

Grays Harbor County 2027 Comprehensive Land Use Plan

**Planning Commission Special Meeting
June 23, 2026**



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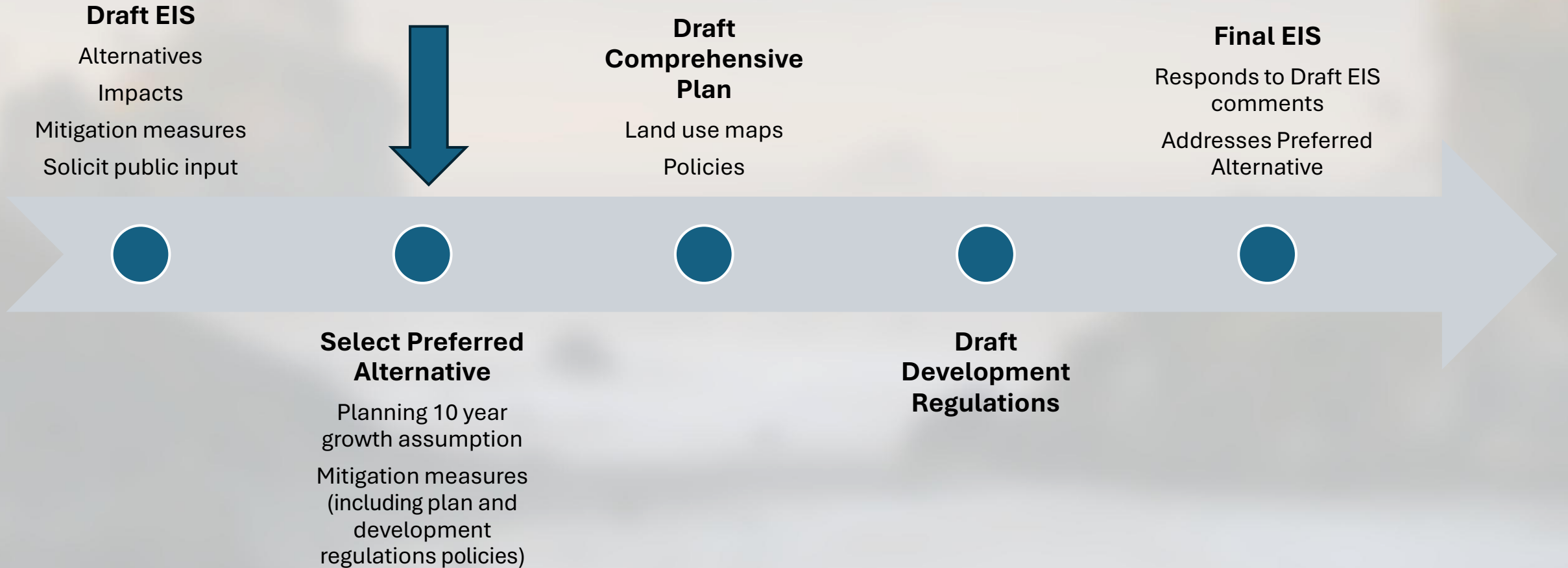
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Engagement in key project phases



Project phase	Engagement approach
Visioning and Draft EIS scoping Jun – Sept 2025	Involve: Visioning and Comp Plan comment periods allow public/stakeholders to share feedback on what they want to see in the future Comprehensive Land Use Plan
Draft EIS comment periods May - June 2026 	Involve: Public comment periods allow public/stakeholders to share their desires, values, ideas <i>Public engagement in the Draft EIS process is critical to ensure community input informs growth and land use in the Comprehensive Land Use Plan.</i>
Draft Comp Plan and regulations and Final EIS August - Sep 2026	Inform: Share final EIS and Comprehensive Land Use Plan with public/stakeholders

Comprehensive plan process



Draft EIS vs the Comprehensive Plan



Draft EIS

- DEIS is not adopted, it is a SEPA compliance requirement
- Identifies:
 - Alternatives
 - Potential environmental impacts
 - Potential mitigation measures
- Opportunity for the public to provide input on:
 - Preferred alternative
 - Preferred mitigation measures

Comprehensive Land Use Plan

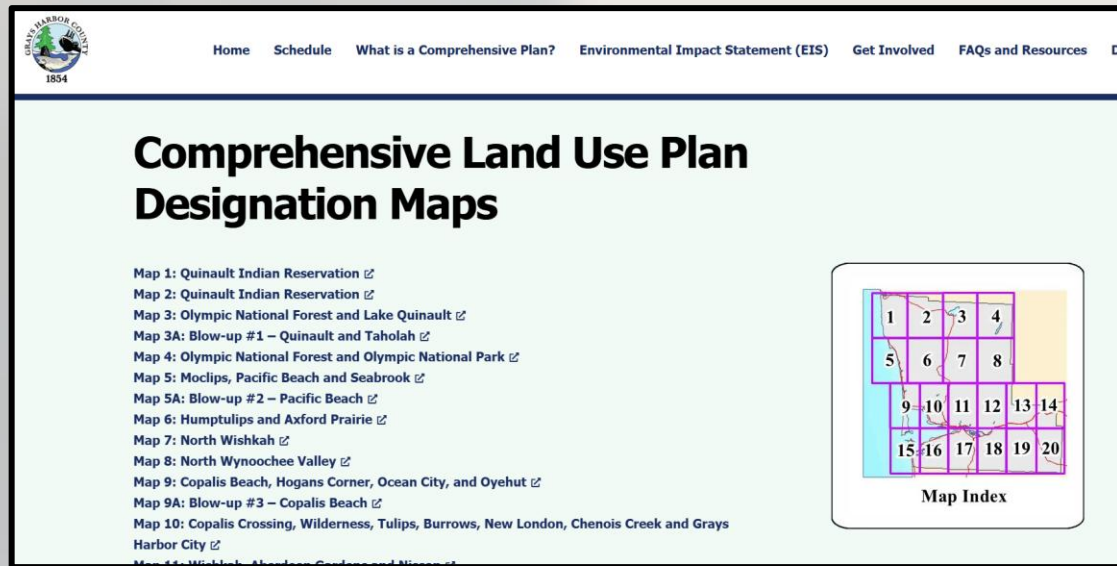
- The Comprehensive Plan will be adopted at the end of the process
- Includes:
 - Land use policies and maps for the preferred alternative
 - May include mitigation measures identified in the DEIS
- Provides:
 - Policy basis for land use, zoning and development regulations
 - Additional opportunities for public comment

Draft Comprehensive Plan maps and land use designation descriptions



- See the maps on our website:

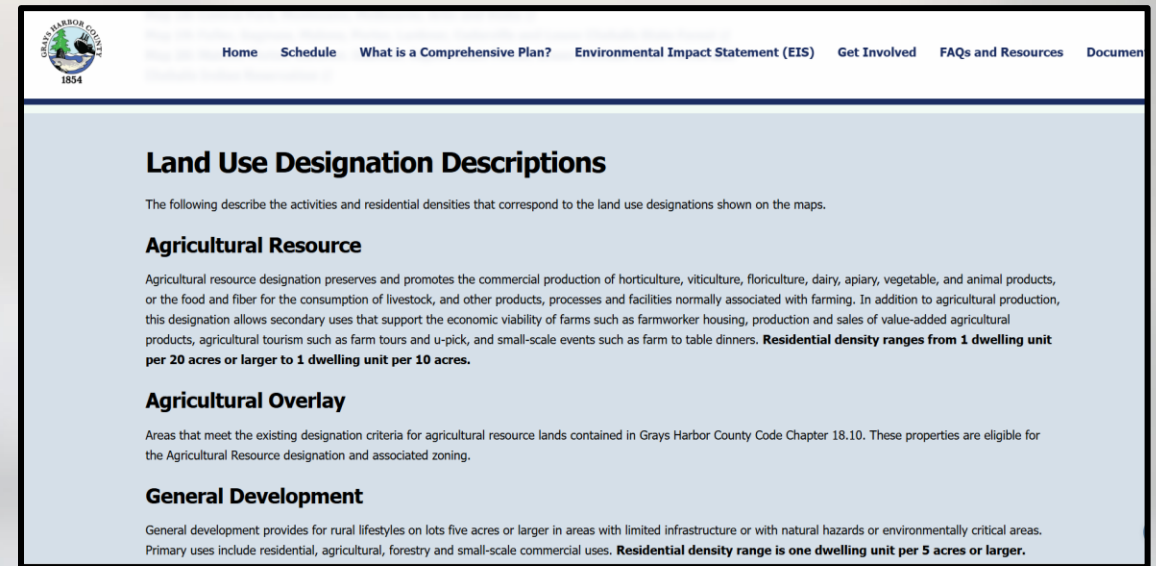
- <https://graysharbor2027compplan.com/comprehensive-land-use-plan-designation-maps/>



The screenshot shows the website's navigation bar with links: Home, Schedule, What is a Comprehensive Plan?, Environmental Impact Statement (EIS), Get Involved, FAQs and Resources, and Documents. The main heading is "Comprehensive Land Use Plan Designation Maps". Below this is a list of maps with external links (indicated by a small square icon): Map 1: Quinault Indian Reservation, Map 2: Quinault Indian Reservation, Map 3: Olympic National Forest and Lake Quinault, Map 3A: Blow-up #1 – Quinault and Taholah, Map 4: Olympic National Forest and Olympic National Park, Map 5: Moclips, Pacific Beach and Seabrook, Map 5A: Blow-up #2 – Pacific Beach, Map 6: Humptulips and Axford Prairie, Map 7: North Wishkah, Map 8: North Wynoochee Valley, Map 9: Copalis Beach, Hogans Corner, Ocean City, and Oyehtut, Map 9A: Blow-up #3 – Copalis Beach, Map 10: Copalis Crossing, Wilderness, Tulips, Burrows, New London, Chenois Creek and Grays Harbor City, and Map 11: Wishkah, Newtop, Goddard and Nisqually.



The Map Index is a grid of 20 numbered boxes. Boxes 1 through 14 are arranged in two rows of seven, with the last box in each row being yellow. Boxes 15 through 20 are arranged in a single row of six below the first row. The grid is labeled "Map Index" at the bottom.



The screenshot shows the website's navigation bar with links: Home, Schedule, What is a Comprehensive Plan?, Environmental Impact Statement (EIS), Get Involved, FAQs and Resources, and Documents. The main heading is "Land Use Designation Descriptions". Below this is a paragraph stating: "The following describe the activities and residential densities that correspond to the land use designations shown on the maps." There are three sections: "Agricultural Resource" with a paragraph describing its purpose and a bolded statement: "Residential density ranges from 1 dwelling unit per 20 acres or larger to 1 dwelling unit per 10 acres."; "Agricultural Overlay" with a paragraph stating eligibility criteria; and "General Development" with a paragraph describing its purpose and a bolded statement: "Residential density range is one dwelling unit per 5 acres or larger."



Draft EIS Public Comment Feedback

Engagement overview



138 public comments

Public comment period open from
May 15 – June 23

In-person event

- June 4, 2026
- 50 attendees



What we heard

- **Strong opposition to data centers**
 - Request that they be prohibited in the plan and zoning
 - Key concerns include:
 - Significant resource demands (water, energy)
 - Environmental risks and degradation
 - Increased utility costs, noise, and pollution
 - Limited long-term local job creation
- **Strong emphasis on preserving rural identity and lifestyle**
 - Preferences for low or moderate level of growth
 - Concerns about ability of county infrastructure/resources to keep up with future growth
 - Preference for directing growth to areas with existing infrastructure
 - Concerns about growth and sprawl in rural area
- **Strong support for environmental protections**
 - Concerns about impacts to critical areas, coastal dunes, aquifers/clean water, keeping stormwater out of lakes and streams, protection of wetlands, streams, fish and wildlife
- **Concerns about regulatory burden and restrictions on land use**
 - Opposition to policies that limit property rights, increase permit costs, or create excessive regulations for land use density, critical areas, water and buffer requirements

What we heard – continued

- **Mixed feedback on housing**

- Preference for flexibility and modest adjustments to address local housing and land use needs rather than large-scale change
- Support for additional housing types including accessory dwelling units, cottage and clustered housing
- Concerns about high-density, mixed-use zoning applied to Pacific Beach/Moclips, including resort-type development

- **Support for public transportation, pedestrian, bicycle facilities**

- Focus on everyday usability and safety

- **Support for policies that support agriculture**

- Interest in protection of agricultural land
- Preference for agritourism flexibility

- **Concerns about public process**

- Requests for extended comment period and more opportunity for public feedback
- Interest in continuing to provide a mix of participation options, both in-person and remote

How comments could be addressed



Data Centers

Draft EIS

- Discloses impacts of industrial development at Satsop generally
- Preferred alternative could include mitigation measures to address data centers

Comprehensive Plan and Regulations

- Policies and development regulations could address land uses such as data centers, with large resource impacts but few jobs
 - Prohibition
 - Conditional use
 - Size limits
 - Location limits
 - Noise, visual, bulk or operational standards

Potential mitigation measures/policies



Data Centers

- **Policy** - Update development regulations to address emerging technologies, innovative enterprises and businesses
 - i. Prioritize uses that support local and regional needs and provide living wage jobs.
 - ii. Discourage commercial and industrial uses, such as data centers, that require large land areas or high water use and provide few living wage jobs
- **Policy** - Prioritize lands designated for employment, mixed-use, or industrial uses for job-intensive and community-serving activities over large-footprint, low-employment uses
- **Policy** - Preserve industrial and employment lands for uses that maximize job numbers and economic diversity
- **Policy** - Avoid allowing uses that consume large amounts of land while generating relatively few jobs per acre, particularly where land supply is constrained

How comments could be addressed



Environmental Protection

Draft EIS

- Includes potential mitigation measures:
 - Update critical area regulations to comply with Best Available Science
 - Update regulations to limit development in hazardous or sensitive areas
 - Adopt stormwater controls for more types of development
 - Focus growth into already developed areas
 - Use of low impact development techniques

Comprehensive Plan and Regulations

- Policies supporting critical areas protection required by GMA
 - Wetlands, streams, fish and wildlife, geologic hazards, aquifer recharge
- Additional policies could be included:
 - Protection of habitats and wildlife of local importance
 - Sea level rise
 - Stormwater control
 - Protect water quality

Potential mitigation measures/policies

Environmental Protection



Goal A: Protect people, property, and environment in areas of natural hazards.

- **Policy** Limit risks associated with landslides, erosion, seismic activity, and other geologic hazards through careful land use planning and development standards
- **Policy** Protect floodplain functions and reduce flood risks through appropriate land use and development practices
- **Policy** Plan for and adapt to the long-term impacts of sea level rise to protect communities, infrastructure, and natural systems

Goal B: Maintain and protect surface water and groundwater resources that serve the community and enhance the quality of life.

- **Policy** Protect the quality and quantity of groundwater used for public water supplies by minimizing, and where feasible, eliminating the release of substances into the water, soil and groundwater that degrade the quality of these resources
- **Policy** Control stormwater run-off rates, volumes, and erosion to protect water quality, wetlands, natural drainage features, and against community hazard, as necessary

How comments could be addressed

Preserving rural identity and lifestyle



Draft EIS

- Focus growth in areas with existing water and sewer capacity
- Designate resource lands
- Impacts from incompatible uses could be mitigated by amending development regulations and zoning in GHCC 16, 17 and 18

Comprehensive Plan and Regulations

- Policies could be included to:
 - Maintain existing land use patterns and densities
 - Direct growth to existing areas with water and sewer capacity
 - Mitigate conflicts between residential uses and resource uses
 - Maintain separation between urban level development and rural and resource lands

Potential mitigation measures/policies

Preserving rural identity and lifestyle



Goal: Land use designations and zoning support a vibrant community that preserves its rural character and local identity

- **Policy** - Land use designations should maintain existing land use patterns and densities to preserve the integrity of agricultural lands, established rural neighborhoods, and rural centers, while directing urban level development to areas with existing or planned infrastructure
- **Policy** - Ensure sufficient, suitably designated and zoned land is available to meet anticipated housing and employment needs through 2037. This may include varied densities and housing types suitable for all family sizes and ample commercial/employment areas to support a robust local economy
- **Policy** - Maintain clear separation between urban level development and rural and resource land uses to minimize conflicts and preserve long-term viability of resource lands
- **Policy** - Protect the character of established rural neighborhoods by requiring transitions—such as increased setbacks or landscaping buffers—where urban services or mixed-use designations abut lower density residential areas

Potential mitigation measures/policies

Preserving rural identity and lifestyle



Land Use Maps, Designations and densities

- **Agricultural Resource** preserves and promotes the commercial production of horticulture, viticulture, floriculture, dairy, apiary, vegetable, and animal products, or the food and fiber for the consumption of livestock, and other products, processes and facilities normally associated with farming...**Residential density ranges from 1 dwelling unit per 20 acres or larger to 1 dwelling unit per 10 acres.**
- **General Development** provides for rural lifestyles on lots five acres or larger in areas with limited infrastructure or with natural hazards or environmentally critical areas. Primary uses include residential, agricultural, forestry and small-scale commercial uses. **Residential density range is one dwelling unit per 5 acres or larger.**
- **Rural Residential** allows for a variety of residential densities while protecting rural lifestyles. This designation recognizes existing predominantly residential neighborhoods developed with lot-sizes of less than five acres that are supported by public services and facilities including roads, fire districts, schools, public or private water systems and other utilities. Rural residential areas are located to minimize conflicts with agricultural, mineral, forest, rural industrial uses and hazardous areas. **Residential density range is 1 dwelling unit per acre to 6 dwelling units per acre.**

Next steps



- Select planned 10-year growth assumption
- Select mitigation measures to include in the comprehensive plan as policies
- Review Draft Comprehensive Land Use Plan

Thank you!



- Please visit our website to learn more about project: graysharbor2027compplan.com

