

Grays Harbor County 2027 Comprehensive Land Use Plan

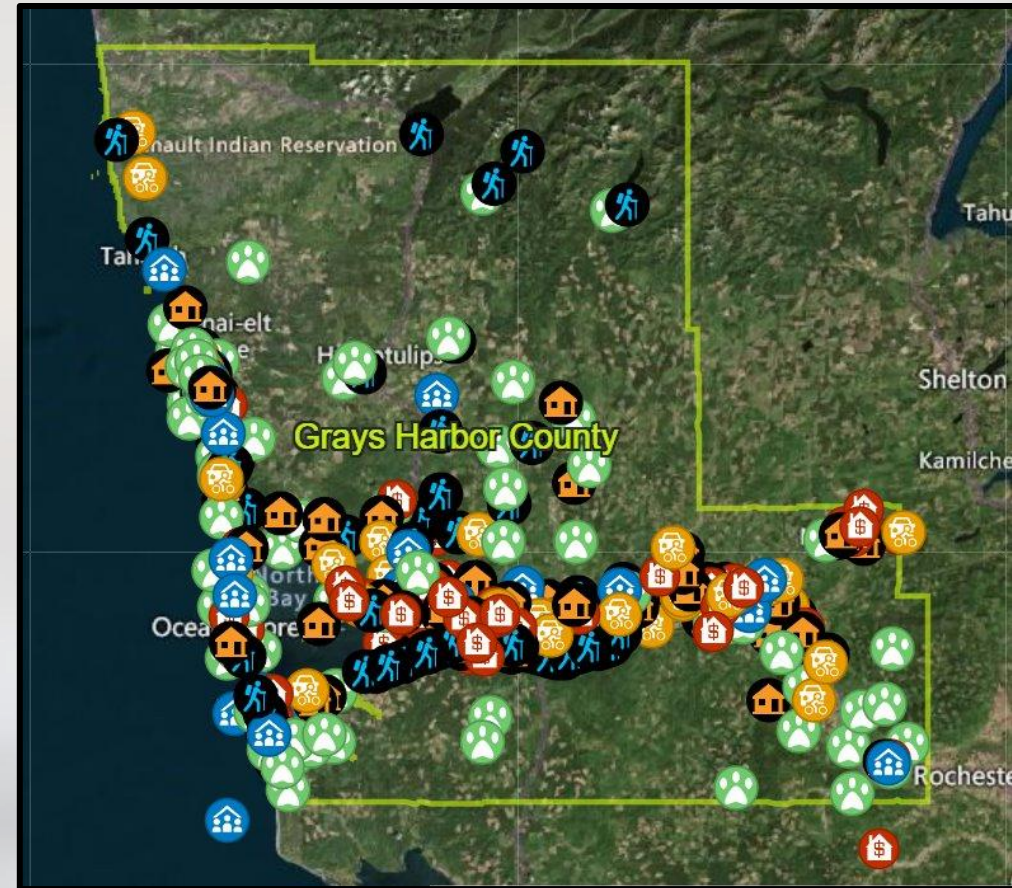
**Planning Commission Special Meeting
June 9, 2026**



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 Comprehensive 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.



Draft Environmental Impact Statement (EIS) Process

Environmental Impact Statement

- 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 Draft EIS will evaluate the positive and negative effects of three proposed growth alternatives in the Draft EIS.
- Decision-makers decide which mitigation measures should be included in the Comprehensive Land Use Plan and/or development regulations

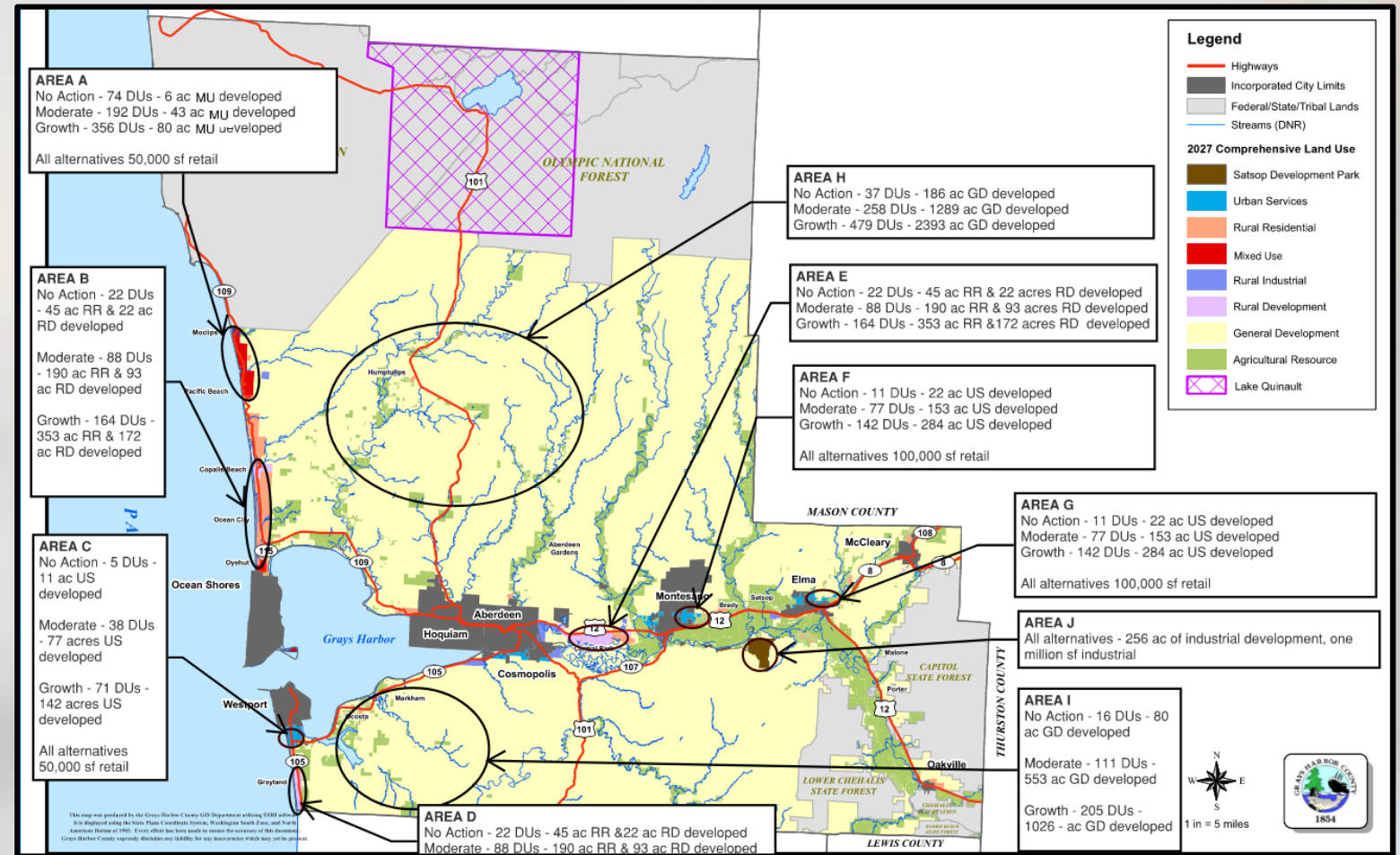


Draft EIS alternatives map



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
No Action	- Plans for a population of approximately 81,270 ~5% increase over 2024 population - Retains land use patterns consistent with existing development, with only limited updates for consistency with the community vision and Growth Management Act partial-planning requirements.
Moderate Growth	- Plans for a population of approximately 85,140 ~10% increase over 2024 population - Maintains the same land use patterns as No Action but includes additional residential growth to accommodate the higher level of projected population growth.
High Growth	- Plans for a population of approximately 89,010 ~15% increase over 2024 population - 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.



Potential Impacts and Mitigation

- The Draft EIS describes potential impacts and mitigation measures for environmental issues
- Potentially significant environmental issues for Draft EIS analysis:
 - 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

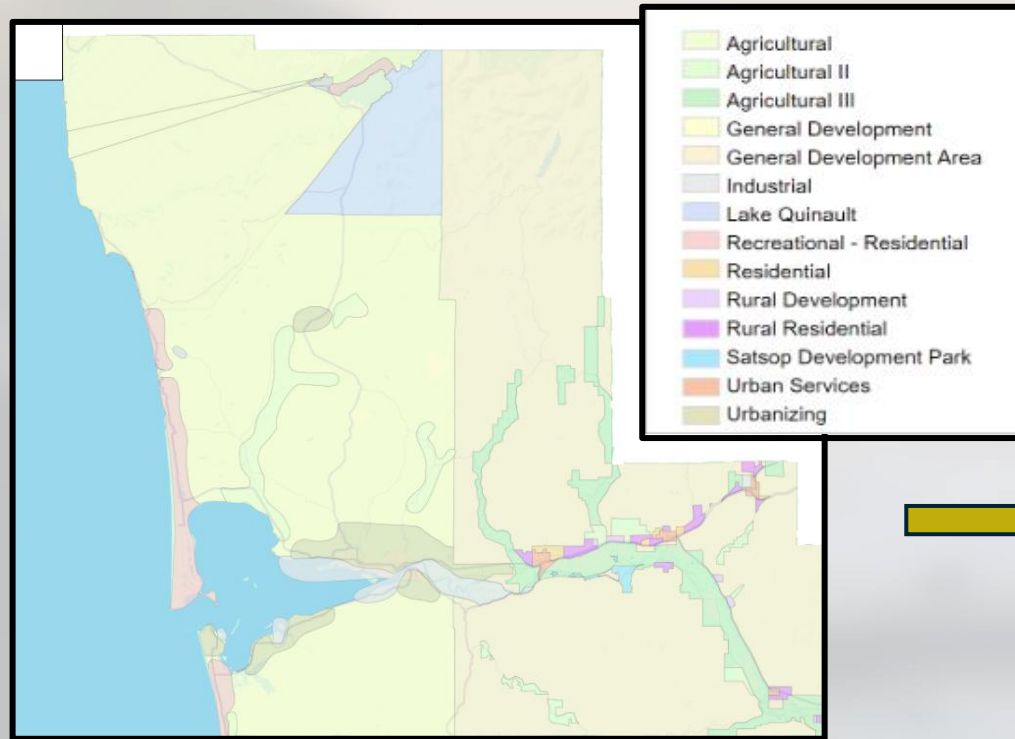


Comprehensive Land Use Plan Maps and Policies

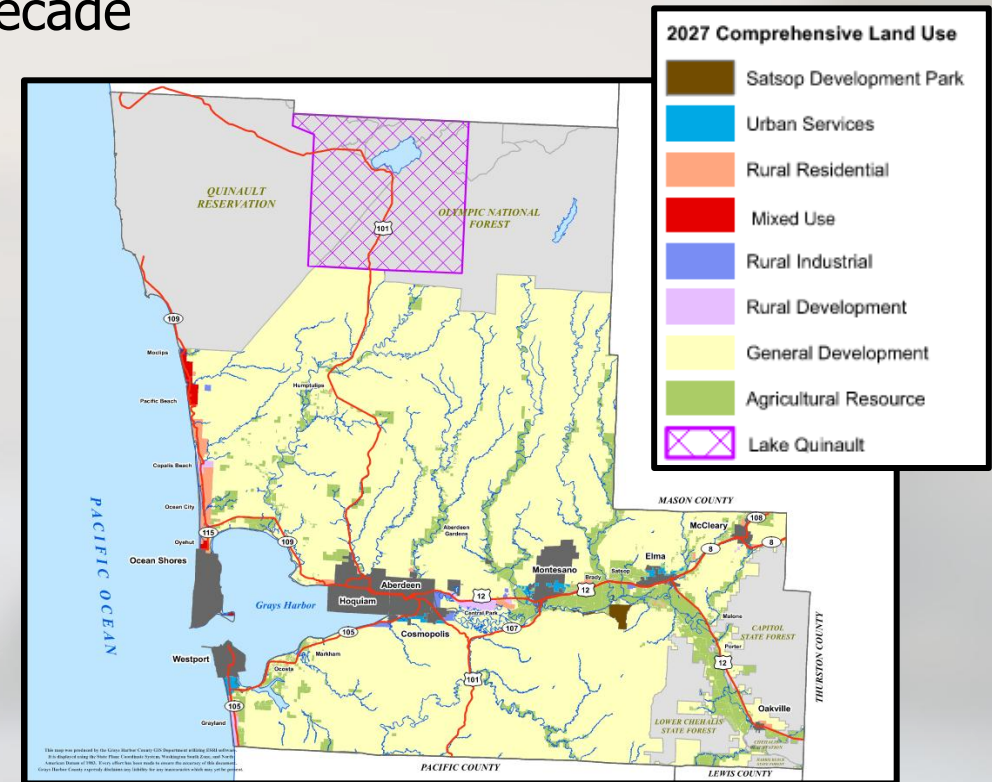
Comprehensive Land Use Plan



- Goals and policies guide development of the Comprehensive Land Use Plan map
- The 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

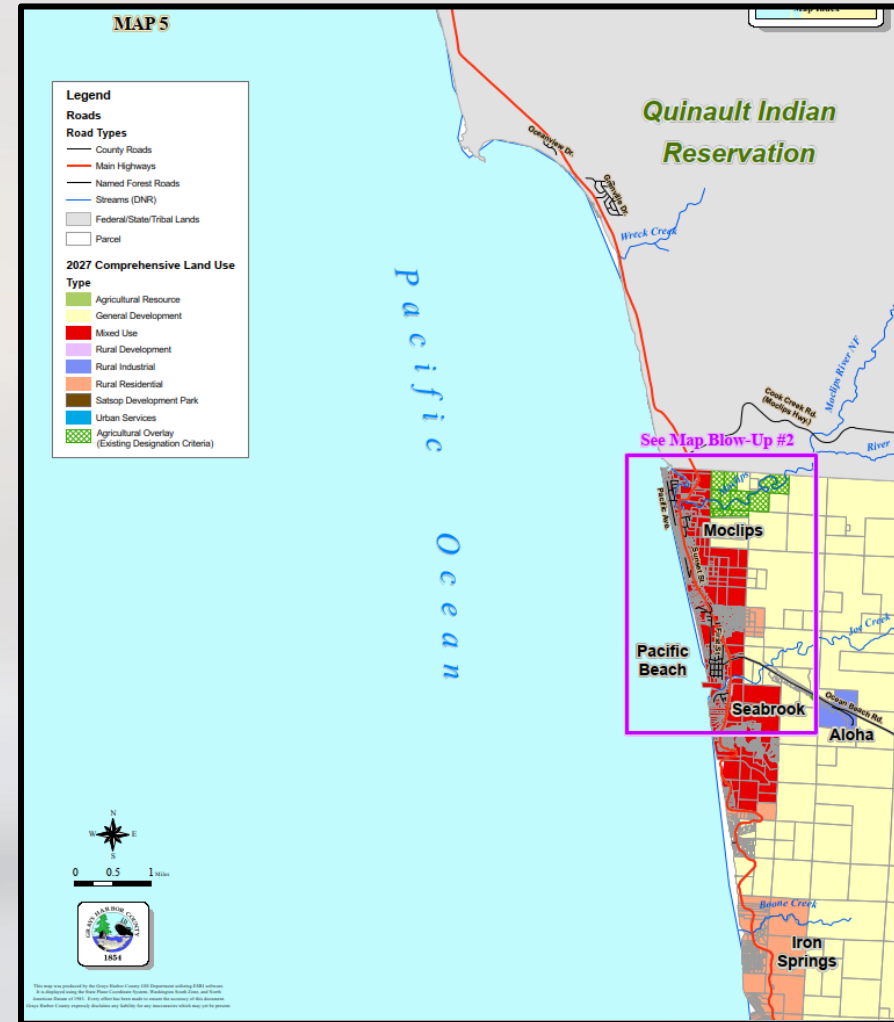


New Draft Comprehensive Land Use Map

Comprehensive Land Use Map



- Land use designations, which are determined by the Comprehensive Plan, are more general than zoning.
- Land designations were determined by a set of criteria, which are listed in the Draft EIS.
- Parcel based land use maps are available on the project website.
- Each land use designation has a description of what uses and residential densities are allowed and may have several associated zoning districts.



Land use designations and zoning



Land use designation	Zoning	Residential density Dwelling Units (DU) Per Acre
Agricultural Resource	Agricultural Use (A-1) or Long-term Agricultural Use (A-2)	1 DU/20 acres to 1 DU/10 acres
Lake Quinault Area	Lake Quinault (LQ)	1 DU/2 acres
Mixed Use	General Commercial (C-2), New Mixed Use Zone, Restricted Residential (R-1), General Residential (R-2), or Resort Residential (R-3)	1 DU/1 acre to 20 DU/1 acre
General Development	General Development 5 (G-5)	1 DU/ 5 acres
Industrial	Light Industrial (I-1) or Industrial (I-2)	N/A
Rural Industrial	Light Industrial (I-1) or Industrial (I-2)	N/A
Rural Development	General Development 1 (G-1), General Development 5 (G-5), General Commercial (C-2), or Rural Residential (RR)	1 DU/5 acres to 1 DU/1 acre
Rural Residential	Rural Residential (RR), Restricted Residential (R-1), or General Residential (R-2)	1 DU/1 acre to 6 DU/1 acre
Satsop Development Park	Satsop Multi-use (SM) or Satsop Development (SD)	N/A
Urban Services	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)	1 DU/1 acre to 20 DU/1 acre



Draft EIS Feedback Opportunities



We want your feedback!

The Draft Environmental Impact Statement (EIS) is open for public comment until 4:30 PM on June 15, 2026.

Ways to comment:

- Complete the comment form on the website: graysharbor2027compplan.com
- Email the project team:
info@graysharbor2027compplan.com
- Send a letter to the project team:
Attn: Kaydee Mittleider
100 W. Broadway #31
Montesano, WA 98563

Thank you!



- Visit our project website to learn more about the Draft EIS and ways to provide public comment:
graysharbor2027compplan.com

