

Grays Harbor County 2027 Comprehensive Land Use Plan

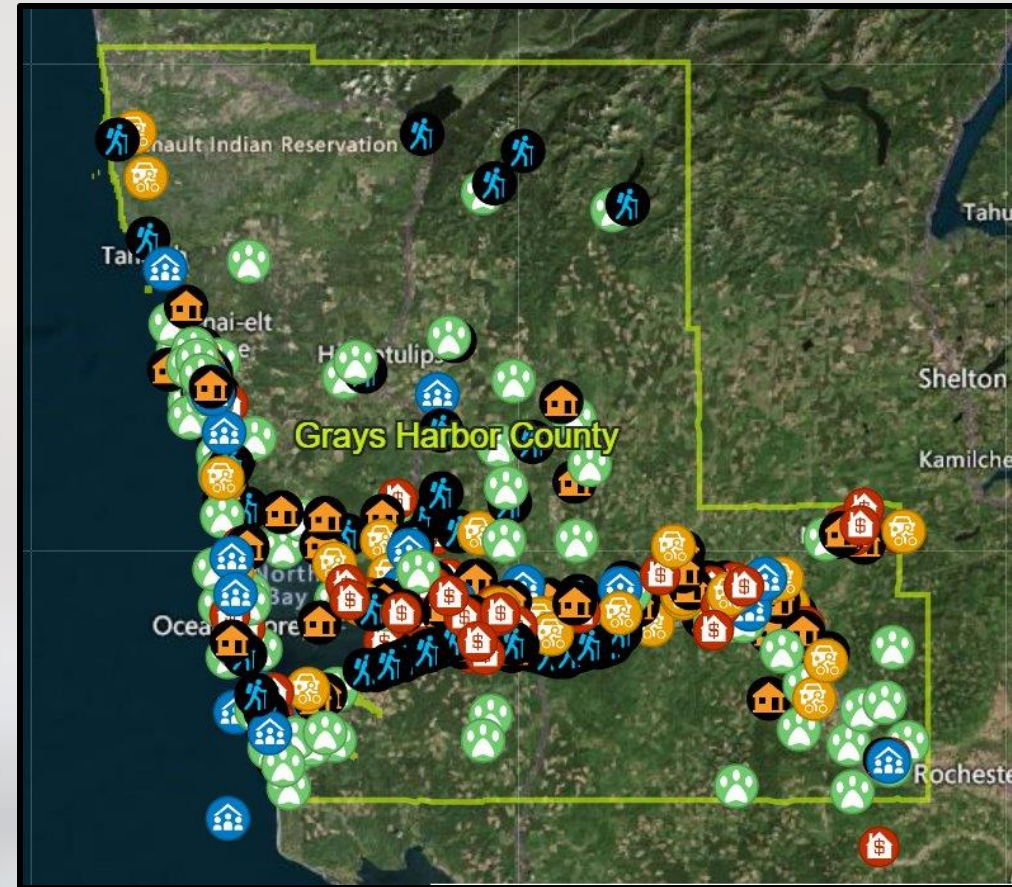
**Planning Commission Public Hearing
September 15, 2026**



Project overview

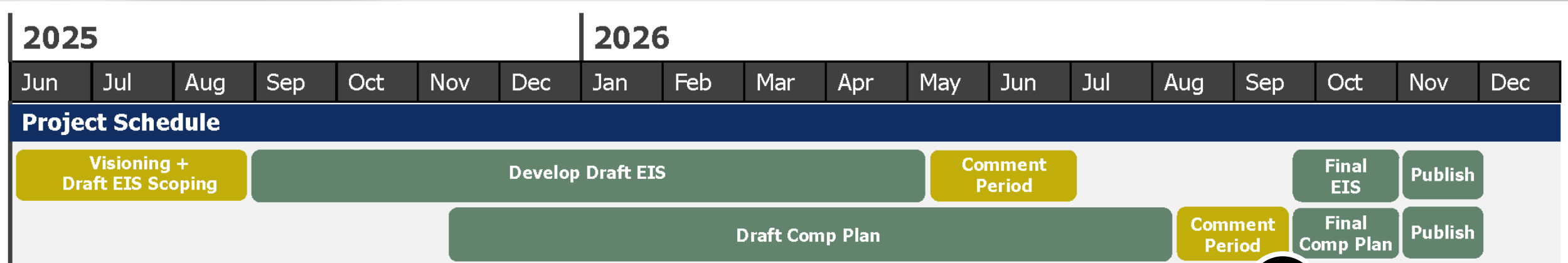


- New Comprehensive Land Use Plan and regulations
- Prepare an Environmental Impact Statement (EIS) to comply with State Environmental Policy Act (SEPA) requirements
- Public engagement throughout the process – from visioning, to drafting, to finalizing the Comprehensive Plan



Public feedback collected on interactive map during visioning phase.

Comprehensive Plan process



Engagement in key project phases



Project phase	Engagement approach
Visioning and Draft EIS scoping Jun – Sept 2025	Visioning and Comp Plan comment periods allowed public/stakeholders to share feedback on what they want to see in the future Comp Plan
Draft EIS comment period May - June 2026	Public comment periods allow public/stakeholders to provide feedback about level of future growth and the goals and policies included in the preferred alternative
Draft Comp Plan comment period May - Sept 2026	Public comment periods allow public/stakeholders to provide feedback about policies, regulations, and land use designations
Final Comp Plan and Final EIS Sept - Oct 2026	Final EIS and Comprehensive Plan public hearings



Draft EIS vs 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

Preferred alternative



- **Planning assumptions for future growth**
 - 2037 Total Unincorporated Population
 - **32,434**
 - Increase of dwelling units over the next decade
 - **1,261**
 - Falls between No Action and Moderate Growth Alternatives
- **Land use policies**
 - Data centers
 - Housing – Accessory dwelling units (ADUs)
 - Alternative energy – wind, solar, battery energy storage
 - Stormwater management
 - Land use compatibility
 - Resource land protection



Preferred Alternative



Land Use Designation	No Action (Acres)	Moderate Growth (Acres)	Growth (Acres)	Preferred	
				Acres	Dwellings
Agricultural	176	1,223	2,270	176	11
General Development	265	1,842	3,419	1,842	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	1,176	425	104
Satsop Business 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	0
Total	902	4,749	8,595	3,270	1,261

Data Centers



- **Where does the draft Comprehensive Plan allow data centers to be located?**
 - They are allowed in Satsop Business Park and Industrial designations
 - No land is currently designated as Industrial in Grays Harbor County
- **Could land designation be changed to Industrial after the Plan is published?**
 - Yes, but it would need to go through a Comprehensive Land Use Plan amendment and rezoning process
 - This would require Planning Commission and Board of County Commissioners hearings and compliance with SEPA
- **What is the review process for a data center?**
 - For a data center to be built in Satsop Business Park, building and site development permits would need to be approved

Data Centers



- Policies that limit and provide guidance on data centers development

Policy / subsection	Purpose
Policy LU-2.3: Direct <i>industrial uses</i> to the Industrial and Satsop Business Park designations with access to transportation and utilities. Discourage industrial uses elsewhere.	Limits data centers to the Industrial and Satsop Business Park designations
Subsection 4.3.4 Industrial: The Industrial designation provides for the storage and processing of raw materials, and storage, movement, manufacturing and fabrication of products. Secondary uses include offices, technology , warehousing, trucking, and wholesale establishments.	Limits data centers to the Industrial and Satsop Business Park designations
Policy RL-1.5: Protect Agricultural Resource lands from incompatible uses and development by prohibiting non-agricultural uses such as battery energy storage systems, data centers , solar energy facilities, and wind energy facilities.	Prohibits data centers in Agricultural Resource lands

Data Centers



- Policies that limit and provide guidance on data centers development

Policy / subsection	Purpose
Policy LU-2.8: Update development regulations to address <i>emerging technologies</i> , 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.	Provides guidance for development regulation, zoning and comprehensive plan amendments
Policy LU-2.9: Ensure that <i>data center development</i> 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 <i>data center facilities</i> . b. Ensure that infrastructure improvements necessary to serve <i>data center facilities</i> are funded by development proponents and do not adversely affect service levels for existing customers.	Provides guidance for development regulation, zoning and comprehensive plan amendments

Data Center sizes

- Small - 5 MegaWatt (MW) power load
 - Building size 30-75,000 square feet
 - May need a substation
- Medium - 10 MW
 - Building size 75,000- 120,000 square feet
 - May need a cooling plant, generators, fuel storage, substation
- Large - 15 MW +
 - Building size 120,000+ square feet
 - May need a water system, cooling plant, generator yard, substation, electrical transmission line

Options to strengthen plan



- **Add a definition of Data Center and determine appropriate size for regulatory oversight**
 - *"Data Center" means a facility used primarily to store, process, manage, transmit, or back up digital data through computer servers and networking equipment, and that:*
 - *Has a design electrical capacity of **10 MegaWatt or greater** or a combined building area of **50,000 square feet or greater** on a single project site (including adjacent parcels); and*
 - *Includes supporting infrastructure such as uninterruptible power supplies, cooling equipment, backup generation, battery storage, and related electrical systems.*
- **Add the term Data Center to the Industrial designation definition**
 - **4.3.4 Industrial:** *The Industrial designation provides for the storage and processing of raw materials, and storage, movement, manufacturing, fabrication of products, offices, data centers, technology, warehousing, trucking, and wholesale establishments.*



Land use designations and zoning

Land use designation	Zoning
Agricultural	Agricultural Use (Ag-1 and Ag-2)
Lake Quinault	Lake Quinault (LQ)
Mixed Use	General Commercial (GC), New Mixed Use Zone, Restricted Residential (R-1), General Residential (R-2), or Resort Residential (R-3)
General Development	General Development 5 (G-5)
Industrial	Light Industrial (I-1), Industrial (I-2), <i><u>or Heavy Industrial (I-3)</u></i>
Rural Industrial	Light Industrial (I-1), or Industrial (I-2)
Rural Development	General Development 1 (G-1), General Commercial (GC), Rural Residential (RR), or General Development 5 (G-5)
Rural Residential	Rural Residential (RR), Restricted Residential (R-1), or General Residential (R-2)
Satsop Business Park	Satsop Multi-use (SM) or Satsop Development (SD)
Urban Services	Restricted Residential (R-1), General Residential (R-2), Resort Residential (R-3), General Commercial (GC), Light Industrial (I-1), or Industrial (I-2)

Accessory dwelling units



- **How are accessory dwelling units addressed in the plan?**
 - The definition of an ADU provides parameters on zoning.
 - Policies HO-1.7 and HO 1.8 protect rural character by ensuring that the ADU is accessory to the primary dwelling and that only one can be built per lot.



Accessory dwelling units

- **Policies that provide guidance on accessory dwelling units**

Policy / subsection	Purpose
Policy HO-1.7: Allow one (1) ADU per lot to expand housing options, generate supplementary income for homeowners, support multi-generational living and increase the availability of affordable housing.	Allows one ADU per lot and expands housing options.
Policy HO-1.8: ADUs should not be counted toward maximum density calculations and should be as follows: a. Accessory to a single-family dwelling on the same lot. b. Limited in size and scale to maintain the residential character of the property and neighborhood.	Preserves rural character by ensuring that ADUs are similar in size and scale compared to the primary dwelling.
Accessory dwelling unit (ADU): is a self-contained residential dwelling unit with permanent provisions for living, sleeping, eating, cooking, and sanitation that is subordinate to a principal single-family dwelling and located on the same lot. An ADU ~~may have a gross floor area of up to 500 square feet, and~~ may be attached to or detached from the primary dwelling.	Defines and provides parameters for ADUs.

Other comments



What we heard

Water resources, hydrology and estuarine health

Coastal Hazards, flood plains, Shorelines and Climate Resilience

Land supply and demand mismatch

Significant unfunded transportation demands

Agricultural land implementation

SEPA Mitigation are the proposed environmental mitigation measures listed in the plan enforceable under the critical areas ordinance

Policies

Policy EN-1.1 Limit risks associated with landslides, erosion, seismic activity, and other geologic hazards through careful land use planning and development standards: a. Avoid or restrict development in areas identified as geologic hazard zones, including steep slopes, landslide-prone areas, and seismic hazard areas. b. Require site-specific geotechnical studies for development proposals in or near geologic hazard areas.

Policy EN-2.1 Use best available science (BAS) to preserve and enhance the functions and values of critical areas through policies, regulations, programs and incentives.
Policy EN-2.2 Regularly evaluate and update the critical areas ordinance to incorporate BAS as necessary.

Policy EN-3.1 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 CI-3.3 Land use changes and development proposals should be supported by adequate transportation facilities, including internal circulation systems, sufficient to maintain long-term network connectivity, mobility and transportation system performance.

Next steps



1. Incorporate public feedback into the Draft Comprehensive Plan
2. Planning Commission takes action on the Draft Comprehensive Plan at the September 29, 2026 special meeting
3. Issue Final EIS
4. Board of County Commissioners reviews and takes action on Final Comprehensive Plan
5. Final Comprehensive Plan published



Thank you!



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

