September 2, 2026
Thurston County Planning Commission

CAO Update: Wetlands Draft Code

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Presentation Outline: Wetlands Draft Code

- Goals and framework
- Overview of changes
- Remaining questions and discussion



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1 Intro

Goals

- Easy to navigate in one place
- Designations tie to publicly accessible data
  - Enable the use of updated data without conflicting with code
- Flexibility without sacrificing protection
- Grounded in positive environmental outcomes

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Major Changes

- Clearly designate Wetlands in the chapter
- Update exemption to align with ecology guidance and common practice, including clear provisions to address map errors
- Replace old buffer tables with those from Ecology Option 1 and Option 3
    - Remove old standards for buffer reductions, since this is included in Option 1

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Major Changes

- Allow for tree removal associated with an approved restoration project
- Include clear mitigation sequencing language
- Use updated mitigation ratios from Ecology
- Update vegetation removal use standards to support restoration projects

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Discussion

- Any adjustments or ideas for the buffer method
- Uses that should be addressed that currently aren't
- Any other questions or requests?

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Topic
Permitting/front counter demonstration
Draft schedule overview and prioritization discussion
Schedule finalization (as needed)
Overview of state guidance and BAS
Geologic Hazard Areas Concepts
No meeting- Power outage
Invite DNR to present new landslide mapping
Critical Aquifer Recharge Areas Concepts
Frequently Flooded Areas Concepts
No Meeting
Geo Hazards code presentation
FFA and CARA code presentation
Wetlands
Wetland and Hydrologic FWHCAs
Dryland Fish and Wildlife Habitat Conservation Areas
Presentation on SMP and HCP integration

Meeting Date	Topic
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	Wetlands Draft Code
9/16/26	Fish and Wildlife Habitat Conservation Areas Draft Code
10/7/21	Revisit Wetlands and FWHCAs
10/21/26	Permit Processes and General Standards
11/4/26	Revisit Permit Processes and General Standards
11/18/26	Hearing Draft Overview (Open house before PC)
12/2/26	Anticipated Public Hearing
12/16/26	No Meeting Planned
1/6/27	Code Draft Workshop 1
1/20/27	Code Draft Workshop 2
Feb-March 2027	Finalizing and Recommendation

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Schedule

Questions and Comments

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Find future project updates at ThurstonCriticalAreas.org.

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