

Grays Harbor County 2027 Comprehensive Land Use Plan Project Goals and Engagement Approach

Board of County Commissioners
June 3, 2025



Project



- New Comprehensive Land Use Plan and development regulations
- Prepare an Environmental Impact Statement (EIS) to comply with State Environmental Policy Act (SEPA) requirements
- Public engagement throughout the process – from visioning, to drafting, to finalizing the Comp Plan



Project Goals

- Identify the community's vision for County land use and development
- Create a new comprehensive land use plan
 - Based on community vision
 - Parcel-based comprehensive land use map
 - Consistent with other plans such as critical areas and Shoreline Master Program (SMP)
 - Update development regulations to be consistent with the new plan.
- Evaluate the impacts of the new plan in an EIS.
- Engage the community throughout the process.

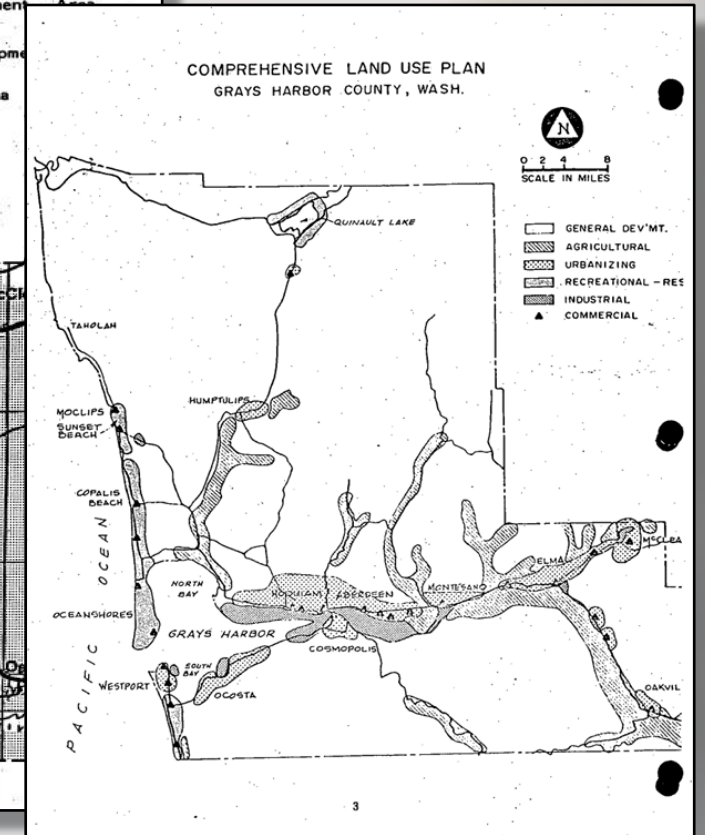
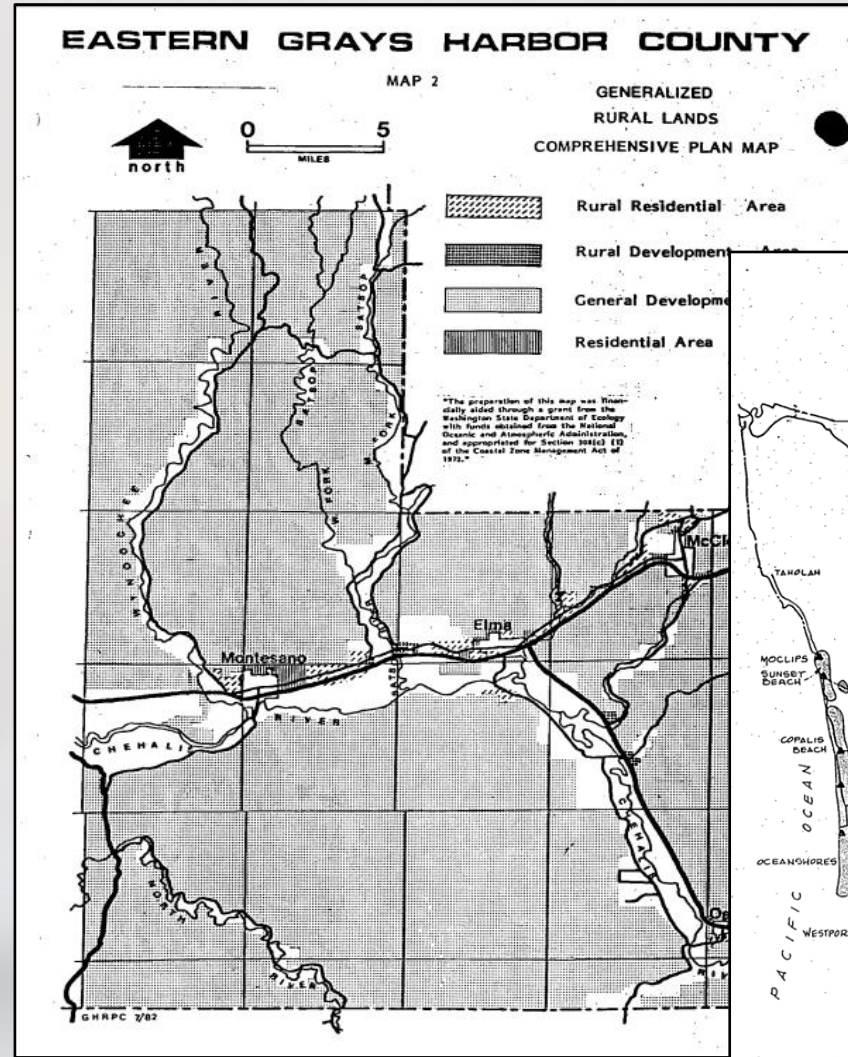


Grays Harbor County Shoreline Environment Designation Map. Courtesy of Grays Harbor County.

What is a Comprehensive Land Use Plan?



- Community Vision
- Land Use Goals and Policies
 - Describe how and where future development should occur
 - Uses and Densities
- Land Use Map
 - Identifies areas for future land uses



Grays Harbor County Land Use Plan Maps. Courtesy of Grays Harbor County.

Schedule



	2025							2026								
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Project Phase																
Comp Plan & Development Regulations	Early drafting activities		Finalize Draft Comp Plan and regulations										Draft Final Plan and regulations			Publish
	EIS		Early drafting activities		Finalize Draft EIS								Draft Final EIS			Publish

Two – year process:

- Year 1 (2025): Visioning, Draft Comprehensive Land use Plan and EIS
- Year 2 (2026): Final Plan and EIS, Development regulations

How will we create a new plan?

- Evaluate existing land use policies, designations and zoning and identify changes needed to:
 - Accomplish the community vision
 - Address current trends, issues and concerns
 - Different priorities
 - New technologies
 - Growth and development trends
 - Ease of use
- Evaluate three land use alternatives and select a preferred alternative

(Q: What new priorities, technologies or development trends should we be considering?)



Public Engagement Approach



Public engagement goals

- Share clear, concise, and simple messages about what this work is and what it isn't
- Share transparent information
- Listen to the community and incorporate their ideas into the Comp Plan
- Leverage County Planning Commission and Board of County Commissioners meetings to plan for engagement and share feedback
- Engage with interested organizations such as Cities, Port, Greater Grays Harbor, and Tribes

Engagement tools

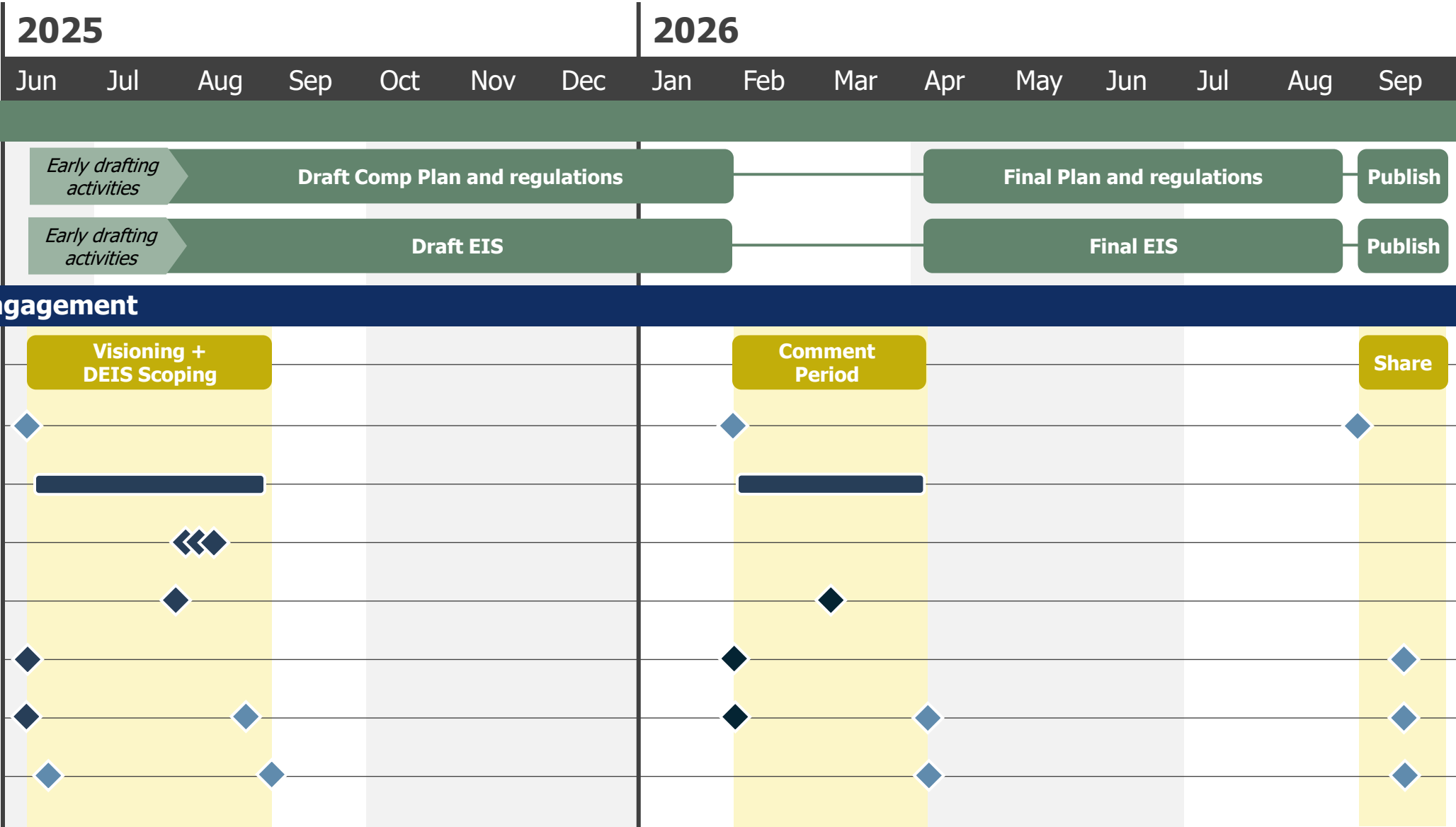
A range of tools will provide various opportunities for engagement

- Project website and online open house
- Online comment forms
- Project branding
- In-person workshop & pop-ups (tabling)
- Intercept & long surveys
- Planning Commission and Board of County Commissioners meetings
- County Departments (information sharing)
- Agency Task Force

Engagement in key project phases



Project phase	Engagement approach
Visioning and Draft EIS scoping Jun - Aug 2025	Involve: Visioning and Comp Plan comment periods allow public/stakeholders to share feedback on what they want to see in the future Comp Plan <i>Robust public engagement in the Visioning process will be critical to ensure community input informs the new land use plan</i>
Draft Comp Plan and regulations and Draft EIS comment periods Aug 2025 - Mar 2026	Involve: Public comment periods allow public/stakeholders to share their desires, values, ideas
Final Comp Plan and regulations and Final EIS Apr - Sept 2026	Inform: Share final EIS and Comp Plan with public/stakeholders



Questions for visioning

- What is unique and special about Grays Harbor County? What must we keep?
- What could we change?
- What types of housing do we need more of?
- Where should new housing be located?
- What kind of businesses are needed?
- Where should new businesses be located?
- How should we support forestry, agriculture and fishing industries?
- How should people move around the county? Cars, bicycles, walking, other?

Q: Are these the right questions to ask the community during the visioning process?

Locations for in-person visioning engagement



- Jul 31-Aug 2, 2025
- Events:
 - **Grays Harbor County Fair**
- Pop-up locations:
 - **Copalis Beach Grocery**
 - **Moclips Country Store**
- Workshop:
 - **South Beach Fire Station**

Next steps



- **Engagement in early Jun – Aug 2025**

- Build and launch a project webpage
- Develop a survey to begin collecting Visioning feedback
- Send a postcard to County properties with web links and email sign up
- Prepare for pop-up tabling to engage County residents
- Conduct pop-up tabling events

- **Create community vision – Aug – Sept 2025**

- Based on community engagement
- Planning Commission work sessions

- **Develop land use alternatives – Aug – Oct 2025**

- Based on community vision
- Planning commission work sessions

Thank you

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