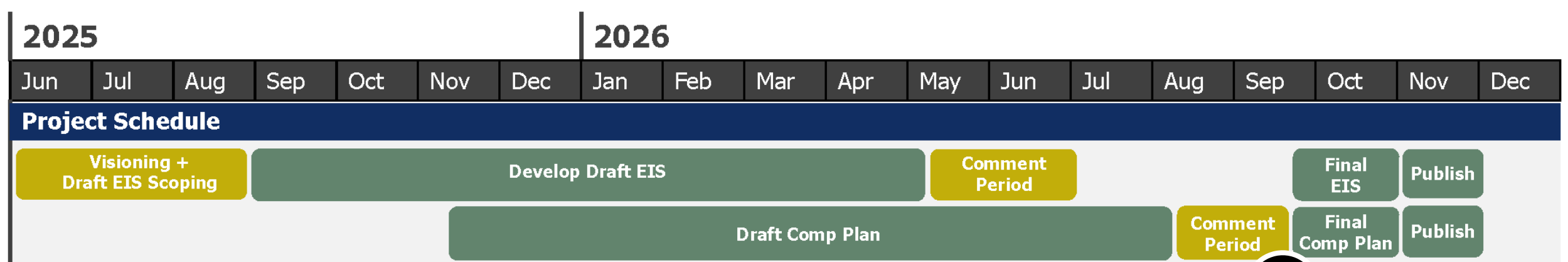


Grays Harbor County 2027 Comprehensive Land Use Plan

**Planning Commission Public Hearing
September 29, 2026**



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

WE ARE
HERE



Draft Comprehensive Plan Public Comment Feedback

Engagement overview



56 public comments

Public comment period open from
August 12 to September 15

In-person public hearings

- August 19, 2026
- September 15, 2026



What we heard



- **Strong opposition to data centers**

- Interest in a data center moratorium or stronger restrictions to limit size and development
- Key concerns include:
 - Significant resource demands (water, energy)
 - Environmental risks and degradation
 - Increased utility costs, noise, and pollution
 - Limited long-term local job creation

- **Significant emphasis on preserving rural identity and lifestyle**

- Concerns about ability of county infrastructure/resources to keep up with future growth
- Preference for directing growth to areas with existing infrastructure
- Concerns about growth and sprawl in rural area

- **Substantial support for environmental protections**

- Concerns about impacts to critical areas, coastal dunes, aquifers/clean water, keeping stormwater out of lakes and streams, protection of wetlands, streams, fish and wildlife
- Interest in more specific language for mitigation of geologically hazardous areas, climate change, mining, and mineral resource lands

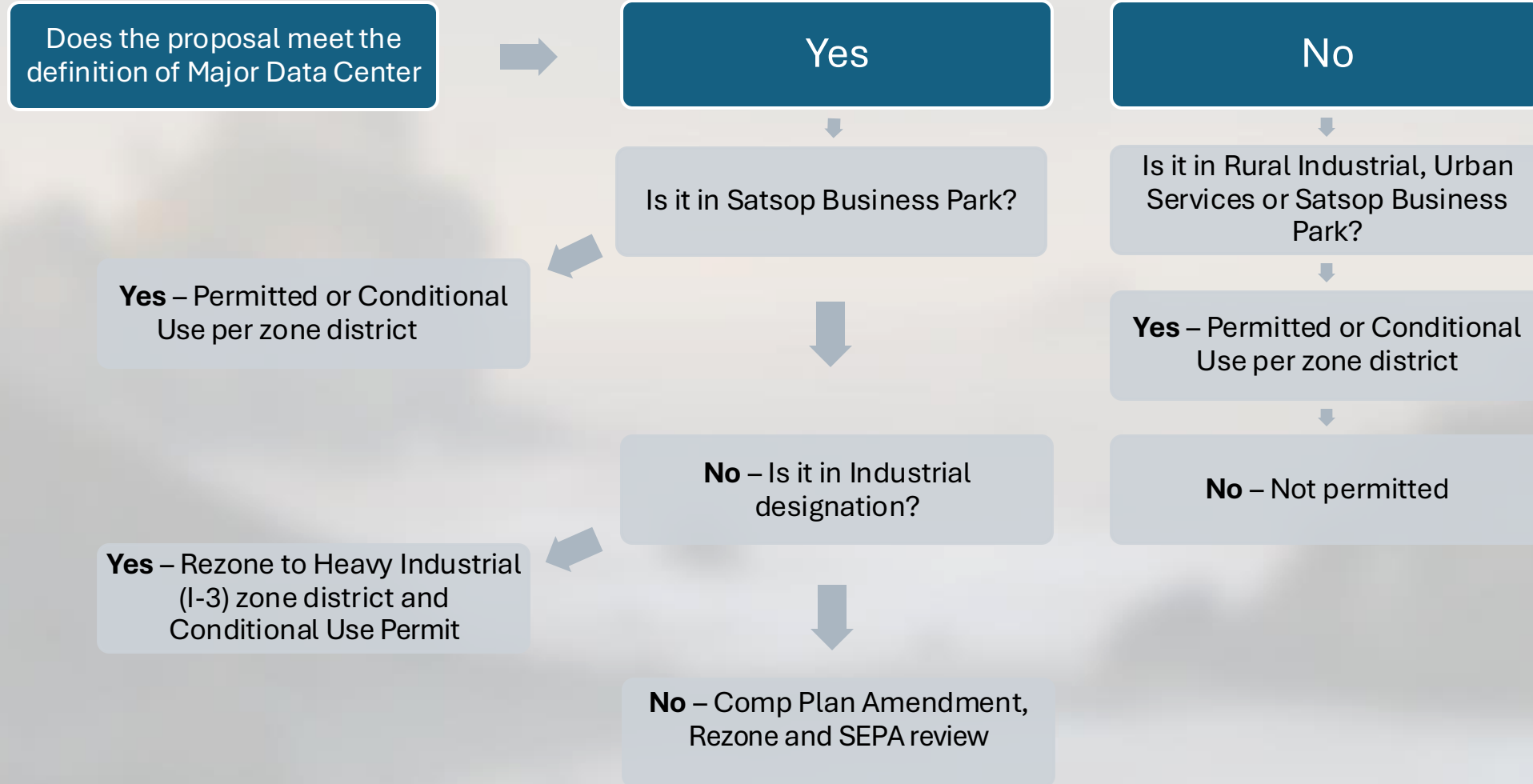
- **Support for ADUs**

- Support for increasing size and flexibility of accessory dwelling units



Draft Comprehensive Land Use Plan Designations and Zoning

Data Center Review Process



Data centers - definitions



- **Add a definition of Major Data Center and determine appropriate size for regulatory oversight**
 - “Major Data Center” means a facility used primarily to store, process, manage, transmit, or backup digital data through computer servers and networking equipment, and that:
 - Has a design electrical capacity of **(Option) MegaWatt or greater** or a combined building area of **(Option) 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.

Option D1	5 MegaWatt or greater or a combined building area of 25,000 square feet or greater
Option D2	10 MegaWatt or greater or a combined building area of 50,000 square feet or greater

Add data center terms to Industrial and Rural Industrial definitions



- **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, **major data centers**, technology, warehousing, trucking, and wholesale establishments.

- **Rural Industrial designation definition**

- **4.3.6 Rural Industrial:** The Rural Industrial designation is intended to support the production of agricultural, forest, and aquatic products by allowing **industrial manufacturing (production and processing) facilities**, limited direct resource sales, and limited natural resource support services. Examples of typical uses include **data centers**, sawmills, agricultural or forest industry equipment maintenance, agricultural processing plants, seafood processing and onsite sales.



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)

Next steps



1. Planning Commission takes action on the draft Comprehensive Land Use Plan
2. Issue Final EIS
3. Board of County Commissioners reviews and takes action on Final Comprehensive Land Use Plan
4. Final Comprehensive Land Use Plan published



Thank you!



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

