June 17, 2026
Thurston County Planning Commission

CAO Update: Geologically Hazardous Areas Gap Analysis

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Presentation Outline: Geologically Hazardous Areas Gap Analysis

- Key BAS points
- Gap analysis and recommended changes
- Discussion

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Key BAS Points

- Increase in landslide risk due to climate change
- Many GHAs are intertwined with habitat
- Understanding CMZ as erosion risk
- Using up-to-date LiDAR map information and soil data

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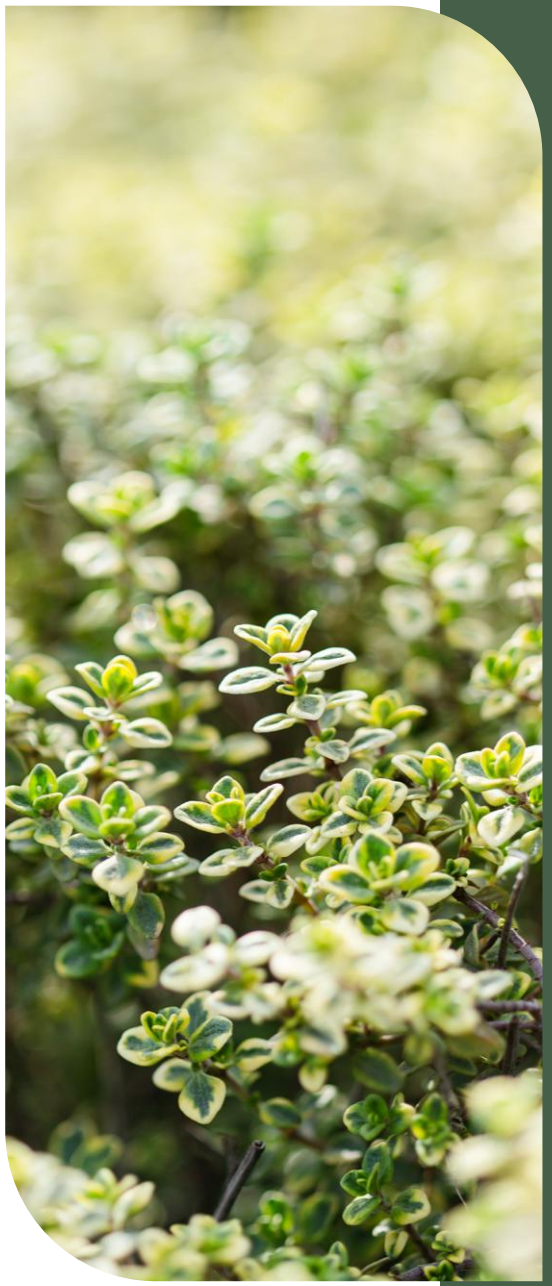
Other desired changes

- Transparency in screening tools and report requirements
- Flexibility where appropriate
- Clarity and navigability of code language



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Gap analysis

Code Section	Title	Recommendations	Reason
24.15.013	Geologic Hazards Designated	Add designation criteria to chapter	Usability and accessibility
24.15.013	Geologic Hazards Designated	Update references to NRCS soil data erodibility classi fications	Consistency with most recent data
24.15.013	Geologic Hazards Designated	Ensure consistency with WAC designations	Consistency with state law

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Code Section	Title	Recommendations	Reason
24.15.013	Geologic Hazards Designated	Designate channel migrat ion zones as erosion hazard areas	Best Available Science
24.15.015	Standard buffer for landslide hazard areas and marine bluff hazard areas	Create clarity and flexibility by establishing review distance and standard buffers	Usability and accessibility
24.15.015	Standard buffer for landslide hazard areas and marine bluff hazard areas	Leverage new landslide hazard map data from WA DNR	Best Available Science

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Code Section	Title	Recommendations	Reason
24.15.020	Special hazard overlay districts	Include additional know n special hazard areas	Best Available Science, staff expert recommendation
24.15.023	Site Assessment Standards	Outline clear standards for geotechnical reporting	Usability and accessibility
Table 24.15-3	Erosion Prone Soils of Thurston County	Remove tables containing outda ted soil classifications	Consistency with most recent data
Chapters 24.16-24.18	Seismic Hazard Areas, Volcanic Hazard Areas, Mine Hazard Areas	Minor language revisions for clarity and appropriateness	Usability and accessibility

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Discussion

- Are any additional changes needed?
- Feedback on Gap Analysis format and content? Is this enough information?
- Questions?

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5/6/26	Dryland Fish and Wildlife Habitat Conservation Areas
5/20/26	Presentation on SMP and HCP integration
6/3/26	Invite DFW to present on FWHCAs
6/17/26	GHA Gap Analysis and Feedback Incorporation
7/1/26	CARA Gap Analysis and Feedback Incorporation
7/15/26	FFA Gap Analysis and Feedback Incorporation
8/5/26	Wetland Gap Analysis and Feedback Incorporation
8/19/26	FWHCA Gap Analysis and Feedback Incorporation
9/2/26	Permit Processes, FWHCAs and Wetlands code presentation
9/16/26	Revisit Permit Processes, FWHCAs and Wetlands
October 2026	Final review, public hearing, and recommendation

"Permit Processes" will also include other general standards chapters like definitions, nonconforming structures.

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8 Schedule

Questions and Comments

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Find future project updates at ThurstonCriticalAreas.org.

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