

Grays Harbor County 2027 Comprehensive Land Use Plan

**Planning Commission Meeting
August 4, 2026**



- [illegible]

2

Comprehensive plan process



Draft EIS

Alternatives
Impacts
Mitigation measures
Solicit public input

Draft Comprehensive Plan

Land use maps
Policies

Final EIS

Responds to Draft EIS
comments
Addresses Preferred
Alternative

Select Preferred Alternative

Planning 10-year
growth assumption
Mitigation measures
(including planning
policies and/or
development
regulations)

Draft Development Regulations



Plan Organization



- Consolidates and replaces multiple documents that comprise the **Land Use and Rural Lands Element**
- Goals and policies organized into chapters by topic

Comprehensive planning is a process that determines community goals and aspirations in terms of community development. The comprehensive plan guides public policy in terms of transportation, utilities, land use, recreation, and housing. Over the past 50+ years the Grays Harbor County Planning Commission & Staff have assembled a set of documents that establishes the long-range planning policy for unincorporated Grays Harbor County (those areas outside of incorporated City and Towns) and forms the backbone of Grays Harbor County zoning laws.

The Comprehensive Plan, as adopted by the BOCC, is comprised of the following planning elements:

- Land Use and Rural Lands Element
- Housing and Community Element
- Transportation Element
- Capital Facilities Element
- Comprehensive Flood Hazard Management
- Park Element
- Resource Lands and Critical Areas Element
- Utilities Element

Land Use and Rural Lands Element

File sizes larger than 1 mb are denoted in [] brackets.

- 1961 - [Grays Harbor Planning Area](#), Reports 1 thru 4. [13.0]
- 1979 - [Montesano Area Comprehensive Plan](#). [1.5]
- 1981 - [Agricultural Element of the Grays Harbor County Comprehensive Plan](#). [1.6]
- 1983 - [Grays Harbor County Rural Lands Study](#). [4.7] [Page 26 - Comprehensive Plan and Zoning Maps 11-1982](#)
- 1989 - [Grays Harbor County Industrial Lands Study](#). [6.5]
- 1999 - [Lake Quinault Subarea Comprehensive Land Use Plan](#). [2.6]
- 2007 - [Satsop Development Master Plan](#)
- 2009 - Damon Point - [Ordinance 381](#), [Ordinance 383](#)

Plan Organization



Chapter 1.
Introduction

Chapter 2.
Background

Chapter 3.
Community Vision

Chapter 4.
Land Use

Chapter 5.
Satsop Business
Park

Chapter 6.
Lake Quinault

Chapter 7.
Housing

Chapter 8.
Resource Lands

Chapter 9.
Environment

Chapter 10.
Cultural Resources

Chapter 11.
Circulation

Chapter 12.
Utilities

Chapter 13.
Acronyms and
Definitions

Appendix A:
Comprehensive
Plan Land Use
Maps

Land Use



Goal LU-1	Land use designations and zoning support a vibrant community that preserves its rural character and local identity.
Goal LU-2	Embrace new opportunities, living wage jobs, and well-planned growth.
Goal LU-3	Encourage variety of shops, services and community spaces to provide for local and regional needs.
Goal LU-4:	Encourage community-guided decision making by involving citizens in the planning process and coordinating among communities, jurisdictions, and Tribal governments to address shared interests and resolve conflicts.

Lake Quinault



- Incorporates basic plan information and background
- No changes to goals.
- No changes to land use designation or zone district boundaries.
- Minor policy changes.

Satsop Business Park



- Incorporates basic plan information and background
- Text updates to reflect changes that have occurred since plan adoption
 - Port of Grays Harbor ownership
 - 2017 plan amendment
 - Design guideline administration
- No changes to land use designations or zone district boundaries proposed.

Housing



Goal HO-1	Ensure that land use and development regulations support a variety of housing options in suitable locations to meet the needs of all family sizes, ages and income levels.
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Resource Lands



Goal RL-1.0	Protect and support agriculture through land use designations and zoning. Agricultural resource lands should be planned, designated, and zoned for agriculture.
Goal RL-2.0	Designate and maintain forest resource lands based on long-term commercial significance, ecological value, and suitability for forestry uses.
Goal RL-3.0	Conserve mineral resource lands for current and future mineral extraction, minimize the adverse effects of mining on the environment and surrounding land uses, and encourage appropriate reclamation planning for the eventual post-extractive use of mine sites.

Environment



Goal EN-1.0	Protect people, property, public infrastructure, and environment in areas of natural hazards.
Goal EN-2.0	In accordance with the GMA, designate and protect critical areas including wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas to protect public health, safety, welfare.
Goal EN-3.0	Maintain and protect surface water and groundwater resources that serve the community and enhance the quality of life.
Goal EN-4.0	Ensure that land use and development within shoreline areas is consistent with and implements the County's adopted Shoreline Master Program.

Cultural resources



Goal CR-1.0	Preserve and protect cultural resources, including archaeology, historic, and other culturally significant sites within the county.
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Circulation



Goal CI-1.0	Develop a transportation network that supports safe, convenient and efficient travel for motorists, bicyclists, pedestrians, and transit users.
Goal CI-2.0	Promote mixed-use development in Mixed Use and Urban Services designations that are served by transit
Goal CI-3.0	Create a well-connected transportation network that provides safe, accessible and continuous connections for all users.
Goal CI-4.0	Align local land use decisions with regional and county transportation plans and investments.

Utilities



Goal UT-1.0	Ensure that water supply and wastewater (sewer) systems are available, adequate, and constructed in a timely manner to serve existing and planned development, protecting public health, safety, and the environment.
Goal UT-2.0	Ensure that utility facilities are sited to support efficient service delivery while maintaining compatibility with surrounding land uses.
Goal UT-3.0	Protect the community's visual quality, environmental resources, and established land use patterns by strictly managing the siting, scale, and design of alternative energy facilities, including wind energy, solar facilities and battery energy storage systems.

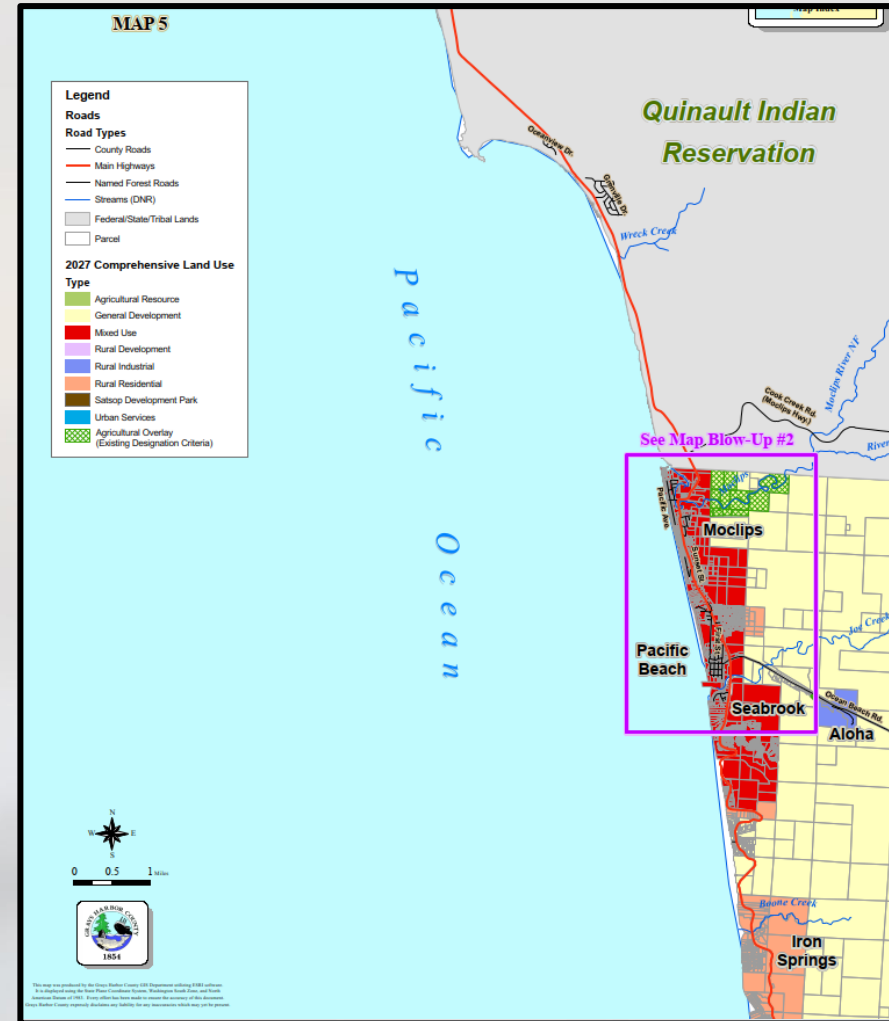


Comprehensive Land Use Plan Maps

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



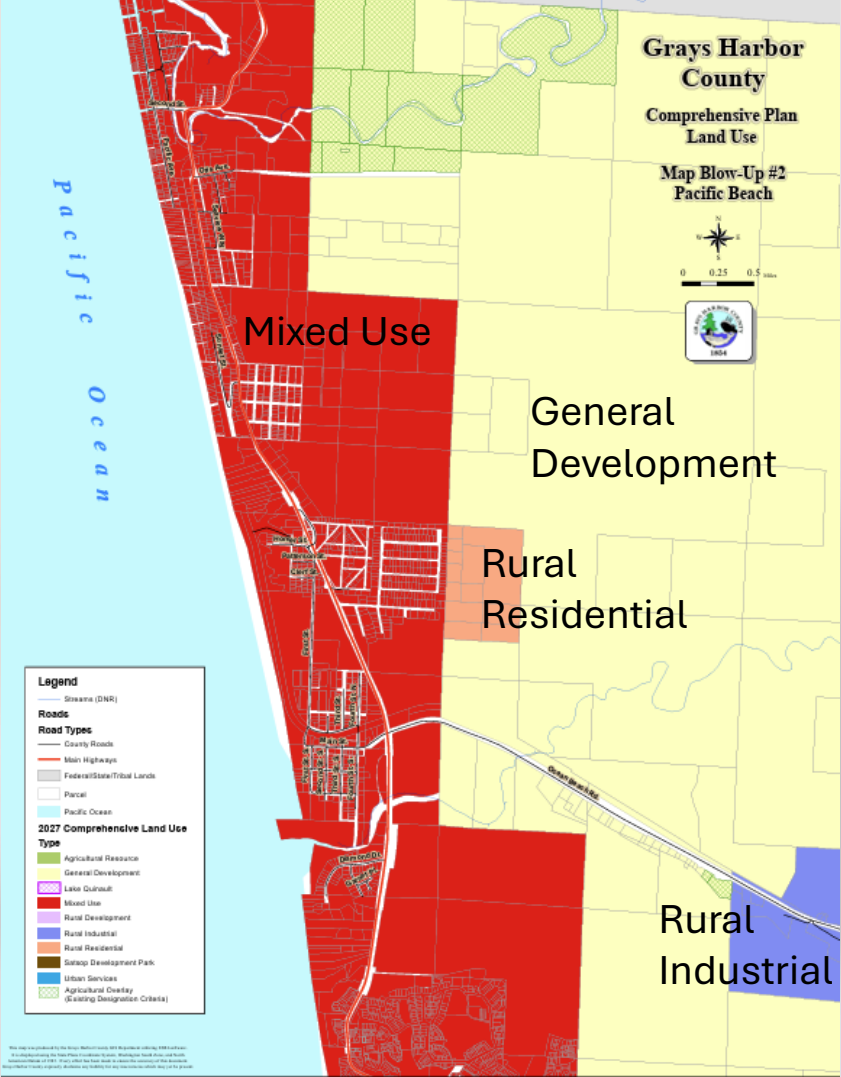
Land use designations and zoning



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)

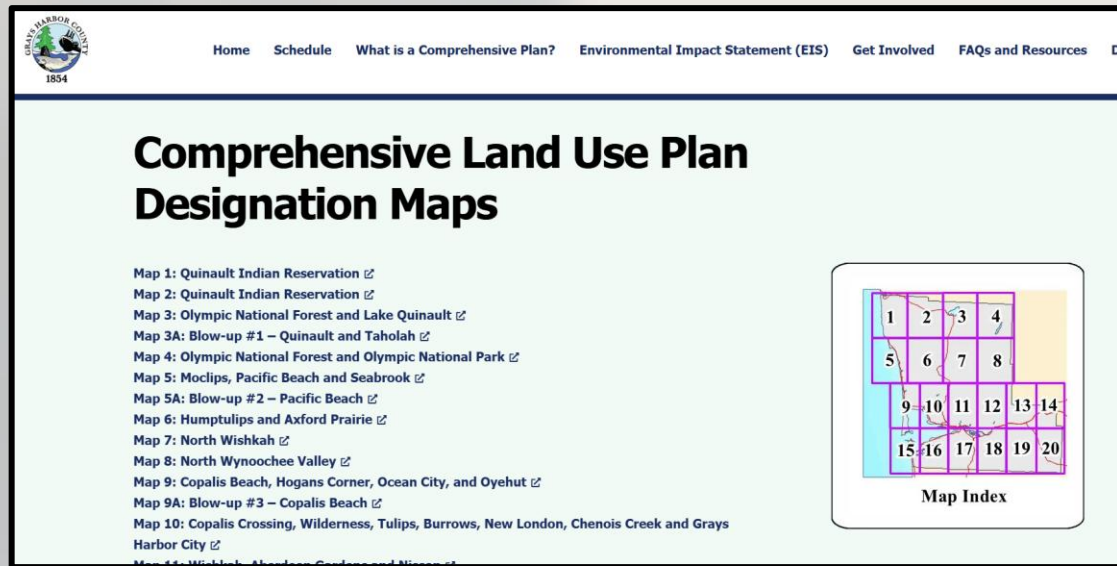
Existing and new map comparison



Land use designation maps and descriptions



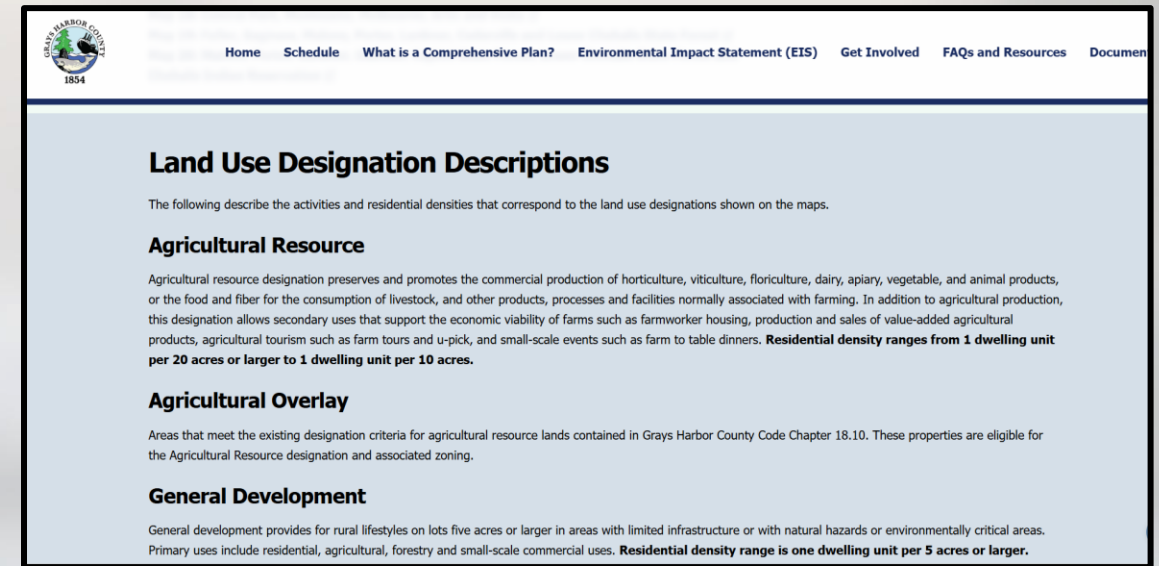
- See the land use designation maps on this website:
 - <https://graysharbor2027compplan.com/comprehensive-land-use-plan-designation-maps/>



The screenshot shows the "Comprehensive Land Use Plan Designation Maps" page. It features a 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
- Map 11: Wishkah, Newtop, Goddard and Nisqually

To the right of the list is a "Map Index" diagram showing a grid of 20 numbered boxes (1-20) arranged in a 4x5 grid. The boxes are color-coded: 1-4 are yellow, 5-8 are orange, 9-12 are green, 13-16 are blue, 17-20 are red.



The screenshot shows the "Land Use Designation Descriptions" page. It features a 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: "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.**



Public Comment Opportunities

The Draft Comprehensive Land Use Plan will be open for review and public comment from August 10, 2026 to September 15, 2026.

Ways to comment!

- Complete the comment form on the website:
graysharbor2027compplan.com
- Send a letter to the project team:
Attn: Kaydee Mittleider
100 W. Broadway #31
Montesano, WA 98563
- Email the project team:
info@graysharbor2027compplan.com
- Attend the upcoming Planning Commission Special Meeting to provide comment:
Wednesday, August 19, 2026, from 6:30 PM - 8:00 PM
Grays Harbor County Administration Building or online.

Thank you!



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

