

Grays Harbor County 2027 Comprehensive Land Use Plan

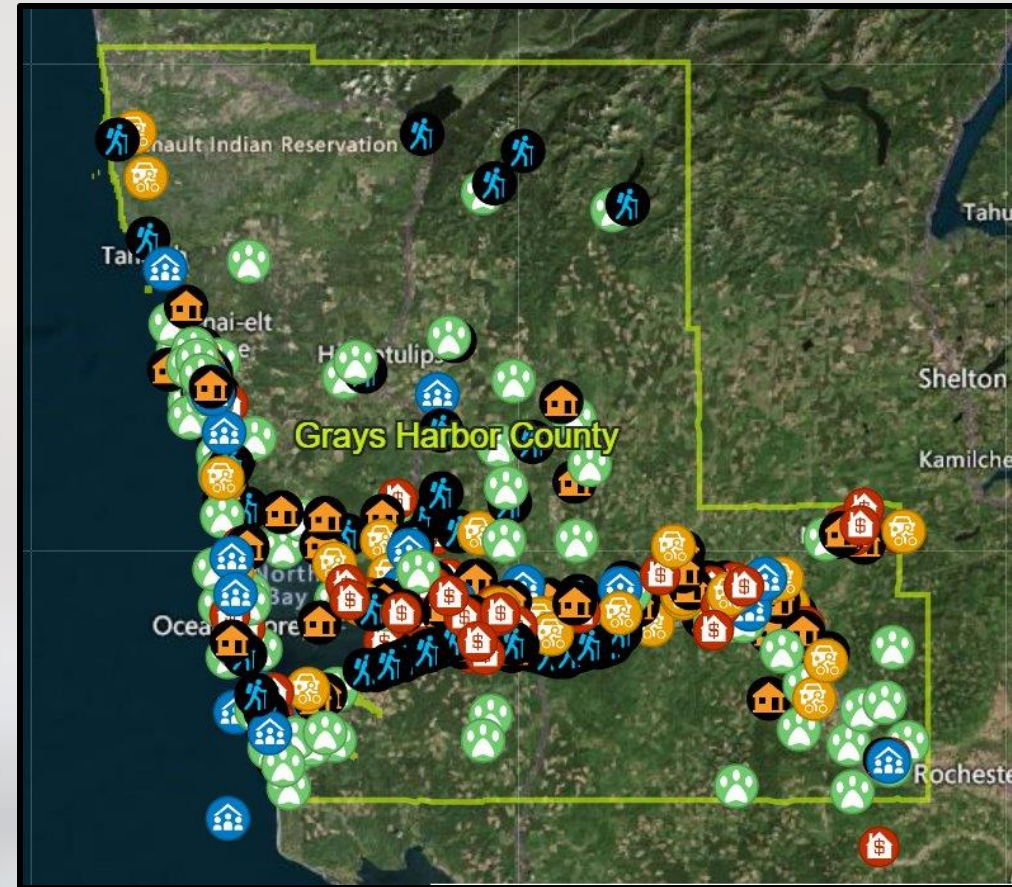
**Planning Commission Special Meeting
August 19, 2026**



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



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

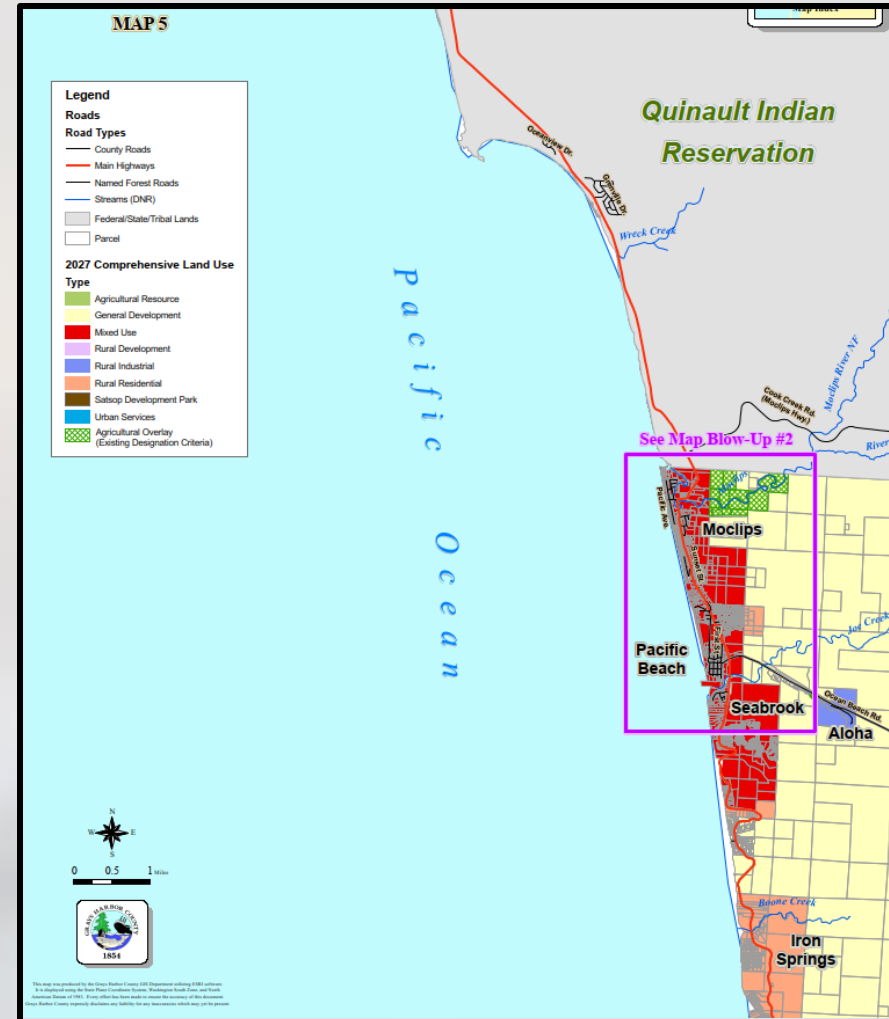


Comprehensive Land Use Plan Maps

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



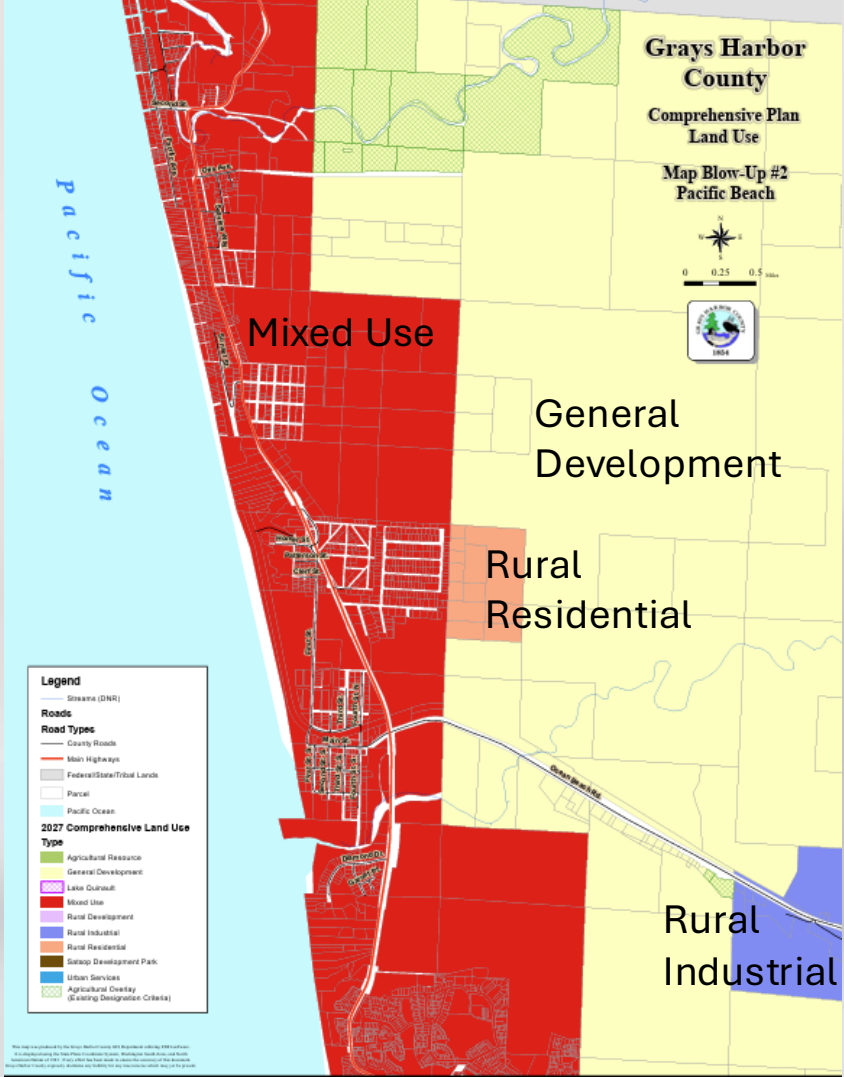
Land use designations and zoning



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



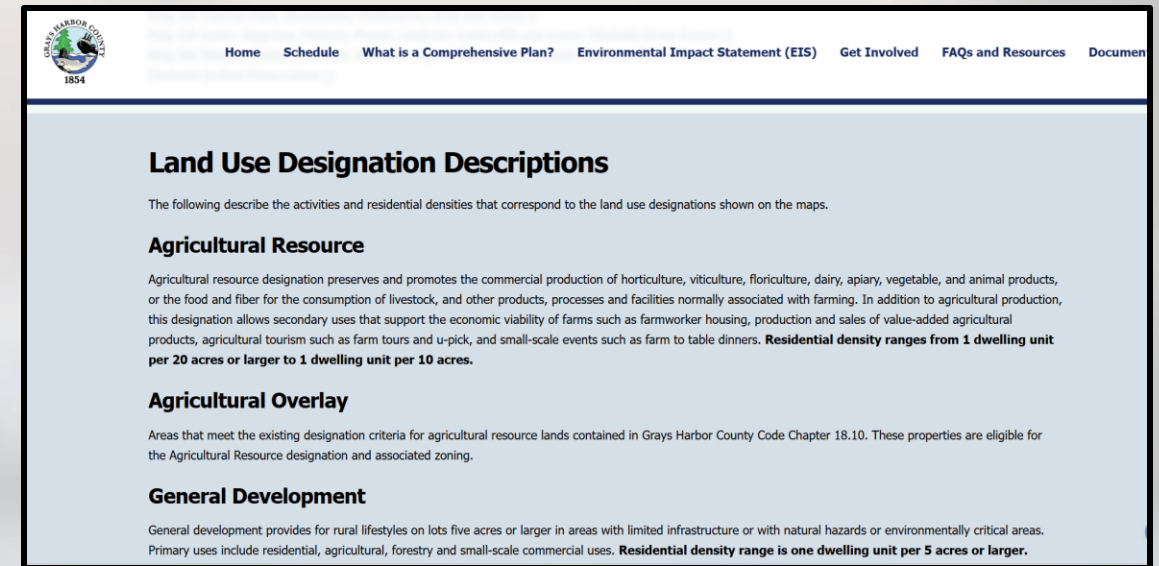
Land use designation maps and descriptions



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



This screenshot shows the "Comprehensive Land Use Plan Designation Maps" page on the Graysharbor2027 website. The page has 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 the heading 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, Aberdeen, Candene 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, with some boxes highlighted in yellow and others in blue.



This screenshot shows the "Land Use Designation Descriptions" page on the Graysharbor2027 website. The page has 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 the heading 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 agricultural resource designation 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 describing agricultural overlay designation and a bolded statement: "Residential density range is one dwelling unit per 5 acres or larger."; and "General Development" with a paragraph describing general development designation and a bolded statement: "Residential density range is one dwelling unit per 5 acres or larger.".



Public Comment Opportunities

The Draft Comprehensive Land Use Plan is now open for review and public comment until 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:
Tuesday, September 15, 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

