

Grays Harbor County 2027 Comprehensive Land Use Plan

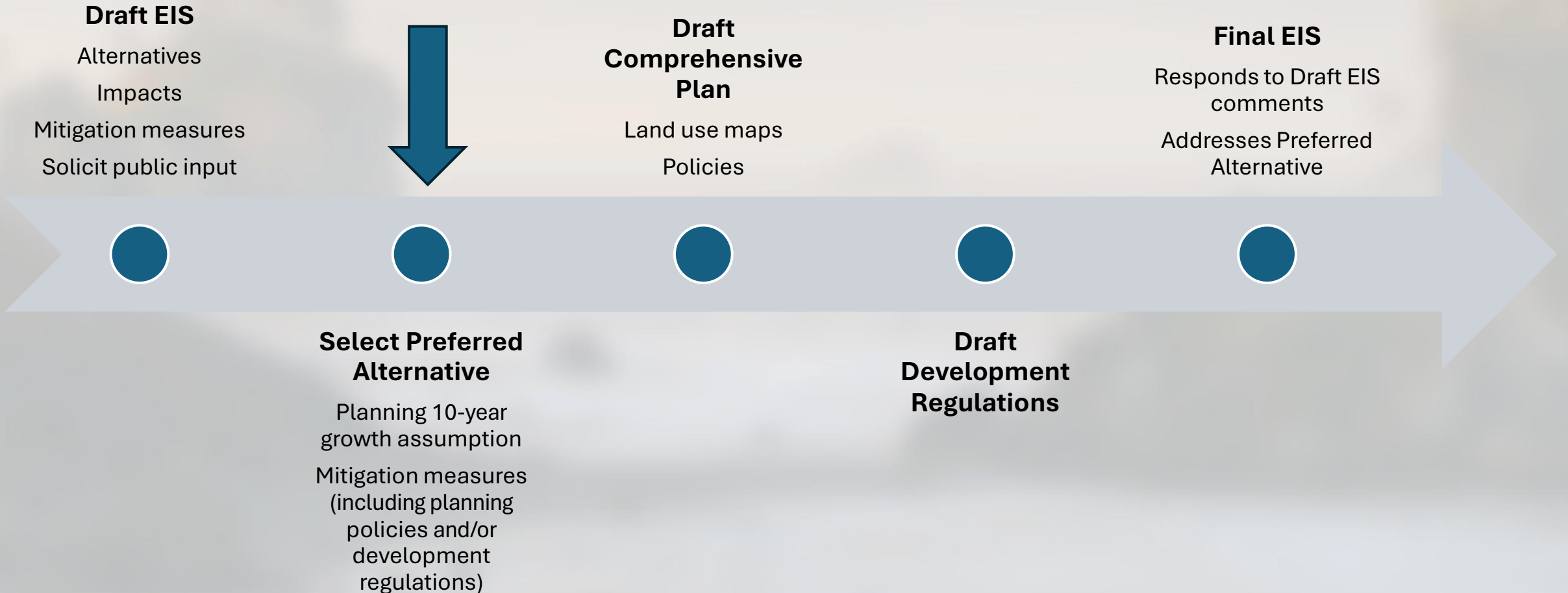
**Planning Commission Special Meeting
July 21, 2026**



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- A map of Grays Harbor County, Washington, overlaid with numerous icons. The icons are color-coded and represent different categories: blue houses, orange houses, green paw prints, black silhouettes of people, and orange silhouettes of people. The map also shows the Grays Harbor Indian Reservation and surrounding areas like Shelton, Kamilche, and Rochester.

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Comprehensive plan process



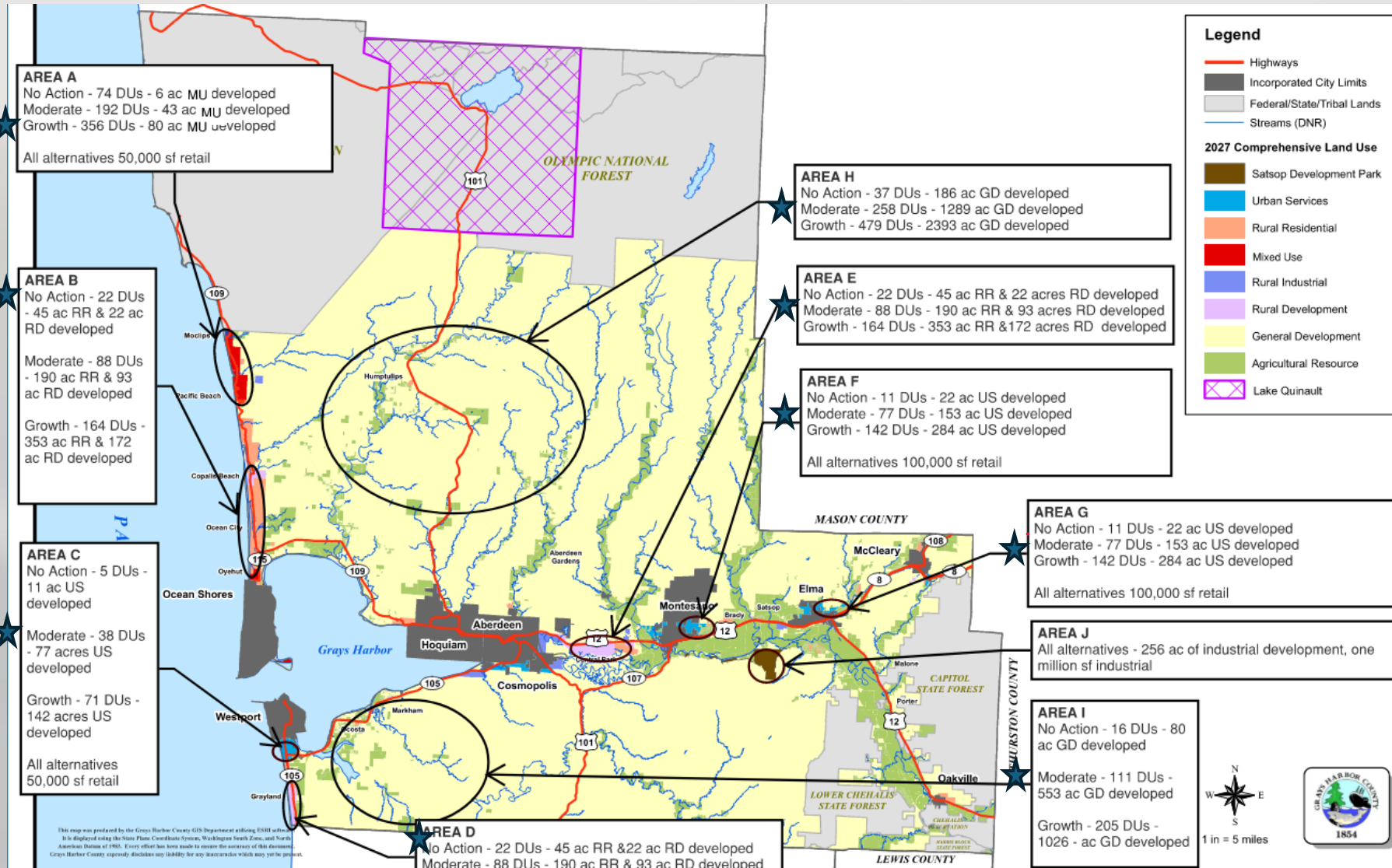


Preferred Alternative

Planning assumptions by Area



516-956 dwellings

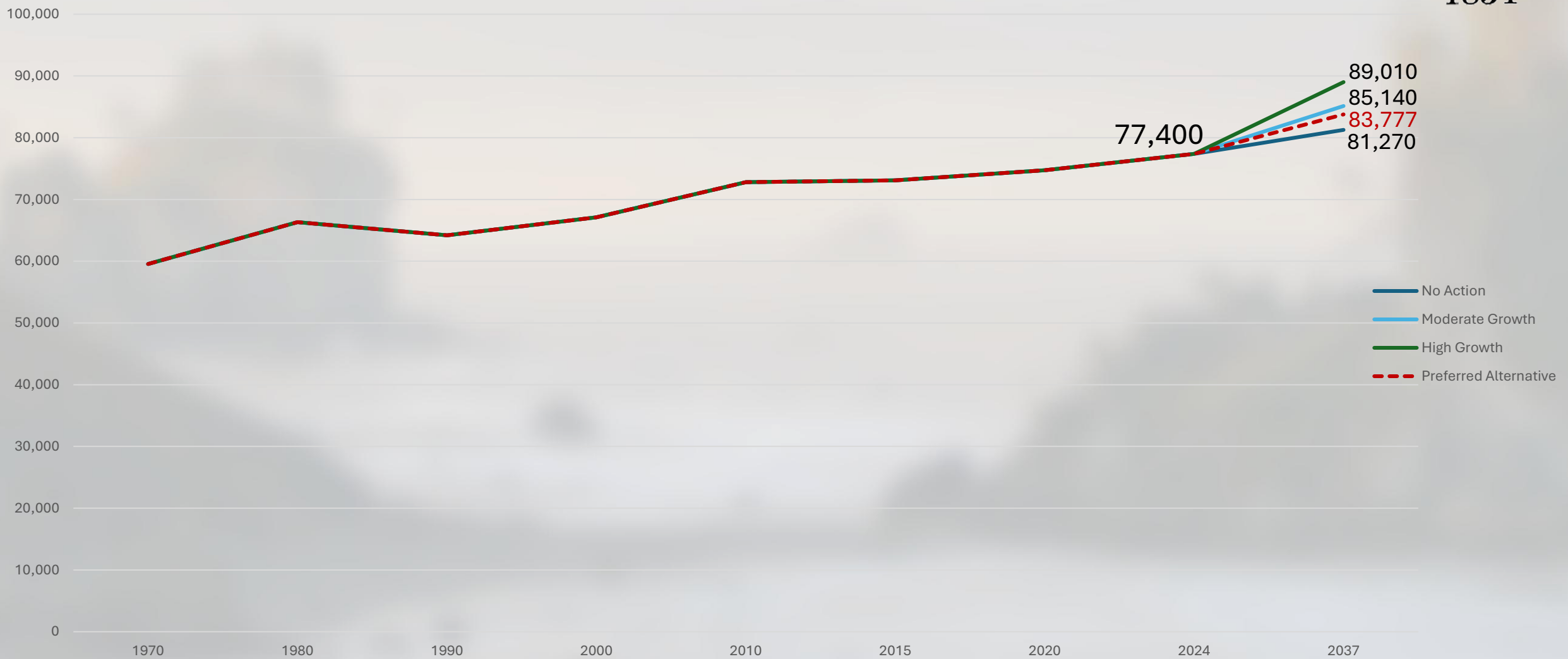


Preferred Alternative



Land Use Designation	No Action (Acres)	Moderate Growth (Acres)	Growth (Acres)	Preferred	
				Acres	Dwellings
Agricultural Resource	176	1223	2270	176	11
General Development	265	1842	3419	1842	369
Lake Quinault	8	59	109	8	4
Rural Development	45	309	574	137	65
Rural Industrial	0	0	0	0	0
Rural Residential	91	634	1176	425	104
Satsop Development Park	256	256	256	256	0
Urban Services	55	383	711	383	192
Mixed Use	6	43	80	43	516
Federal/State/Tribal	0	0	0	0	
Total	902	4,749	8,595	3,270	1,261

Countywide



Unincorporated County





Land Use Policies

Data Centers



- Update development regulations to address emerging technologies, innovative enterprises and businesses while:
 - (a) Prioritizing uses that support local and regional needs and provide living wage jobs.
 - (b) Discouraging commercial and industrial uses that require large land areas, high water or electrical use and provide few living wage jobs.
- Ensure that data center development occurs in a manner that protects long-term water resources, utility reliability and community needs
 - (a) Require demonstration of sufficient electrical, water, wastewater and telecommunications capacity prior to approval of major data center facilities.
 - (b) Ensure that infrastructure improvements necessary to serve data center facilities are funded by development proponents and do not adversely affect service levels for existing customers.

Noise and Odor

- Protect the character of established rural neighborhoods by requiring transitions—such as increased setbacks, landscaping, screening, buffering, odor-control measures, noise attenuation and other site design techniques—where Industrial, Urban Services or Mixed Use designations abut lower density residential areas.

Or

- Require development that generates odors, noise, dust or vibrations to incorporate best management practices to minimize impacts to adjacent residential neighborhoods.

Accessory Dwelling Units



- Allow one Accessory Dwelling Unit (ADU) per residential lot to expand housing options, generate supplementary income for homeowners, support multigenerational living and increase the availability of affordable housing. ADUs should be limited in size and scale to maintain the residential character of the property and neighborhood.



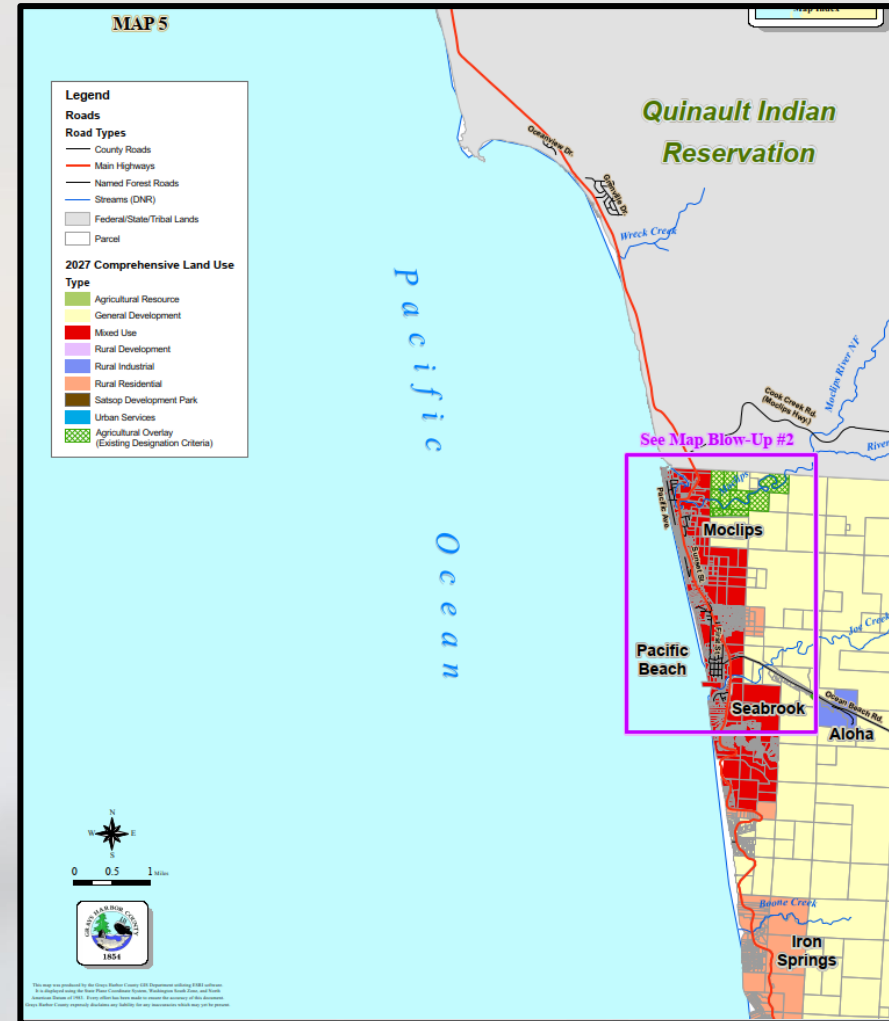


Comprehensive Land Use Plan Maps

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



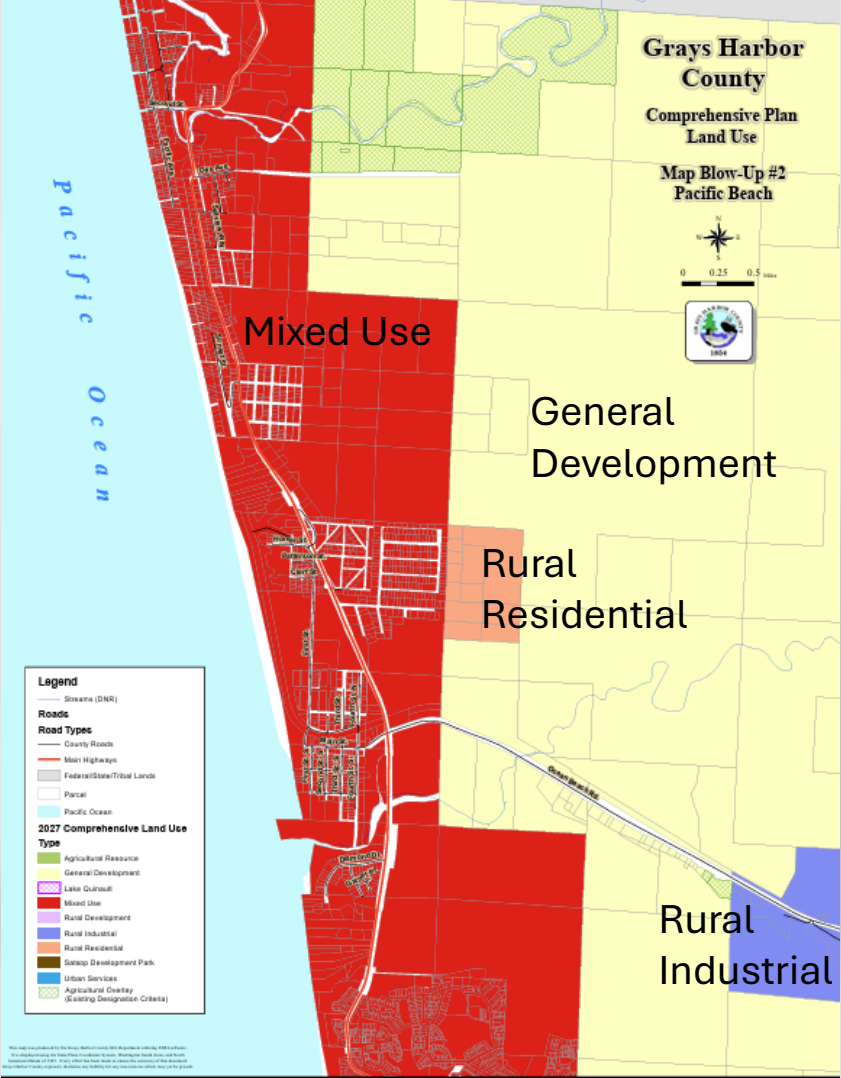
Land use designations and zoning



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)

Existing and new map comparison



Land use designation maps and descriptions

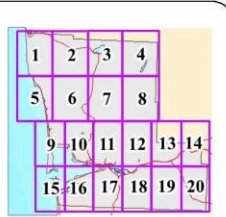


- See the land use designation maps on this website:
 - <https://graysharbor2027compplan.com/comprehensive-land-use-plan-designation-maps/>

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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

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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

