

July 1, 2026
Thurston County Planning
Commission

CAO Update: Frequently Flooded Areas Gap Analysis

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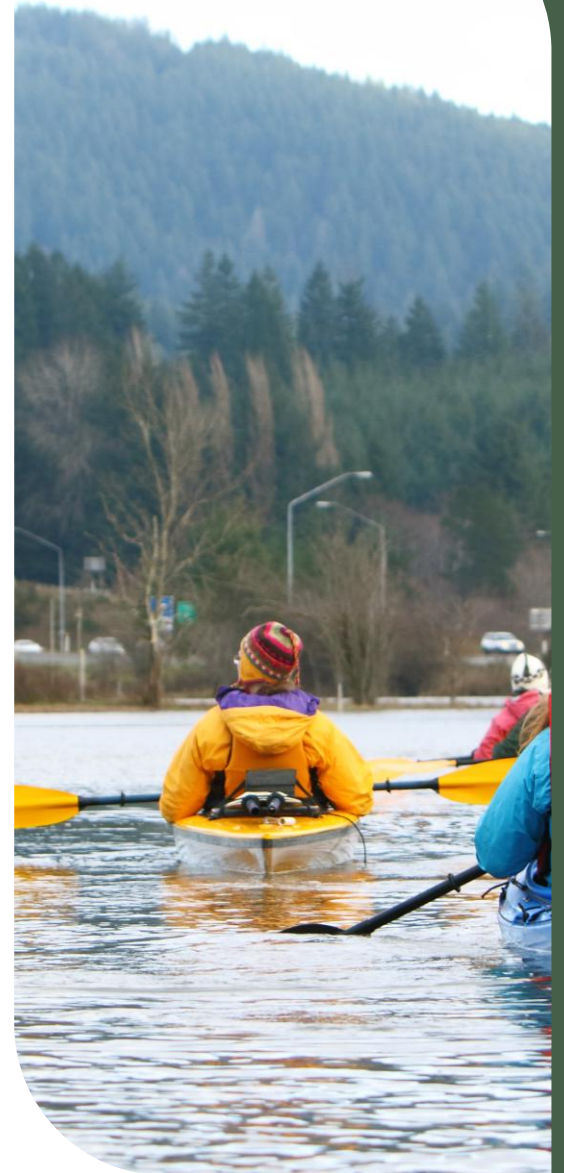


Presentation Outline: Frequently Flooded Areas Gap Analysis

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



1 Intro



Key BAS Points

- Floods pose a dangerous and costly hazard to human life, safety, and property
- Floodplains play a key role in the health and morphology of aquatic habitat
- Flood events are impacted by climate change, and may become more intense and frequent as a result

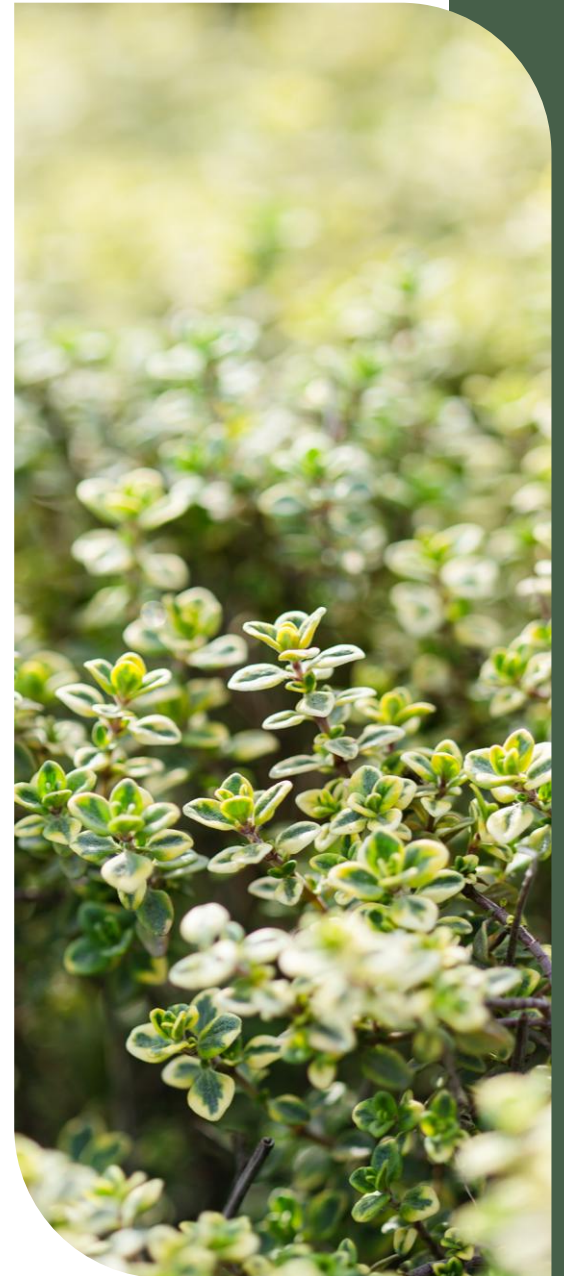


Other desired changes

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



3 Other Changes



Gap analysis

Code Section	Title	Recommendations	Reason
24.20.010	Frequently flooded areas designated	Include designation criteria in code section	Accessibility, usability, and transparency
24.20.010	Frequently flooded areas designated	Include additional flood areas, beyond the 100-year floodplain, in frequently flooded areas designation	Reflect BAS on climate change, and recommendations from the Dept. of Ecology and Dept. of Commerce.
24.20.013	The Puget Sound biological opinion	Describe permitting requirements set forth by the Biological Opinion.	Clarity and transparency



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Gap analysis

Code Section	Title	Recommendations	Reason
24.20.015	High groundwater areas – Base flood elevation	Remove outdated map references	Accuracy and clarity
24.20.020	High groundwater areas – No development zone	Remove provisions for the no development zone	Implementation and flexibility
24.20.025	High groundwater areas – Restricted development zone	Include the high groundwater base flood elevation in the provisions for the restricted development zone	Implementation and flexibility



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Gap analysis

Code Section	Title	Recommendations	Reason
24.20.025	High groundwater areas – Restricted development zone	Clarify the process for establishing that no hazard area is present	Implementation and flexibility
24.20.030	High groundwater areas – Delineation	Establish a review area for delineation requirements	Transparency and clarity
24.20.035	High groundwater areas – Map amendments	Remove and address standard critical areas map amendment procedures elsewhere	Transparency and clarity, ease of maintaining accurate maps



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Gap analysis

Code Section	Title	Recommendations	Reason
24.20.040	River, marine, lake, and coastal flood hazard areas – Map amendments	Remove and address standard critical areas map amendment procedures elsewhere	Transparency and clarity, ease of maintaining accurate maps
24.20.045	Channel migration hazard areas – Map	Remove	Outdated or inaccurate map reference
24.20.050	Channel migration hazard areas – Map amendments	Remove and address standard critical areas map amendment procedures elsewhere	Transparency and clarity, ease of maintaining accurate maps



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Gap analysis

Code Section	Title	Recommendations	Reason
24.20.060	Building setbacks— Coastal flood hazard areas	Add additional provisions relating to seal level rise	Climate change BAS
24.20.063	Flood of Record — Notice on title	Require a notice on title for flood of record areas, and allow for additional flexibility in these areas	Transparency and protection of life and property, flexibility
Table 24.20-1	Allowable Uses and Activities in Flood and Channel Migration Hazard Areas	Ensure table column titles reflect designations in 24.20.010 - Frequently flooded areas designated, including adding a flood of record column	Clarity and usability



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Gap analysis

Code Section	Title	Recommendations	Reason
Table 24.20-1	Allowable Uses and Activities in Flood and Channel Migration Hazard Areas	Update provisions for infiltration of reclaimed water for aquifer recharge	New BAS and regulatory recommendations
24.20.132	Frequently flooded areas—Reclaimed water	Update provisions for infiltration of reclaimed water for aquifer recharge	New BAS and regulatory recommendations
24.20.135	Frequently flooded areas—Residential—Single-family homes	Clarify that new residential structures are completely prohibited in the floodway, per TCC 14.38.050	Clarity
Chapter 24.20	All sections	Address minor textual errors and language consistency where needed	Clarity



Discussion

- Are any additional changes needed?
- Questions?



Meeting Date	Topic
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	No meeting- Power outage
1/7/26	Invite DNR to present new landslide mapping
1/21/26	Critical Aquifer Recharge Areas Concepts
2/4/26	Frequently Flooded Areas Concepts
2/18/26	No Meeting
3/4/26	Geo Hazards code presentation
3/18/26	FFA and CARA code presentation
4/1/26	Wetlands

Meeting Date	Topic
4/15/26	Wetland and Hydrologic FWHCAs
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-December 2026	Final review, workshops, public hearing, and recommendation



11 Schedule

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

Questions and Comments

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Find future project updates at ThurstonCriticalAreas.org.

