

Grays Harbor County 2027 Comprehensive Land Use Plan

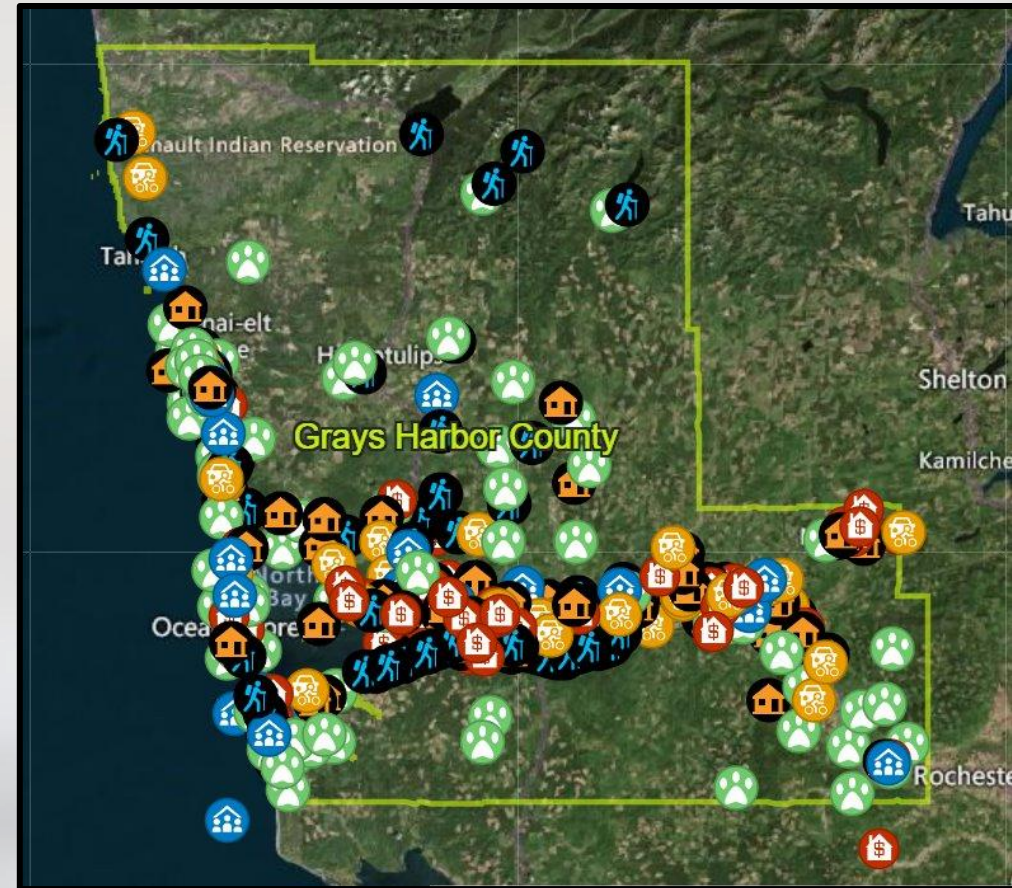
**Planning Commission Regular Meeting
July 7, 2026**



Project overview

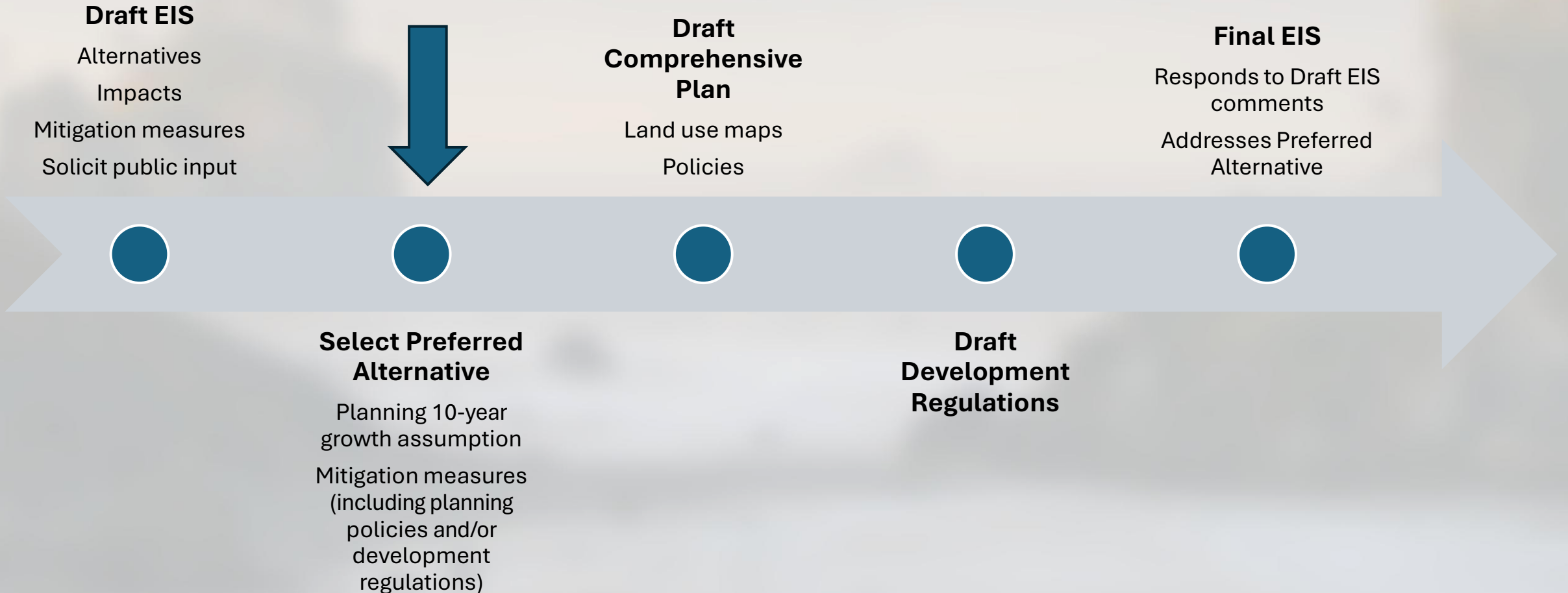


- New Comprehensive Land Use Plan and regulations
- Prepare an Environmental Impact Statement (EIS) to comply with State Environmental Policy Act (SEPA) requirements
- Public engagement throughout the process – from visioning, to drafting, to finalizing the Comprehensive Plan



Public feedback collected on interactive map during visioning phase.

Comprehensive plan process





Preferred Alternative

Preferred alternative components



- **Planning assumptions for future growth**

- Population – people
- Employment – square feet

- **Land use policies**

- Data centers
- Alternative energy – wind, solar, battery energy storage
- Fish and wildlife habitat
- Stormwater management
- Land use compatibility
- Resource land protection
- Housing
- Other uses – home occupations, agritourism, accessory dwelling units



Population and employment



- **Using past trends can help guide future population forecast**
 - 2014-2024 Grays Harbor County population grew at a rate of approximately 6% overall, and 3% in the unincorporated areas
 - 38% of the total county population resides in the unincorporated area, and 62% resides in the cities.
 - Share of population (38%) that lives in the unincorporated areas has remained constant over time.
- **We do not have past data for employment trends to guide future forecasts**
- **Preferred alternative guidance**
 - Can be one of the alternatives or a combination, for example a low alternative in Area H and a high alternative in Area D
 - Cannot exceed the highest alternative overall or in any area for either population or employment

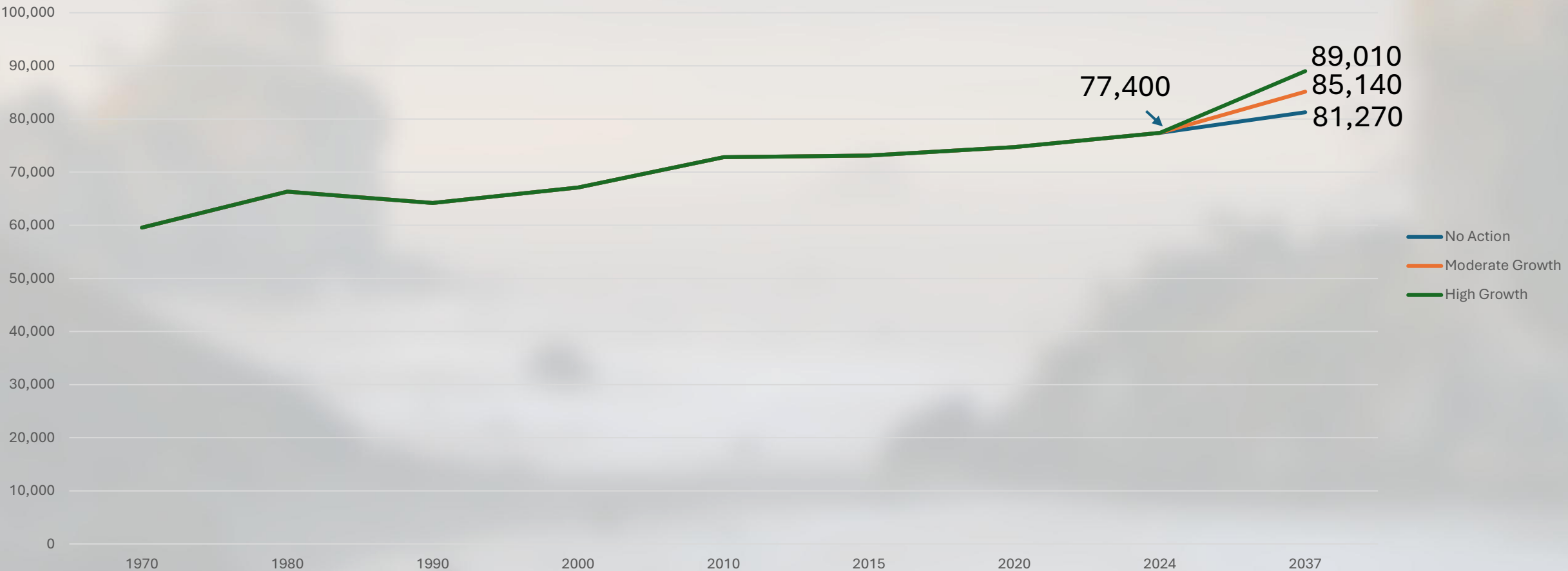
Draft EIS alternatives



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 looked 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.

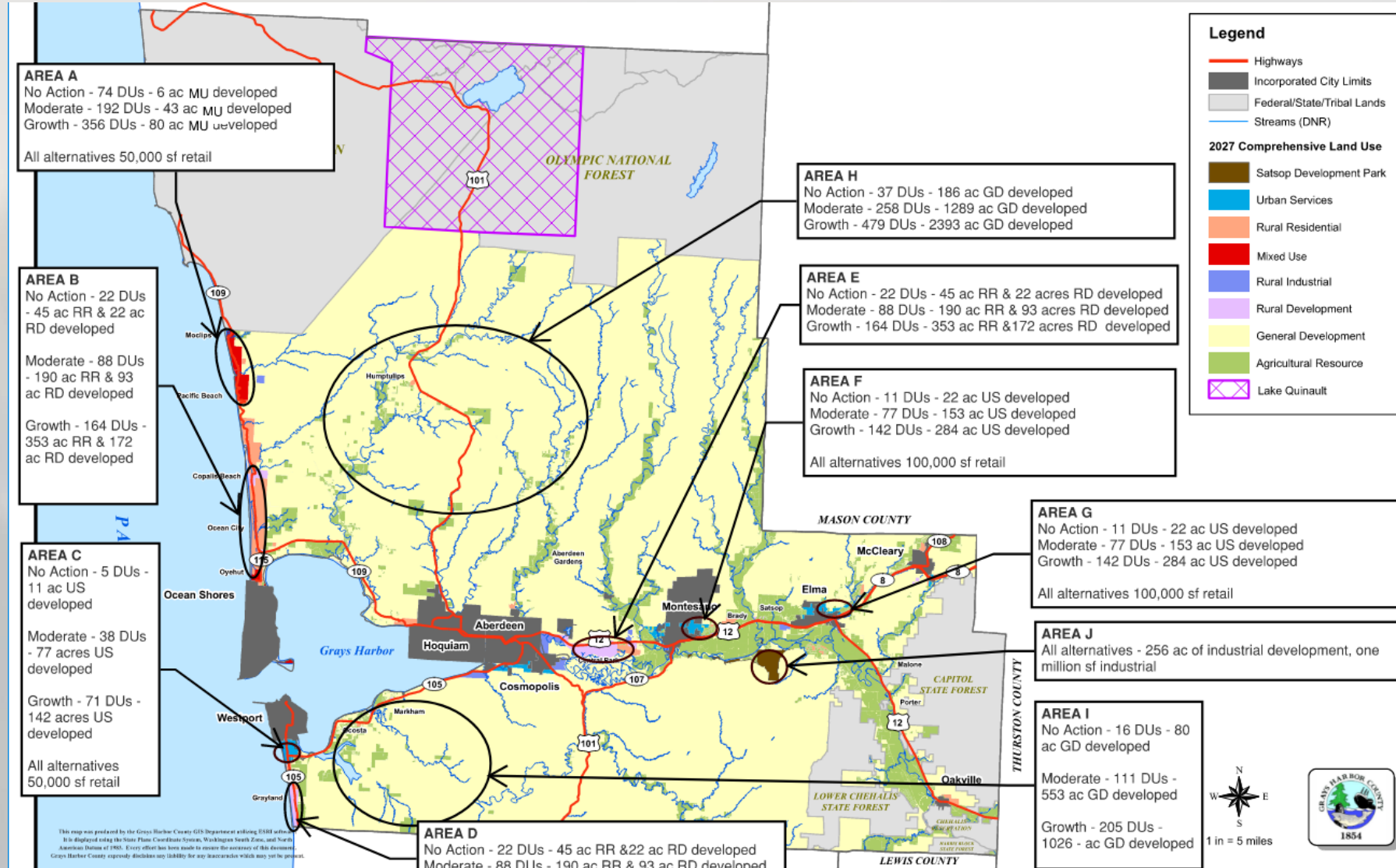
Countywide population



Unincorporated county population



Planning assumptions by Area



Preferred alternative discussion



- What should be the 2037 population we should plan for?
 - One of the alternatives
 - Combination of alternatives
- What assumptions for employment should we plan for?
- Are assumptions different for different Areas?





Land Use Policies

What issues should the policies in the plan address?



- **Land Uses**

- Transitions between uses
- Data centers
- Resource land protections
- Alternative energy – wind, solar
- Other uses?

- **Environmental**

- Stormwater management
- Locally important fish or wildlife species and habitat
- Sea level rise (wait for Ecology's model regulations?)



Potential policies



- **Housing**

- Accessory Dwelling Unit (ADU);
Attached ADU is not a second unit per Health regulations
- Variety of housing types

- **Historic buildings**

- Local historic register

- **Others?**



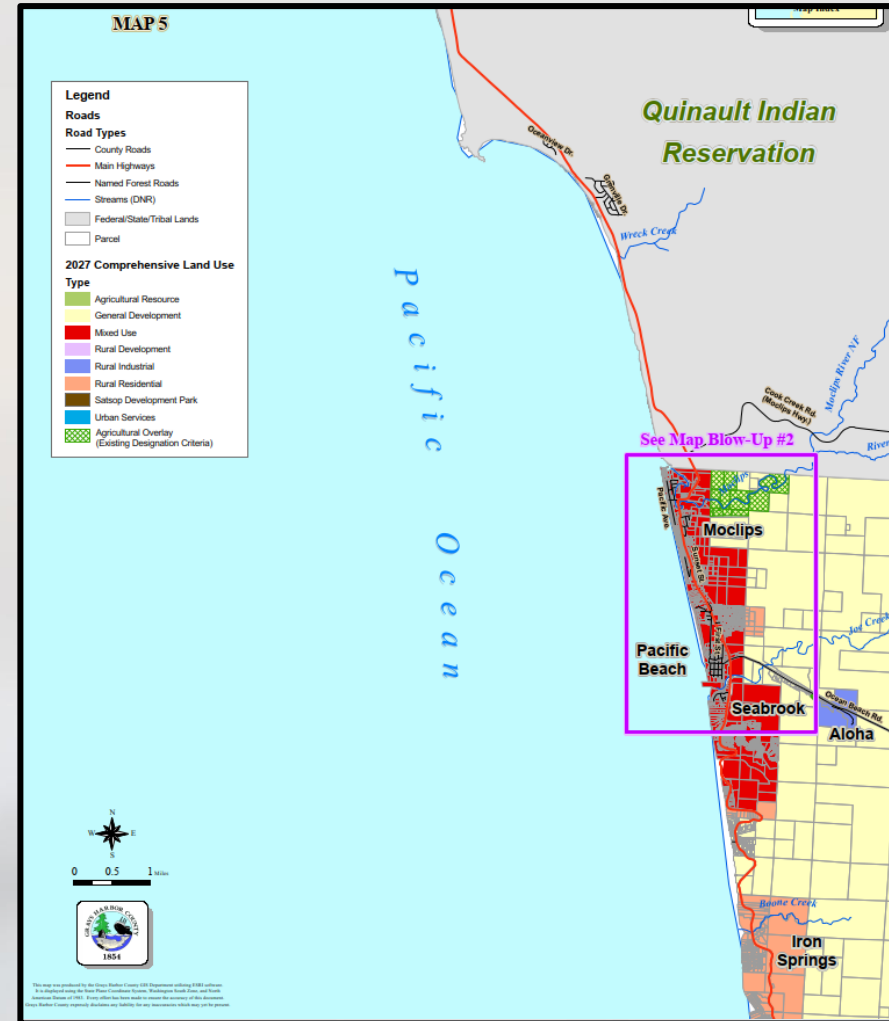


Comprehensive Land Use Plan Maps

Land use designation maps



- Land use designations, which are determined by the Comprehensive Plan, are more general than zoning.
- 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



Potential policies



- **Noise/odor**

- Currently follow state regulations (WAC)
- Noise/odor policies could be related to large industry such as data centers or cannabis producing/processing facilities

- **Annexation**

- Revenue sharing
- Coordinating with service providers
- Agricultural lands
- Other

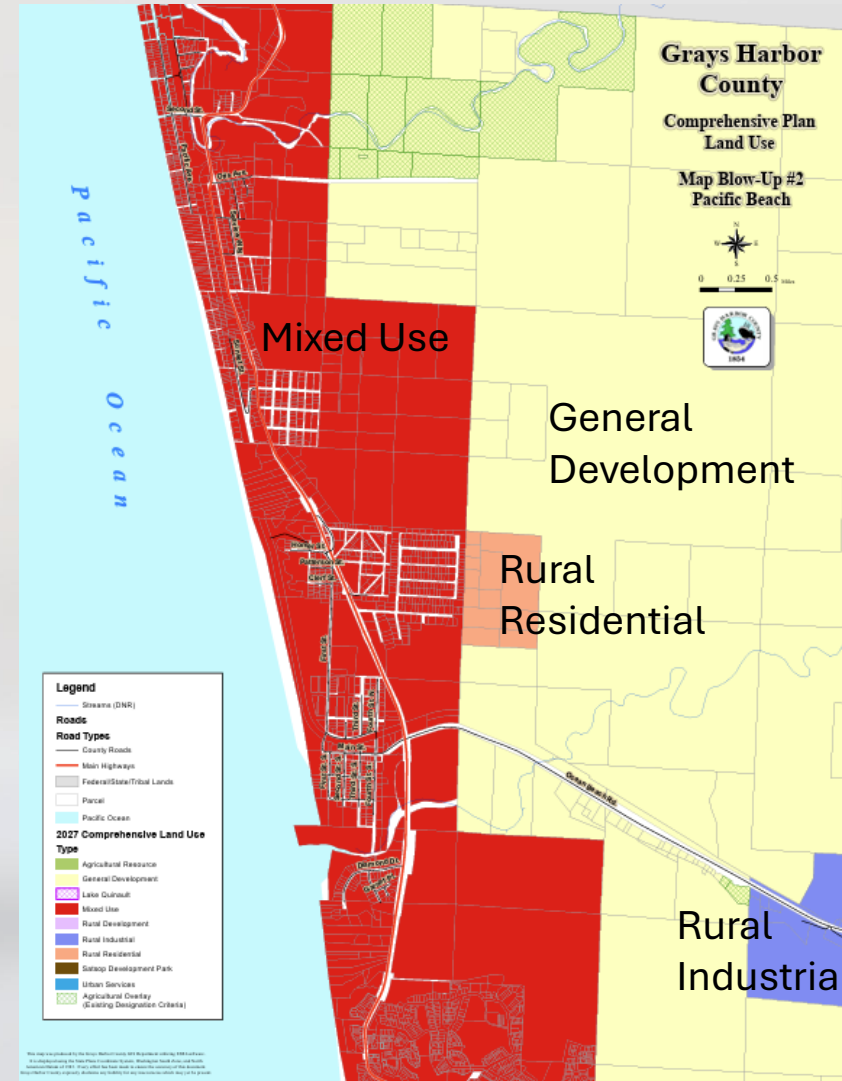


Land use designations and zoning



Each land use designation may have several associated zone districts.

Proposed New Designation	Existing Designation	Implementing Zones
Agricultural Resource	Agricultural, Agricultural I, Agricultural II	Agricultural Use (A-1), Long Term Agricultural Use (A-2)
General Development	General Development Area, General Development	General Development Five (G-5)
Lake Quinault	Lake Quinault	Lake Quinault (LQ)
Rural Development	Recreational Residential, Rural Development	General Development One (G-1), General Commercial (C-2), Rural Residential (RR), General Development Five (G-5)
Rural Industrial	Urban Services, Urbanizing or Industrial	Light Industrial (I-1), Industrial (I-2)
Rural Residential	Rural Residential, Residential	Rural Residential (RR), Restricted Residential (R-1), General Residential (R-2)
Satsop Development Park	Satsop Development Park	Satsop Multi-use (SM), Satsop Development (SD)
Urban Services	Urban Services or Urbanizing	Restricted Residential (R-1), General Residential (R-2), Resort Residential (R-3), General Commercial (C-2), Light Industrial (I-1), Industrial (I-2), new Mixed-Use Zone
Mixed-Use	Urban Services or Urbanizing	General Commercial (C-2), New Mixed-Use Zone, Restricted Residential (R-1), General Residential (R-2), Resort Residential (R-3)



Land use designation maps and descriptions

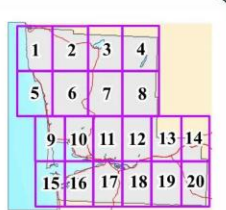


- See the land use designation maps on this website:
 - <https://graysharbor2027compplan.com/comprehensive-land-use-plan-designation-maps/>

Home Schedule What is a Comprehensive Plan? Environmental Impact Statement (EIS) Get Involved FAQs and Resources

Comprehensive Land Use Plan Designation Maps

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 [↗](#)
Map 11: Wishkah, Newtop, Goddard and Nisqually [↗](#)



Map Index

Home Schedule What is a Comprehensive Plan? Environmental Impact Statement (EIS) Get Involved FAQs and Resources Documents

Land Use Designation Descriptions

The following describe the activities and residential densities that correspond to the land use designations shown on the maps.

Agricultural Resource

Agricultural resource designation 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. In addition to agricultural production, this designation allows secondary uses that support the economic viability of farms such as farmworker housing, production and sales of value-added agricultural products, agricultural tourism such as farm tours and u-pick, and small-scale events such as farm to table dinners. **Residential density ranges from 1 dwelling unit per 20 acres or larger to 1 dwelling unit per 10 acres.**

Agricultural Overlay

Areas that meet the existing designation criteria for agricultural resource lands contained in Grays Harbor County Code Chapter 18.10. These properties are eligible for the Agricultural Resource designation and associated zoning.

General Development

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.**

Next steps



- Select Preferred Alternative
 - Population & employment
 - Policies
- Draft Comprehensive Land Use Plan



Thank you!



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

