

# Grays Harbor County 2027 Comprehensive Land Use Plan

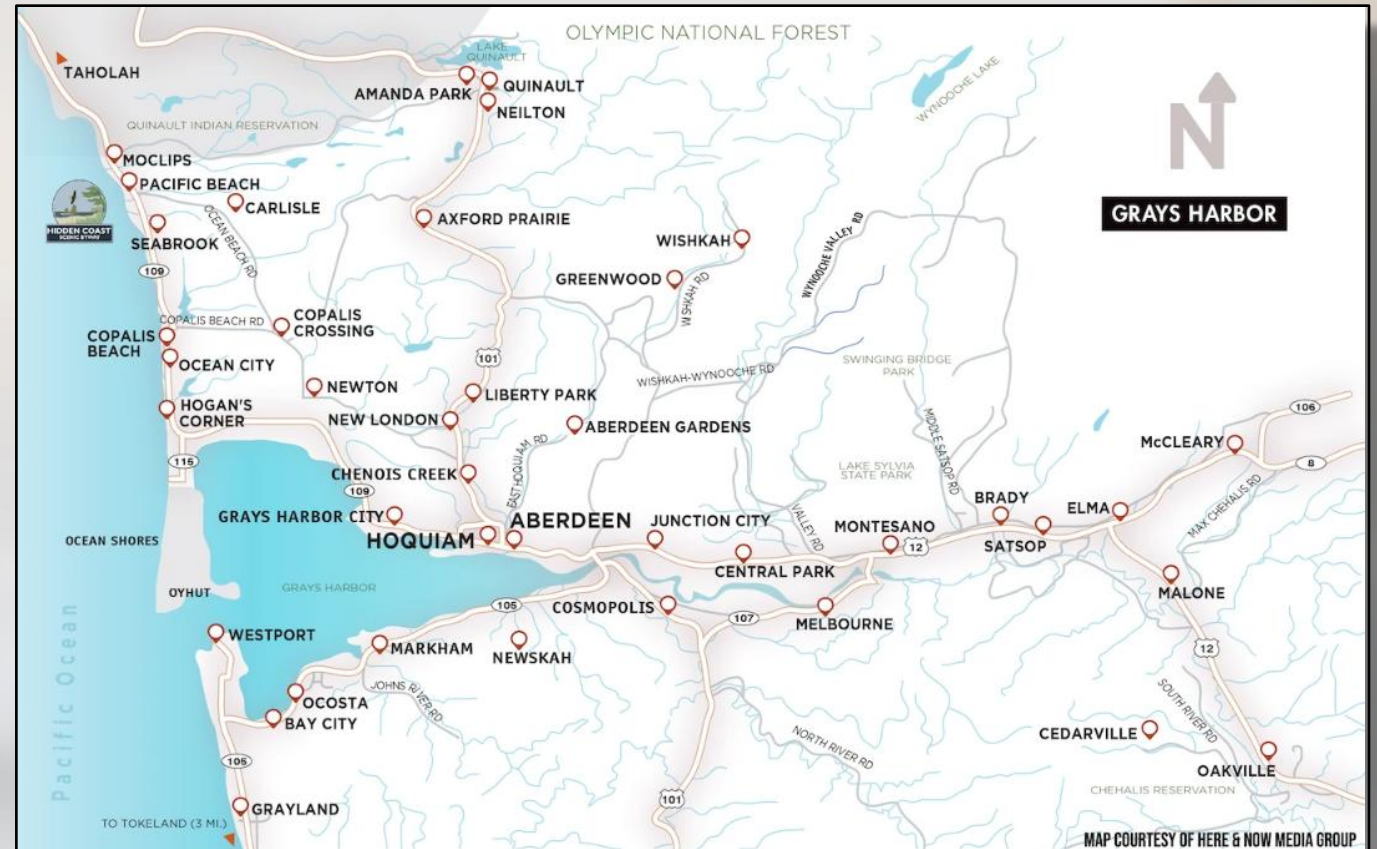
Planning Commission Special Meeting  
April 21, 2026



# Why we are here today



- Where we are in the Comprehensive Land Use Plan process
- Compare the Draft Environmental Impact Statement (EIS) growth alternatives
- Examine land use maps, designations, and zoning
- Discuss next steps for the project



# Project overview



- New Comprehensive Land Use Plan and 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



Public feedback collected on interactive map during visioning phase.

# 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



Shoreline Environment Designation Map. Courtesy of Grays Harbor County.

# Where we are in the process



Project phase	Approach
<p style="text-align: center;"><b>Visioning and Draft EIS scoping</b> June – Nov 2025</p>	<p>In summer 2025, we engaged with the public to get feedback on the project vision and the Environmental Impact Statement (EIS) scoping document. Public engagement helped shape the vision, goals, and policies for the Draft EIS.</p>
<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;"> <p style="font-size: 8px; margin: 0;">WE ARE HERE</p> </div> <div> <p style="text-align: center;"><b>Draft EIS comment period</b> April - June 2026</p> </div> </div>	<p>Using community feedback from the Visioning phase, we are developing a draft Comprehensive Land Use Plan and Draft Environmental Impact Statement (EIS).</p> <p>In <b>May 2026</b>, the Draft EIS, which will look at growth alternatives for the Comprehensive Land Use Plan, will be available for public review and comment.</p>
<p style="text-align: center;"><b>Draft Comprehensive Plan comment period</b> June – July 2026</p>	<p>Later this year, we will be asking the public to provide feedback on the draft Comprehensive Land Use Plan, which examines land use, zoning, and development regulations.</p>
<p style="text-align: center;"><b>Final Comp Plan and regulations and Final EIS</b> Aug – Sept 2026</p>	<p>Following the comment period, the County will incorporate feedback and develop a Final Comprehensive Land Use Plan and a Final EIS, anticipated to be completed in late 2026</p>

# Environmental Impact Statement (EIS)



- The environmental review process for our Comprehensive Land Use Plan is required by the Washington State Environmental Policy Act (SEPA).
- Scoping was the first step in the EIS process and occurred in summer 2025.
- The next step is to evaluate the positive and negative effects of three proposed growth alternatives in the Draft EIS.
- The Draft EIS will be available for public review and comment in **May 2026**.
- The final step will be to select a preferred alternative to be incorporated into the Comprehensive Plan in **June 2026**.

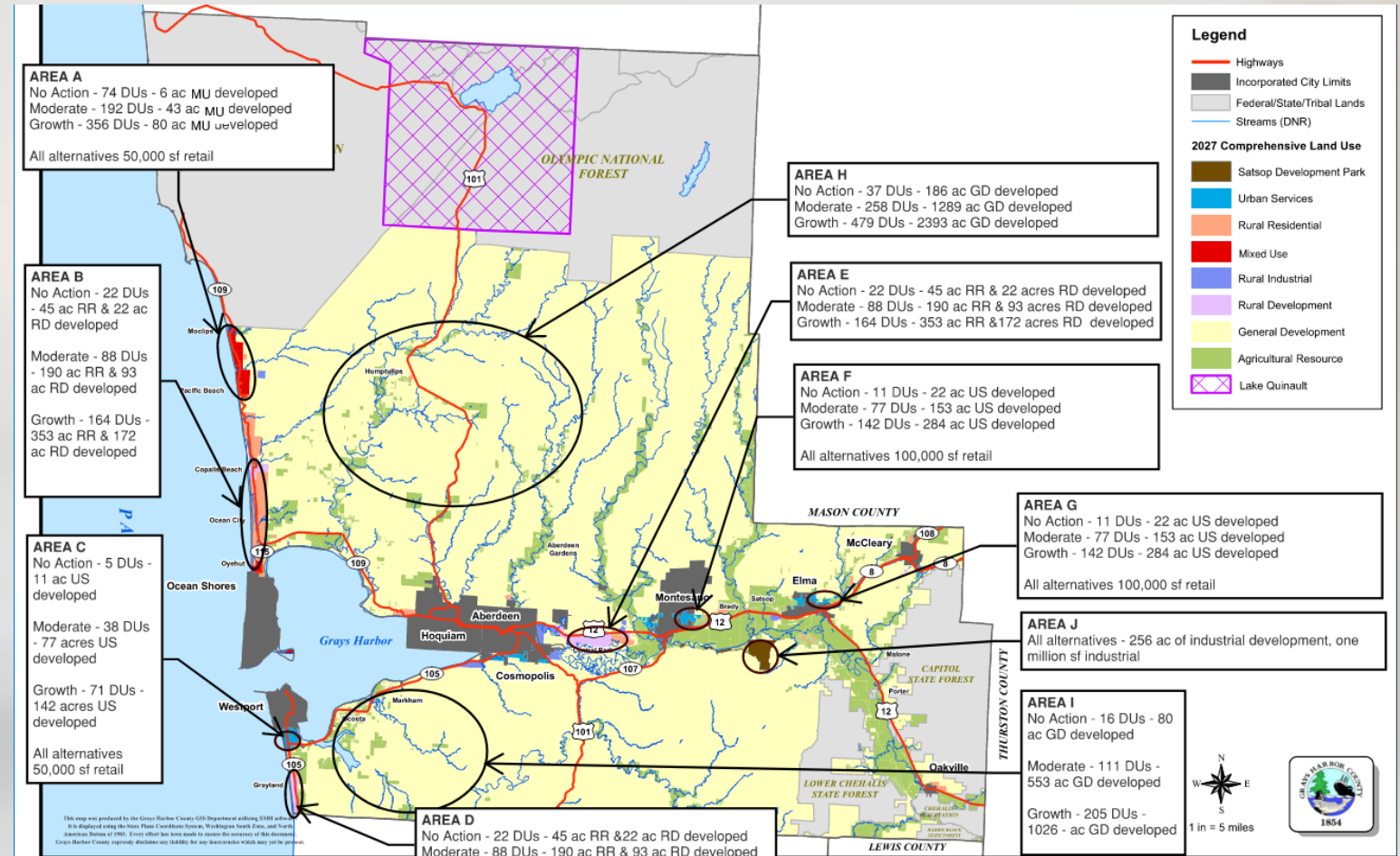


# Draft EIS alternatives map



The Draft EIS alternatives map shows three potential growth alternatives for the Comprehensive Land Use Plan:

- **No action**
- **Moderate growth**
- **High growth**



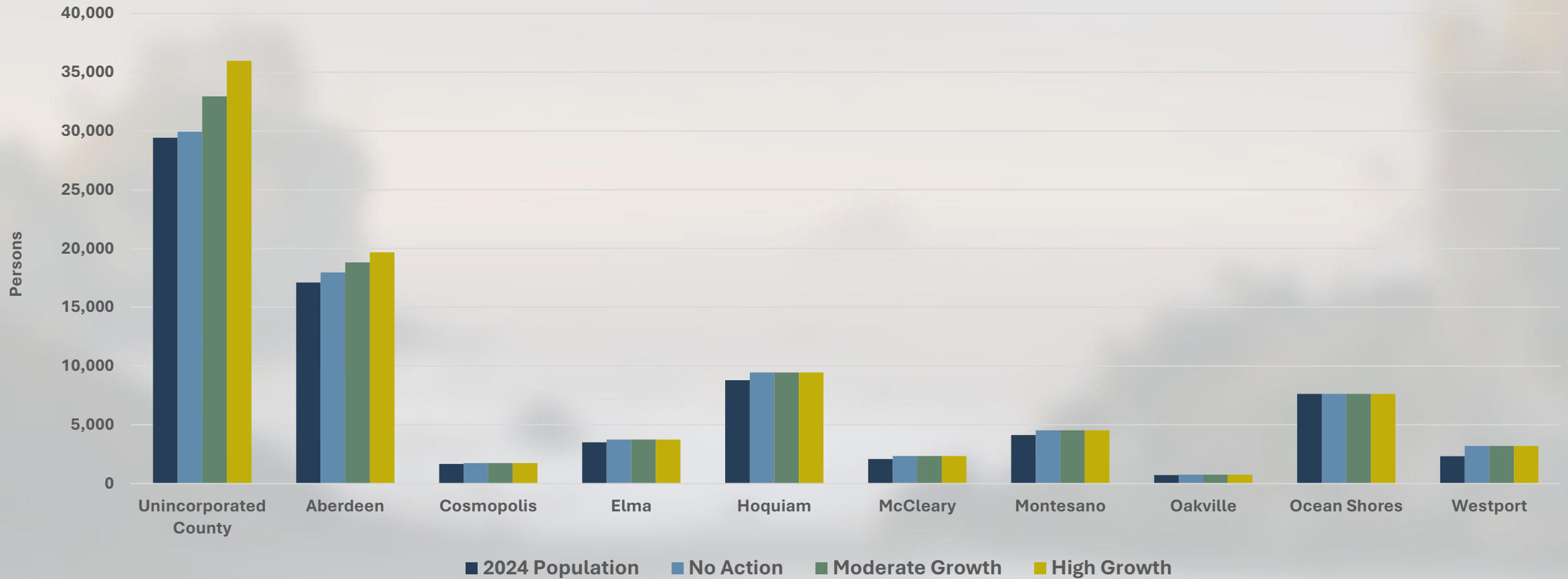
# Draft EIS alternatives



Over the last decade (2014-2024), Grays Harbor County's population grew at a rate of approximately 6%. The three alternatives in the Draft EIS look at growth rates of 5%, 10%, and 15%, respectively.

Alternative	Alternative description
<b>No Action</b>	<ul style="list-style-type: none"><li>Plans for a population of approximately <b>81,270</b></li><li><b>~5% increase</b> over 2024 population</li><li>Retains land use patterns consistent with existing development, with only limited updates for consistency with the community vision and Growth Management Act requirements.</li></ul>
<b>Moderate Growth</b>	<ul style="list-style-type: none"><li>Plans for a population of approximately <b>85,140</b></li><li><b>~10% increase</b> over 2024 population</li><li>Maintains the same land use patterns as No Action but includes additional residential growth to accommodate the higher level of projected population growth.</li></ul>
<b>High Growth</b>	<ul style="list-style-type: none"><li>Plans for a population of approximately <b>89,010</b></li><li><b>~15% increase</b> over 2024 population</li><li>Maintains the same land use pattern as No Action but includes additional residential growth above the Moderate Growth to accommodate the higher level of projected population growth.</li></ul>

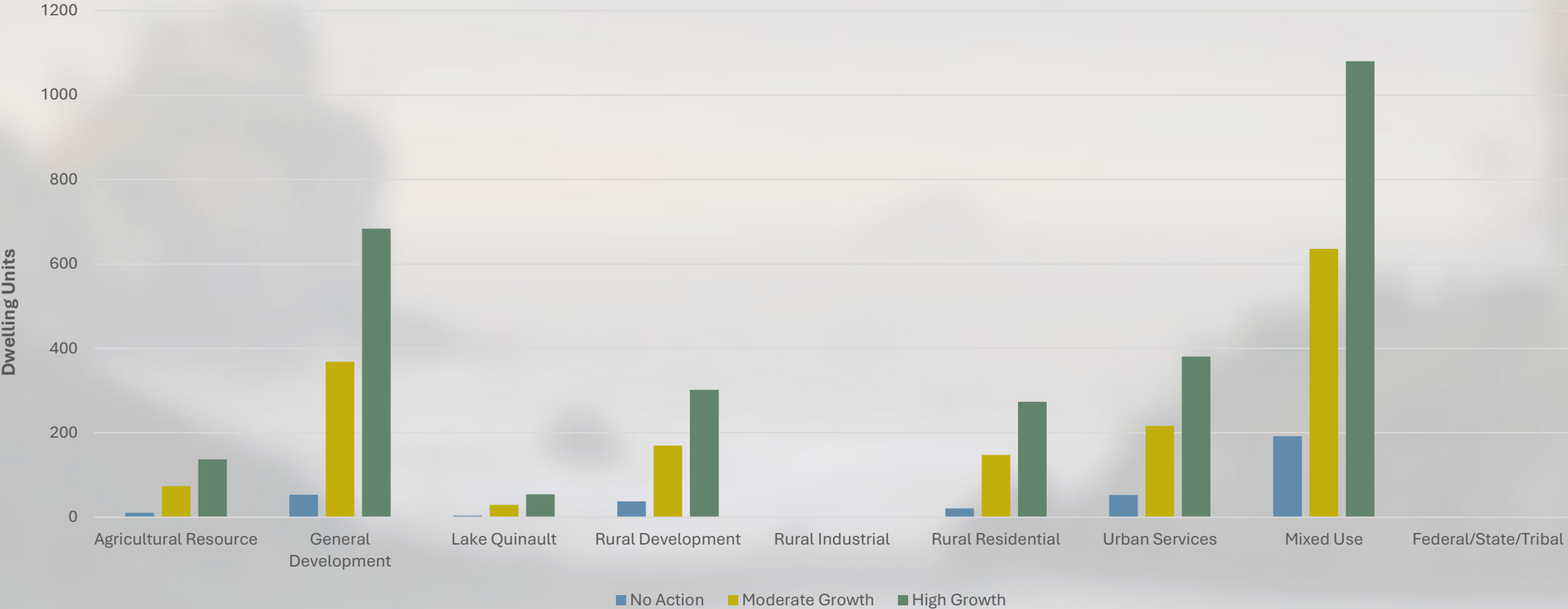
# How much growth is expected?



Projected 2037 population by alternative



# Where would growth occur?



Dwellings by land use designation by alternative

# Draft EIS analysis

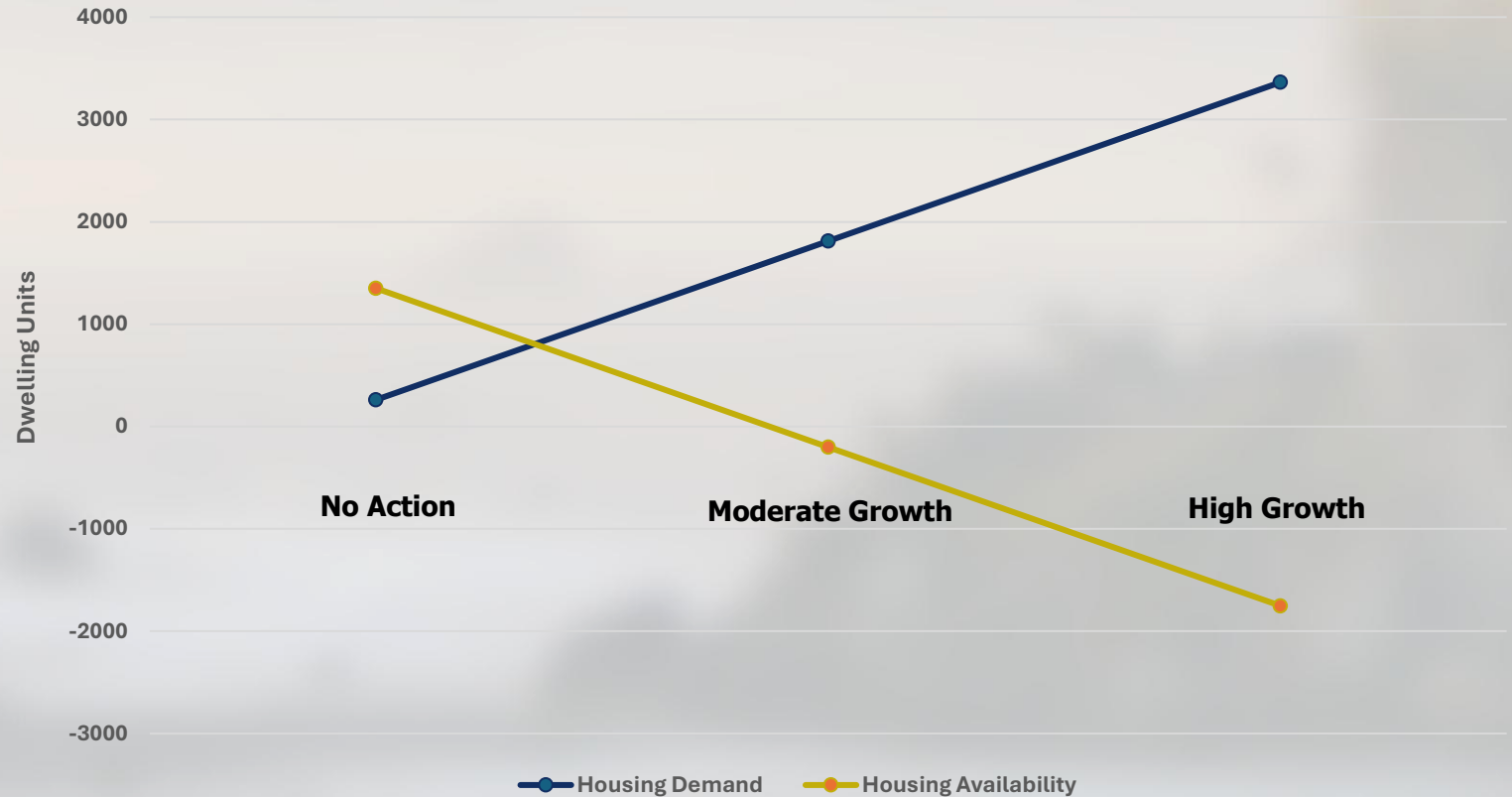


- Describes existing conditions
- Identifies growth impacts associated with each alternative for each element of the environment
- Describes potential mitigation measures
  - Mitigation measures are policies or regulations that could mitigate the impacts
- Decision-makers decide which mitigation measures should be included in the Comprehensive Land Use Plan and/or development regulations
- An example of DEIS analysis for housing is shown on the next slide

# How would growth impact housing demand and supply?



- Over the last decade, the average rate of permitting of dwelling units was 124 dwellings per year. This is the rate of housing production.
- As population increases, the demand for housing will increase and the current rate of housing production would not be sufficient.
- Potential mitigation measures could include zoning incentives to support increased densities and housing production.

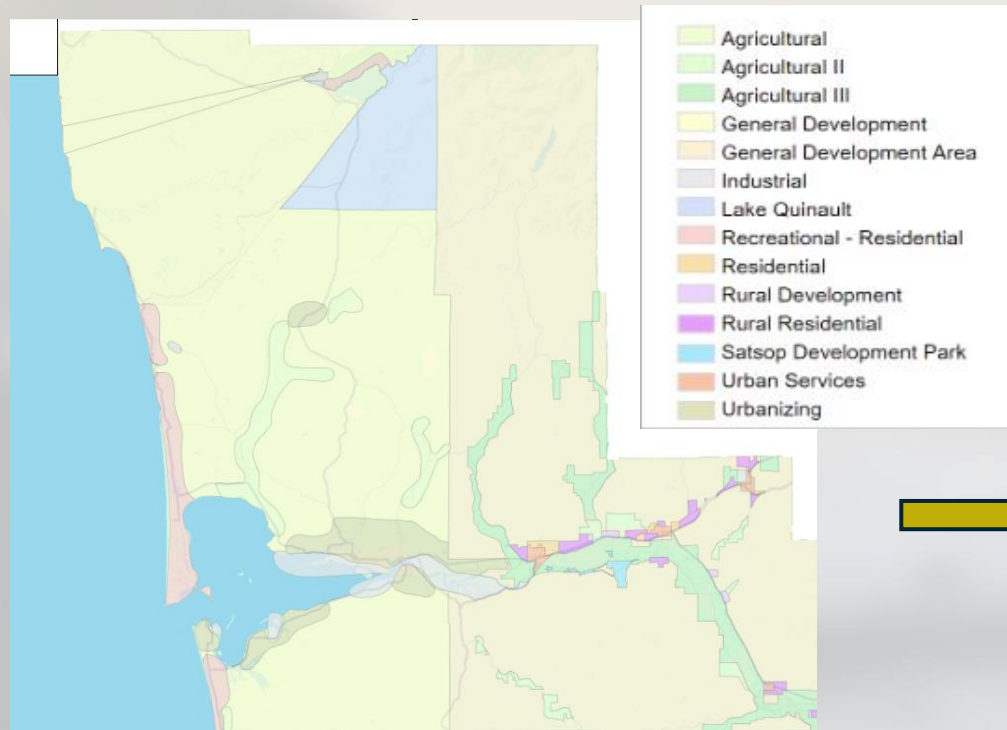


Projected 2037 housing demand by alternative (Unincorporated County)

# Comprehensive Land Use Plan



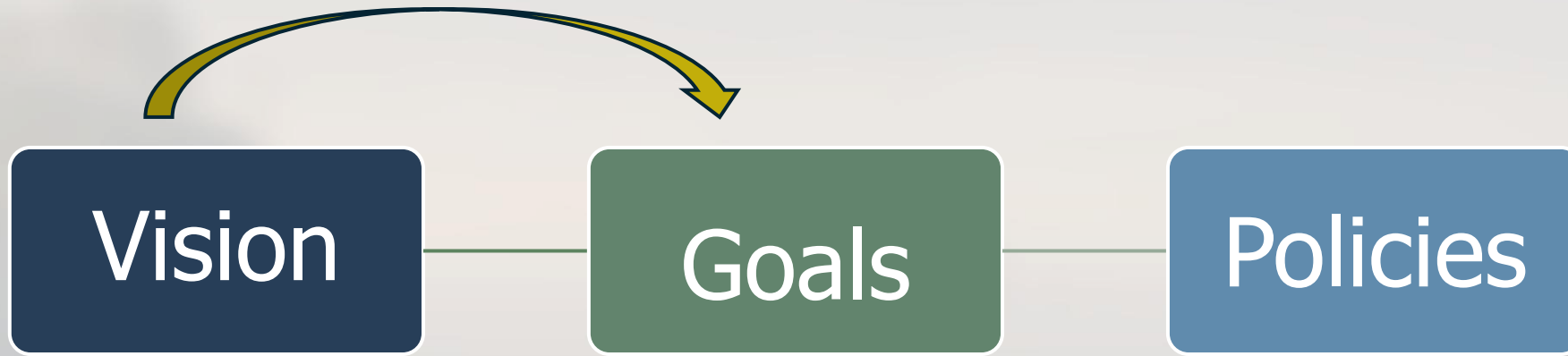
- Goals and policies guide development of the Comprehensive Land Use Plan map
- The plan and map will outline how and where land use and development in unincorporated Grays Harbor County could occur over the next decade



**Current Comprehensive Land Use Map**

**New Draft Comprehensive Land Use Map**

# Community feedback into action



Feedback from the community formed the project vision statement.

Goals will be developed based on the vision statement.

A policy will be developed for each goal.

# Vision statement

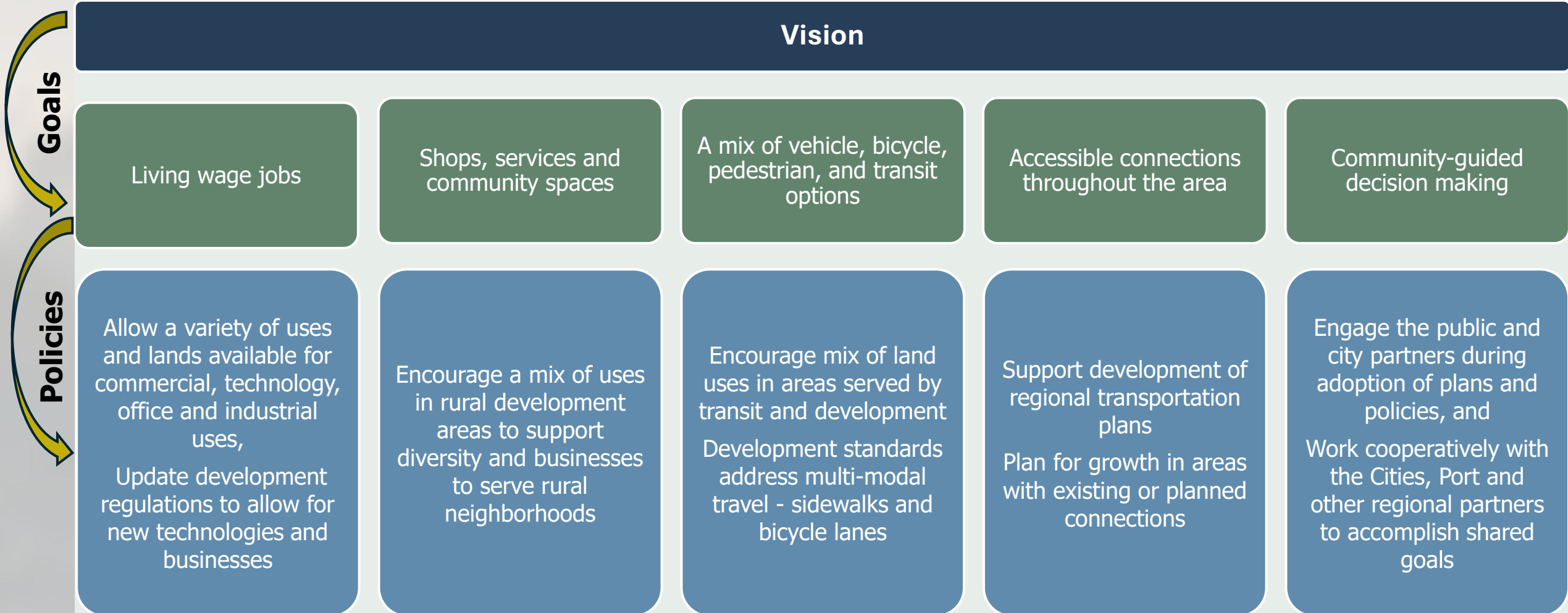


Grays Harbor County will be a vibrant community that preserves its rural character and local identity while embracing new opportunities and well-planned growth. As a gateway to Washington's pristine coastal beaches and the scenic Olympic Peninsula, we highly value our beautiful natural surroundings and recognize the importance of balancing land uses to protect agriculture and environmentally sensitive areas while supporting development. A variety of housing options, living wage jobs, and shops, services and community spaces will make Grays Harbor County a pleasant and thriving place to live, work, visit and play. A mix of vehicle, bicycle, pedestrian, and transit options will provide efficient and accessible connections throughout the area. We will achieve our vision through community-guided decision making, by working closely with residents, businesses, and project partners.

# Goals and policies

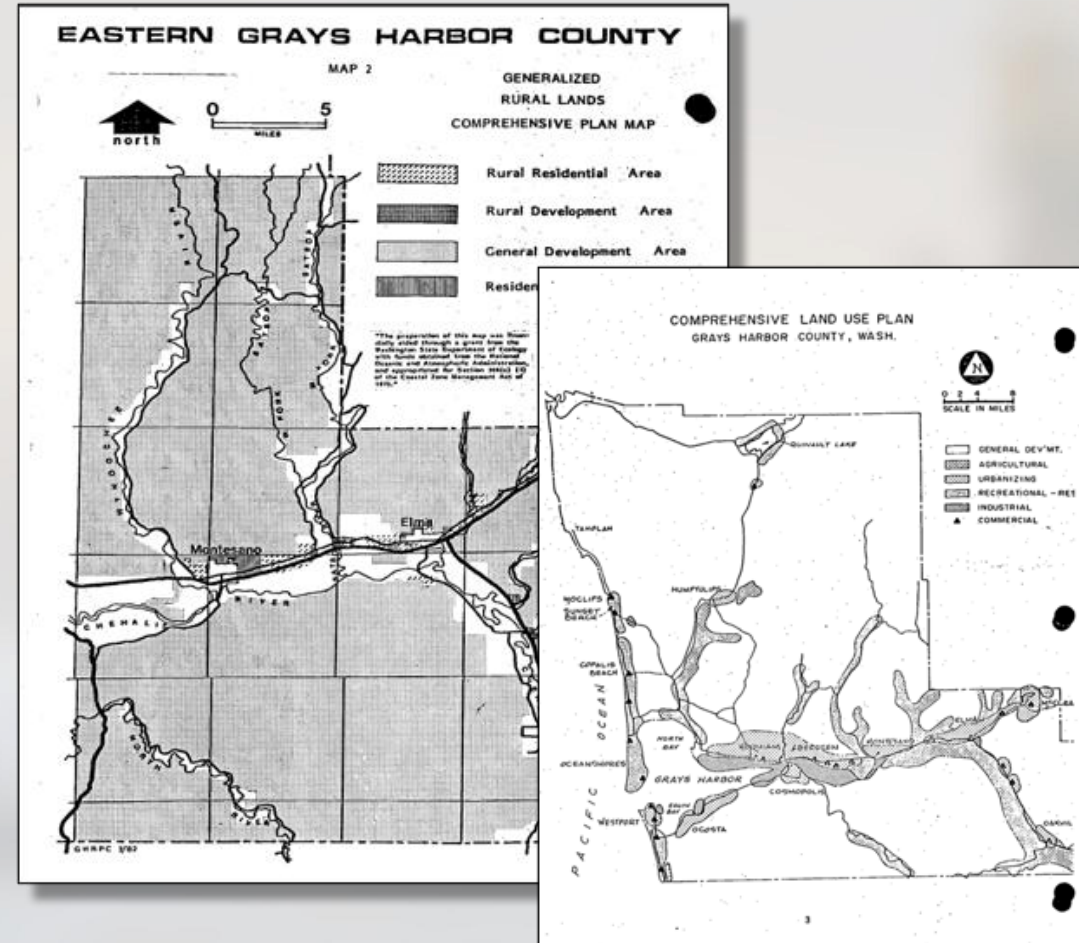


# Goals and policies (continued)



# Land use designations and zoning

- Land use designations, which are determined by the Comprehensive Plan, are more general than zoning. Each land use designation may have several associated zoning districts.
- Land use designations direct future land uses while zoning is a detailed set of regulations that specify things like allowable uses, building height, density and setbacks.
- Land designations were determined by a set of criteria, which are listed in the Draft EIS.



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

# Land use designations and zoning



Land use designation	Zoning
<b>Agricultural Resource</b>	Agricultural Use (A-1) or Long-term Agricultural Use (A-2)
<b>Lake Quinault Area</b>	Lake Quinault (LQ)
<b>Mixed Use</b>	General Commercial (C-2), New Mixed Use Zone, Restricted Residential (R-1), General Residential (R-2), or Resort Residential (R-3)
<b>General Development</b>	General Development 5 (G-5)
<b>Industrial</b>	Light Industrial (I-1) or Industrial (I-2)
<b>Rural Industrial</b>	Light Industrial (I-1) or Industrial (I-2)
<b>Rural Development</b>	General Development 1 (G-1), General Development 5 (G-5), General Commercial (C-2), or Rural Residential (RR)
<b>Rural Residential</b>	Rural Residential (RR), Restricted Residential (R-1), or General Residential (R-2)
<b>Satsop Development Park</b>	Satsop Multi-use (SM) or Satsop Development (SD)
<b>Urban Services</b>	Restricted Residential (R-1), General Residential (R-2), Resort Residential (R-3), General Commercial (C-2), Light Industrial (I-1) or Industrial District (I-2)

# Next steps



- We will present more information about the Draft EIS at the next Planning Commission meeting on May 5, 2026, including:
  - Draft EIS impacts and potential mitigation
  - Comprehensive land use plan maps and policies
  - How to provide public comment
  - Next steps for the project



# Thank you

**Jacobs**

