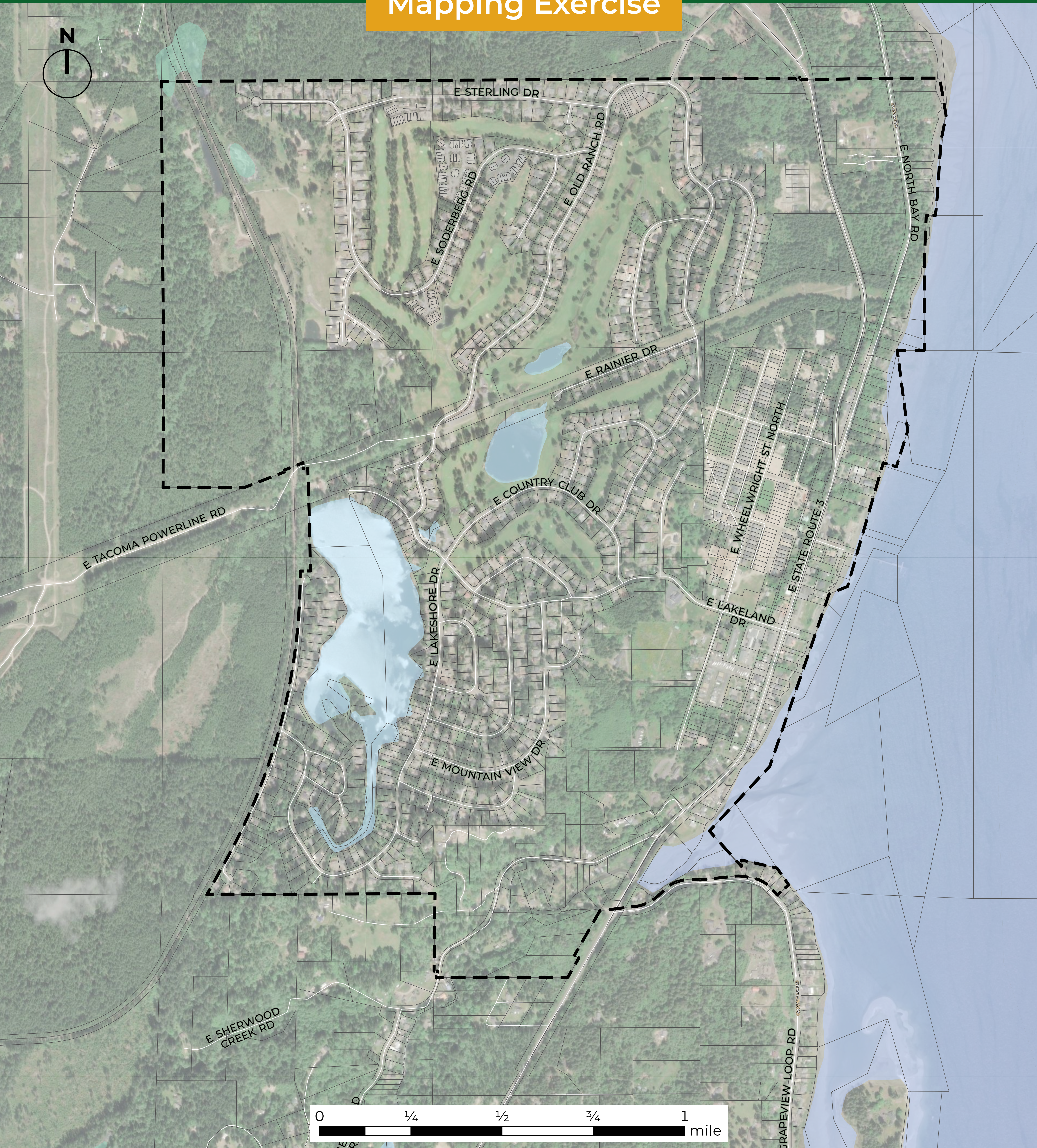
Additional Notes:

- ▶ **Accessory Uses:** These are allowed in each of the districts and can include on-site alcoholic beverage sales, microbreweries, outdoor displays of merchandise, parking for one delivery vehicle, live entertainment, and more.
- ▶ **Special Use Permits:** Certain uses require approval through a special use permit, such as bars, churches, day cares, drive-through sales, vehicle-related businesses, and motor vehicle repair or sales.

This table should assist in understanding the range of permitted activities in these key commercial and industrial districts within the Allyn UGA.

Commercial Development

Mapping Exercise



Where would you like to see commercial development in Allyn?



SCJ ALLIANCE
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Commercial Development Mapping Exercise
Mason County Comprehensive Plan Update | February 2025