



Department of Public Services

Planning & Building Division
100 West Broadway, #31
Montesano, WA 98563
360-249-4222
www.graysharbor.us

STATE ENVIRONMENTAL POLICY ACT

DETERMINATION OF SIGNIFICANCE (DS) AND

REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT

Date of Issuance: July 17, 2025

Lead agency: Grays Harbor County

Agency Contact: Kaydee Mittleider, kaydee.mittleider@graysharbor.us, 360-249-4222

Agency File Number: 25-1056

Location of Proposal: The proposal encompasses all of unincorporated Grays Harbor County. The County lies in the westernmost portion of the State of Washington and is located along the Pacific Ocean. The County shares boundaries with Jefferson (north), Mason (east), Thurston (east), Lewis (south) and Pacific (south) Counties.

Description of Proposal: Grays Harbor County is preparing a new Comprehensive Land Use Plan and associated updates to its development regulations and zoning map. The Comprehensive Land Use Plan is anticipated to be adopted in 2027. The Grays Harbor County 2027 Comprehensive Land Use Plan will have a planning horizon of 2037. The Comprehensive Land Use Plan will include a community vision and establish a framework of goals and policies for future growth and development in unincorporated areas of Grays Harbor County.

The Comprehensive Land Use Plan process is intended to achieve the following objectives:

- Adopt a new comprehensive land use plan including a community vision, land use goals and policies, land use designations and land use maps that apply countywide consistent with vision and other planning documents.
- Adopt a parcel-based land use map folio.
- Revise land use designations to have logical boundaries following property lines, public streets, governmental section subdivision lines and/or the line of mean higher high tide for tidal waters.
- Adopt one or more new mixed use land use designations to replace urbanizing, recreational residential and urban services designations within existing and planned water and sewer service areas.
- Redesignate urbanizing, urban services and recreational residential areas that are outside of water and sewer service area boundaries to other designations appropriate to existing and planned infrastructure.
- Amend resource land designations consistent with the requirements of the Growth Management



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Act.

- Adopt amendments to the zoning map and development regulations (Grays Harbor County Code Titles 16, 17 and 18) necessary to make them consistent with the comprehensive plan.

Grays Harbor County has determined that this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist or other materials indicating likely environmental impacts is attached to this notice. The lead agency has identified the following areas for discussion in the EIS:

- Earth/Soil/Erosion
- Air Quality/Climate
- Water Resources
- Fish/Wildlife/Vegetation/Wetlands
- Land and Shoreline Use
- Plans and Policies
- Population/Housing/Employment
- Cultural Resources
- Transportation
- Public Services and Utilities

For each topic, the EIS will identify potential impacts and mitigation measures to avoid, minimize or rectify impacts, such as best practices that could be addressed in alternatives or programmatic mitigation. The EIS will be countywide, comparative in nature and include quantitative and qualitative approaches such as models or adopted standards to determine the effect of the alternatives.

Alternatives to be Studied: The environmental review will include a comparative evaluation of alternative courses of action considered for the Comprehensive Plan based on different growth or land use patterns. The alternatives are based on how the land use designation schemes may change in the future. The following describe the significant characteristics and differences among a range of land use intensity choices:

No Action Alternative

- Plan for a population of approximately 81,270, an increase of approximately 3,870 people over the next decade, an increase of 5% over the 2024 population estimated by the Washington State Office of Financial Management (OFM).
- Land use generally based on existing use patterns with updates for consistency with the community vision, Growth Management Act (partially planning) and existing development.

Moderate Growth Alternative

- Plan for a population of approximately 85,140, an increase of approximately 7,740 people over the next decade, an increase of 10% over the 2024 population estimated by OFM.
- Land use similar to the No Action alternative, with redesignation of higher density areas (currently designated Urbanizing or Recreational Residential) served by transportation routes that are subject to frequent flooding and impacts of sea level rise to lower density designations such as Rural Residential or General Development.



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Growth Alternative

- Plan for a population of approximately 89,010, an increase of approximately 11,610 people over the next decade, an increase of 15% over the 2024 population estimated by OFM.
- Land use similar to the No Action alternative, with the addition of new residential and commercial areas to address the additional growth expected.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The County is conducting expanded scoping pursuant to WAC 197-11-410(g) consisting of an extended comment period.

The deadline for comments is: 4: 30 p.m., August 22, 2025.

Send written comments to:

Grays Harbor County Planning and Building Division
Attn: Kaydee Mittleider
100 West Broadway, #31
Montesano, WA 98563
360-249-4222

Send online comments to: info@graysharbor2027compplan.com

Responsible Official:

Suresh Bhagavan, Planning and Building Director
100 West Broadway, #31
Montesano, WA 98563

Signature 

Date 7-17-2025

Appeal of this determination may be made as set forth in the laws of the state of Washington.