

SEPA Fact Sheet

Grays Harbor County 2027 Comprehensive Land Use Plan Draft Environmental Impact Statement

Project Title: Grays Harbor County 2027 Comprehensive Land Use Plan

Location of Proposal: Unincorporated Grays Harbor County, Washington

Lead Agency: Grays Harbor County
Department of Public Services – Planning & Building Division
100 W. Broadway Avenue, Suite 31
Montesano, WA 98563

Proponent: Grays Harbor County

Proposed Action

Grays Harbor County proposes adoption of the 2027 Comprehensive Land Use Plan for unincorporated areas of the county, along with related updates to development regulations. The proposed Land Use Plan is a non-project (programmatic) action providing long-range policy guidance for land use, housing, transportation, public services, environmental protection, and economic development through the year 2037.

Environmental Review

Because adoption of the proposed Land Use Plan may result in probable significant adverse environmental impacts, Grays Harbor County is preparing an Environmental Impact Statement (EIS) under the Washington State Environmental Policy Act (SEPA).

Alternatives

The Draft EIS evaluates three alternatives based on the Washington State Office of Financial Management 2024 population estimate for Grays Harbor County as a baseline: (1) No Action Alternative (approximately 81,270 population); (2) Moderate Growth Alternative (approximately 85,140 population); and (3) High Growth Alternative (approximately 89,010 population). A preferred alternative has not yet been selected.

Required Approvals

The proposed action is a non-project (programmatic) Land Use Plan update. Implementation of the proposal would require legislative approvals, rather than project-specific permits.

Known approvals required include the following:

- Adoption of the 2027 Comprehensive Land Use Plan by the Grays Harbor County Board of County Commissioners
- Adoption of associated amendments to development regulations and zoning, as necessary to implement the Land Use Plan

Adoption of the proposed Land Use Plan does not authorize site-specific development. Future development projects that may occur as a result of the adopted Land Use Plan would require separate project-level permits and approvals, which may include land use permits, construction permits, and other local, state, or federal authorizations, as applicable.

Project-specific permits and authorizations would be evaluated, if applicable, at the project level, not as part of Land Use Plan adoption.

Permits and Approvals

No project-specific permits are required for adoption of the Land Use Plan. Project-level permits would be required for future development and evaluated separately.

Public Comment

This Draft EIS is issued with a 30-day public comment period. Review materials are available online at <https://graysharbor2027compplan.com/> and at designated public locations, including the Grays Harbor County Department of Public Services, Planning and Building Division.

Designated SEPA Responsible Official:

Suresh Bhagavan, Director
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Grays Harbor County

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Tentative Date of Implementation: 2027

Final EIS Anticipated: Summer 2026