

December 3, 2025
Thurston County Planning
Commission

CAO Update: Geologically Hazardous Areas BAS and Discussion

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Presentation Outline: Geologically Hazardous Areas

- Functions, values, and hazards
- Climate change
- Key protection strategies
- Discussion



Intro



Types of Geologically Hazardous Areas

- Landslide Hazard
- Erosion Hazard
- Marine Bluff
- Seismic Hazard
- Volcanic Hazard
- Mine Hazard

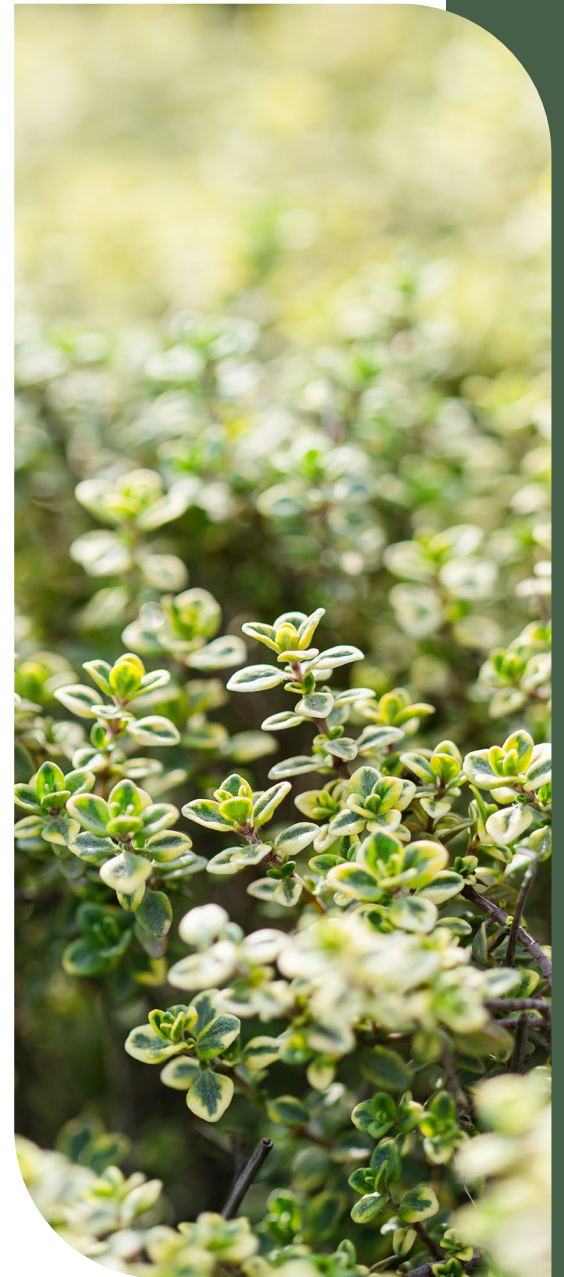


Functions and Values

- Erosion, sediment contribution, and riparian habitat
- Erosion can be beneficial or harmful
- Vegetation helps with stability and erosion



Values



Hazards and Safety

- Ground failures
- Landslides
- Earthquake liquefaction
- Lahar flows



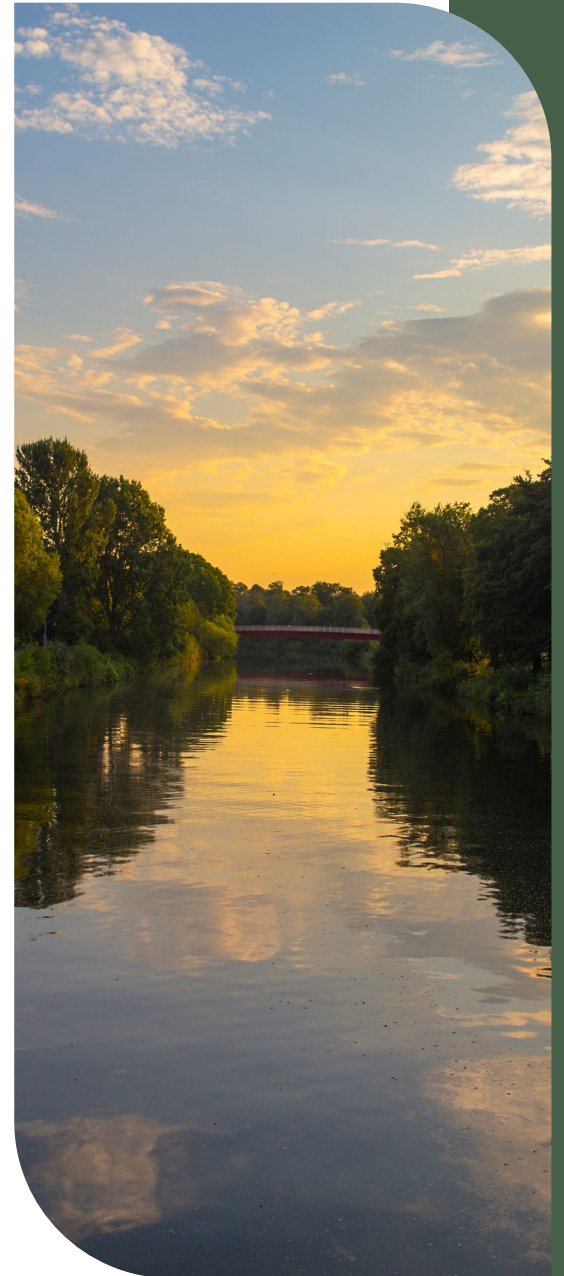
GHA Background

Climate Change

- Intense rainfall events
- Sea level rise
- Channel migration
- Vegetation loss and wildfires



GHA Background



Protection and Permitting Strategies

- Site-specific hazard mitigation and avoidance
- Using up-to-date mapping
- Awareness for property owners
- Level of geological investigation
- Transparency and consistency



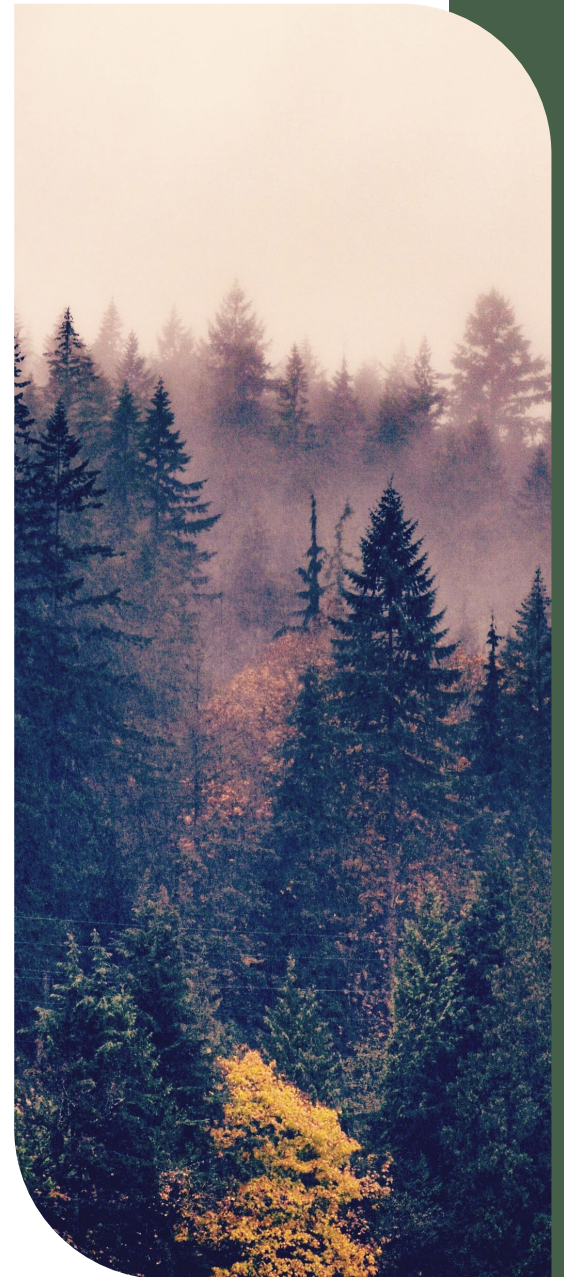
Permitting

Key Discussion Points

- Regulating hazards with safety and flexibility
 - Level of investigation
 - Role of engineers
- Tools for awareness
 - Recorded acknowledgements
- Use of new science and data tools
 - WA DNR LiDAR
 - Consistency and transparency



Discussion



10/1/25	Permitting/front counter demonstration
10/15/25	Draft schedule overview and prioritization discussion
11/5/25	Schedule finalization (as needed)
11/19/25	Overview of state guidance and BAS
12/3/25	Geologic Hazard Areas Concepts
12/17/25	Invite DNR to present new landslide mapping
1/7/26	Frequently Flooded Areas and Critical Aquifer Recharge Areas Concepts
1/21/26	No Meeting
2/4/26	Geo Hazards code presentation
2/18/26	FFA and CARA code presentation
3/4/26	Wetlands
3/18/26	Wetland and Hydrologic FWHCAs
4/1/26	Dryland Fish and Wildlife Habitat Conservation Areas
4/15/26	Presentation on SMP and HCP integration
5/6/26	No Meeting
5/20/26	Permit Processes, FWHCAs and Wetlands code presentation
June-July 2026	Final review, public hearing, and recommendation



Schedule

Questions and Comments

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Find future project updates at ThurstonCriticalAreas.org.

