

Grays Harbor County 2027 Comprehensive Land Use Plan

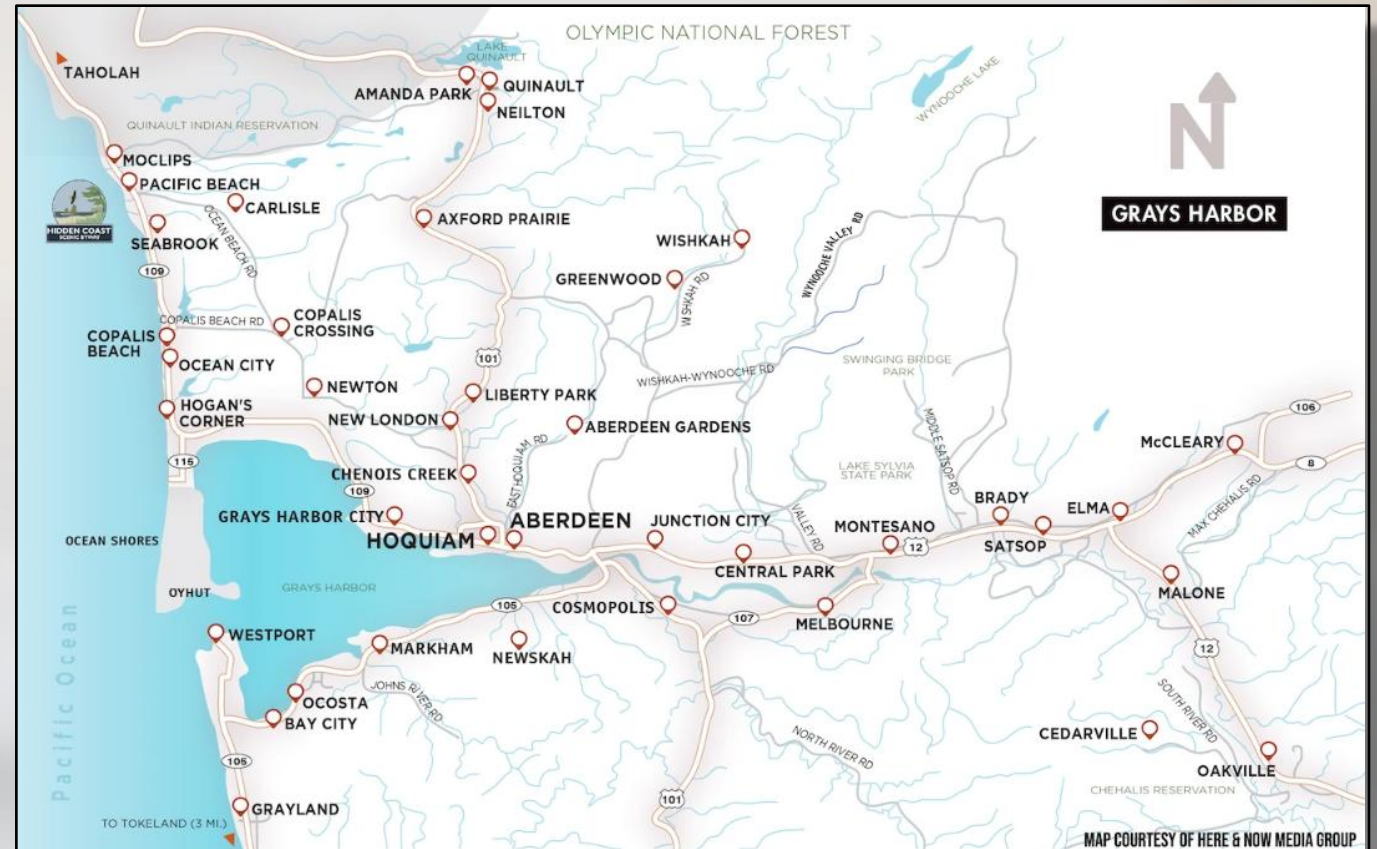
Planning Commission Meeting
May 5, 2026



Why we are here today



- Comprehensive land use plan maps and policies
- Draft Environmental Impact Statement (EIS) impacts and potential mitigation
- How to provide public comment
- Next steps for the project



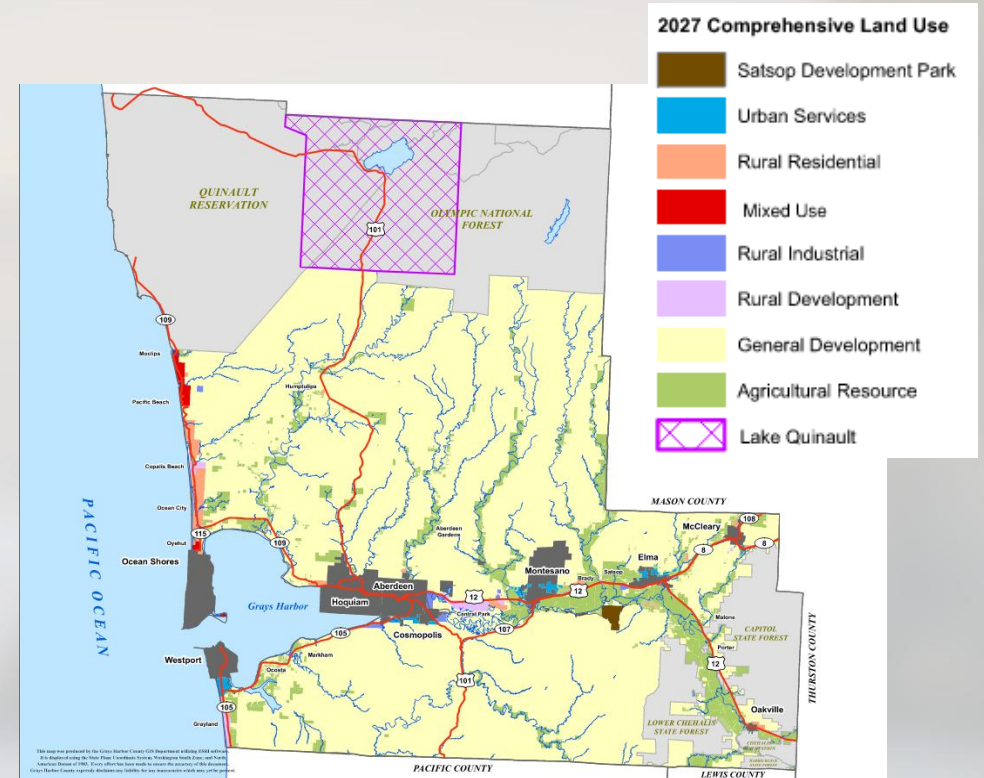
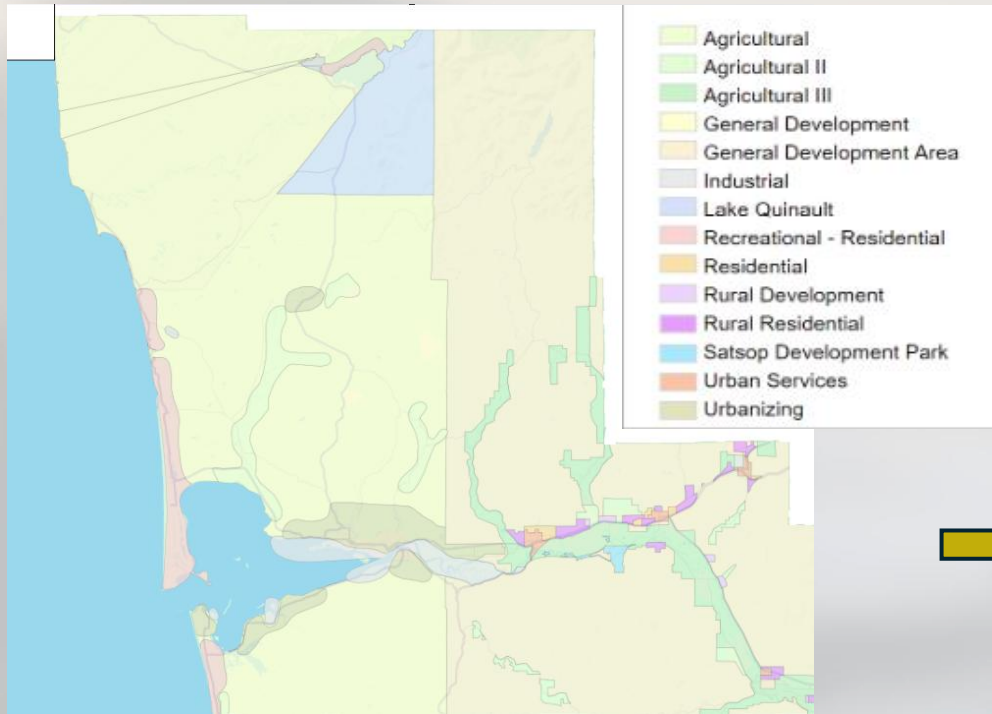


Comprehensive Land Use Plan Maps and Policies

Comprehensive Land Use Plan



- 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

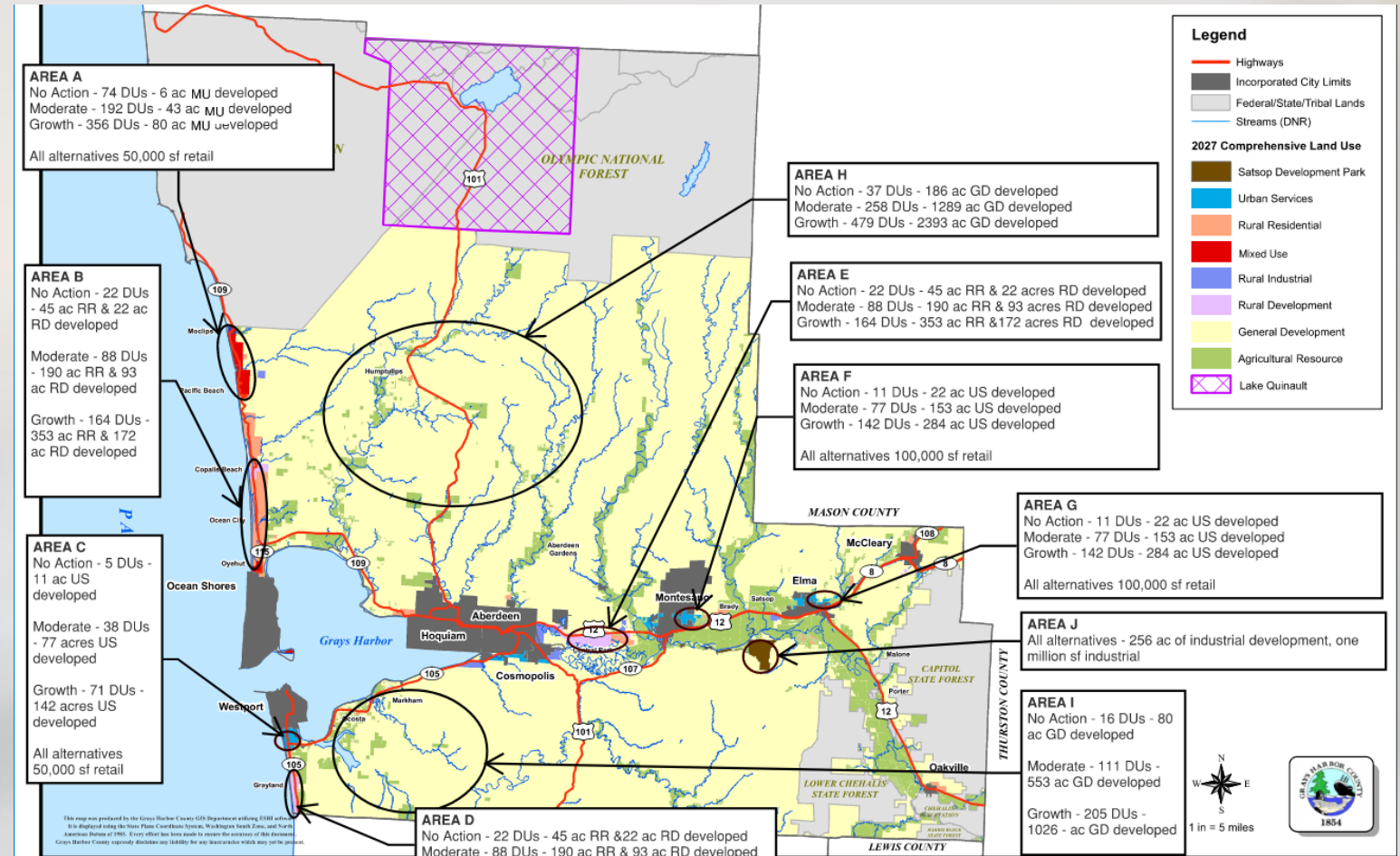
New Draft Comprehensive Land Use Map

Draft EIS alternatives



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

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





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



Draft EIS Impacts and Mitigation

Earth resources



Impacts

- Landslide hazards
- Erosion hazards
- Seismic hazards
- Tsunami hazard areas
- Resource lands and mining

Potential Mitigation

- Update the Critical Area Protection Ordinance to help limit development in hazardous or sensitive areas
- Seismic and tsunami hazard policies to support using hazard – resistant design or avoid development in high-risk areas
- Tsunami warning systems, evacuation routes, signage, and engineered refuge structures could provide protection

Air quality & climate



Impacts

- Changes in emissions
- Operational Emissions From Heating and Industrial Activity
- Climate Resiliency

Potential Mitigation

- Policies or requirements for construction contractors to implement air-quality control plans
- Encourage or require climate-resilient design to reduce long-term vulnerability

Water resources



Impacts

- Groundwater, drinking water supply
- Rivers, streams, waterbodies
- Floodplains
- Wetlands
- Water quality
- Stormwater

Potential Mitigation

- Land use policies that focus growth into already developed areas, limiting new impacts
- Expand use of the Ecology Stormwater Manual for Western Washington to more types of development
- Capital projects to evaluate and upgrade existing stormwater systems

Plants & animals



Impacts

- Fish and aquatic habitat
- Wildlife and associated habitat
- Vegetation

Potential Mitigation

- Update policies and regulations to incorporate current best available science and changes to state habitat, water quality, and critical areas requirements
- Expand use of the Ecology Stormwater Manual for Western Washington to more types of development and encourage low impact development techniques
- Encourage or require development to protect native vegetation and soils outside of critical areas
- Support voluntary programs to provide community education (such as backyard stewardship) or protect and restore high value wildlife corridors *outside* of agricultural resource lands



Land & shoreline use

Impacts

- Changes to Plans, Policies, and Zoning
- Conversion of Uses
- Change in Activity Levels and Patterns
- Land Use Compatibility

Potential Mitigation

- Land use policies focus growth in areas with existing development and water and sewer capacity
- Establish setbacks, landscaping or other measures to address conflicts between land uses

Population, housing & employment



Impacts

- Housing Availability
- Employment



Potential Mitigation

- Zoning incentives to increase allowable density, height, lot coverage, and multi-family development
- Support plans to expand water, sewer, and road infrastructure capacity
- Establish density bonuses for affordable housing
- Support cooperative programs with cities to expand affordable housing across jurisdictions

Transportation



Impacts

- Traffic and LOS
- Health and safety risks
- Multimodal access and mode shift

Potential Mitigation

- Coordinate land use and development with the transportation system, such as adoption of minimum LOS standards, traffic studies or development mitigation requirements
- Safety enhancements, roadway operations and roadway preservation programs
- Resilience improvements, bridge and culvert modernization and design upgrades in flood-prone corridors
- Active transportation, transit and mobility improvements and complete streets policies and programs
- Emergency response and network redundancy planning such as secondary access for communities with limited evaluation routes

Public services & utilities



Impacts

- Law enforcement
- Fire and EMS
- Parks and recreation
- Schools
- Electrical systems, telecommunications
- Water supply systems
- Wastewater, sanitary sewer
- Solid waste

Potential Mitigation

- Land use policies that focus growth into already developed areas, where services already exist
- Evaluate water and sewer system capacity and construct system extensions and expansions to support additional growth
- Evaluate public services and facility needs in areas where higher amounts of growth are planned
- Establish minimum levels of service to ensure that services keep pace with growth

Cultural resources

Impacts

- Cultural sites and resources



Potential Mitigation

- Development projects are required to comply with applicable federal and state laws and regulations regarding impacts on cultural resources
- Policies and regulations that establish County processes and standards for cultural resource review, coordination, and protection



Draft EIS Feedback Opportunities



Provide feedback on the Draft EIS

The Draft Environmental Impact Statement (EIS) will be open for public comment from May 14, 2026 to June 15, 2026.

Ways to comment!

- Complete the comment form on the website:
graysharbor2027compplan.com
- Send a letter to the project team:
Attn: Kaydee Mittleider
100 W. Broadway #31
Montesano, WA 98563
- Email the project team:
info@graysharbor2027compplan.com
- Join us for an in-person comment writing workshop:
Thursday, June 4, 2026 from 5:00pm-6:30pm
Grays Harbor County Administration Building

Next steps

- We will present more information about the Draft EIS at the Planning Commission's Special Meeting on Thursday, June 4, 2026.
- Visit our project website to learn more about the Draft EIS and ways to provide public comment:
graysharbor2027compplan.com



Thank you

Jacobs

