

Appendix B

Definitions

~~This document presents the 2011 Comprehensive Plan definitions with minor edits to terms such as vision, goals, and policies to match Chapter 1. Additionally, a reference to state Growth Management Act implementing rules is added.~~

Procedures

1. For the purpose of this plan, certain words and terms are herein defined. The word "shall" is always mandatory. The word "may" is permissive, subject to the judgment of the person administering the plan and related development regulations.
2. Words not defined herein or in Chapter 36.70A RCW or WAC 365-196 shall be construed as defined in the following two sources, and if a conflict should arise between sources, such definitions shall be established in the following priority:
 - (1) Black's Law Dictionary - 3rd Addition, published by West Publishing Company, St. Paul, and any subsequent amendments thereto.
 - (2) The American Heritage Dictionary - 2nd College Addition, published by Houghton Mifflin Company, Boston, New York, and any subsequent amendments thereto.
3. The present tense includes the future, and the future the present.
4. The singular number includes the plural, and the plural the singular.

Definitions A

Adequate Capital Facilities: facilities which have the capacity to serve development.

Affordable Housing: housing where the occupant pays not more than 30% of their adjusted monthly income for total shelter costs.

Agricultural Land: land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock and land that has long-term commercial significance for agricultural production.

Available Capital Facilities: facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation and capital facility planning, the specified time is six years from the time of development.

Definitions B

Bonus Density: an incentive mechanism of allowing higher density than the base net density for residential development.

Buffering: a technique of separating incompatible land uses by distance, changing density, landscaping, screening and/or physical features or structures.

Definitions C

Capacity: the measure of the ability to provide a level of service on a public facility.

Capital Budget: the portion of each local government's budget which reflects capital improvement is generally non-recurring and may require multi-year financing.

Capital Facilities: those publicly owned structures, utilities or land that are necessary to maintain an operational capacity to offset the impacts of growth and development where construction, major repairs, or replacement costs are above \$20,000.00.

Cluster Development (clustering): structural siting where buildings are grouped or joined resulting in efficient use of facilities and services and leaving large areas of permanent open land.

Commercial Uses: activities within land areas which are predominantly connected with the sale, rental, and distribution of products, or performance of services.

Comprehensive Plan: a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to Chapter 36.70A RCW.

Compatibility: when two different land uses exist adjacent to one another or in such proximity to one another that adverse impacts are insignificant.

Concurrency: adequate capital facilities are available when the impacts of development occur. This definition includes the two concepts of "adequate capital facilities" and of "available capital facilities" as defined above.

Consistency: that no feature of a plan or regulation is incompatible with any other features of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

Coordination: consultation and cooperation among jurisdictions.

Contiguous Development: development of areas immediately adjacent to one another.

Critical Areas: include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

Cultural Resources: are elements of the physical environment that are evidence of human activity and occupation. Cultural resources include: (a) historic resources which are elements of the built environment typically 50 years of age and older, and may be buildings, structures, sites, objects and districts; (b) archaeological resources consist of remains of the human environment at or below the ground surface such as habitation sites; and (c) traditional cultural properties consist of places or sites of human activities which are of significance to the traditions or ceremonies of a culture, which do not necessarily have a manmade component and may consist of an entirely natural setting.

Current Use Taxation Laws: Laws, including the Farm and Agricultural Land, Timberland, and Open Space Land sections of the Washington Open Space Act (Chapter 84.34 RCW), which act as an incentive to perpetuate current uses or open space areas by offering tax relief.

Definitions D

Density: a measure of the intensity of development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (i.e., people per acre). Density is useful for establishing a balance between potential local service use and service capacities.

Discourage: 1. To deprive of confidence, hope, or spirit. 2. To dissuade or deter: *wouldn't let past failures discourage him from trying again.* 3. To hamper; hinder. 4. To try to prevent by expressing disapproval or raising objections.

Domestic Water System: means any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the intended use of a development.

Duplex: a building designed exclusively for occupancy by two (2) families living independently of each other within two (2) separate, attached dwelling units.

Dwelling Unit: One (1) or more rooms in a dwelling, designed, occupied or intended for occupancy as separate living quarters, with an individual entrance, cooking, sleeping and sanitary facilities.

Definitions E

Encourage: 1. To inspire with hope, courage, or confidence; hearten. 2. To give support to; foster. 3. To stimulate.

Explore: 1. To investigate systematically; examine: explore every possibility. 2. To search into or range over for the purpose of discovery.

Definitions F

Financial Commitment: that sources of public or private funds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support development and that there is assurance that such funds will be timely put to that end.

Definitions G

Geologically Hazardous Areas: areas that are susceptible to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

Goal: A broad, general statement of the desired long-term future state or outcome, toward which the Plan aims. Goals indicate what ought to exist in a community or what is desired to be achieved in the future.

Grandfather (Non-Conforming) Rights: The right to continue a use that was legal when commenced or built, but which does not conform to subsequently enacted or amended plan or development regulations.

Growth Management: a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare of the residents of the county.

Definitions H

Highest Use: The use of land or activity which returns the greatest possible value to the owner allowable under the comprehensive plan.

Home Occupation: A lawful occupation carried on by a resident of a dwelling as a secondary use within the same dwelling, and does not infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes for which purpose the residential zones were created and primarily intended.

Household: a household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit.

Definitions I

Impact Fee: a fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new or expanded facilities required to service that development.

Implementation Measure: a regulatory instrument for carrying out the goals and policies contained in the plan. Examples of implementation measures commonly used are zoning codes, subdivision ordinances, shoreline management programs and building codes.

Industrial Uses: the activities predominantly connected with manufacturing, assembly, processing, or storage of products.

Infrastructure: those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water wells serving a system, solid waste disposal sites or retention areas, stormwater systems, utilities, bridges, and roadways.

Intensity: a measure of land use activity based on density, use, mass, size, and impact.

Definitions L

Land Development Regulations: any controls placed on development or land use activities by a county or city including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building codes, shoreline master programs, environmental ordinances, or any other regulations controlling the development of land.

Level of Service (LOS): an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS means an established minimum capacity of capital facilities or services provided by

capital facilities that must be provided per unit of demand or other appropriate measure of need.

Long-Term Commercial Significance: includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

Definitions M

Manufactured Housing: a manufactured building or major portion of a building designed for long-term residential use. It is designed and constructed in conformance with the State of Washington or Federal mobile home standards as evidenced by the attachment of an insignia, for transportation to a site for installation and occupancy when connected to required utilities. The minimum dimensions for a manufactured home is thirty-two (32) feet or more in length and at least eight (8) feet or more in width when assembled.

Minerals: includes non-metallic (gravel, sand) and metallic substances.

Mobile Home: a single portable manufactured housing unit, or a combination of two or more such units connected on-site, that is:

- a. designed to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only and containing independent kitchen, sanitary, and sleeping facilities;
- b. designed so that each housing unit can be transported on its own chassis;
- c. placed on a temporary or semi-permanent foundation; and
- d. is over 32 feet in length and over eight feet in width.

Multi-Family Housing: as used in this plan, multi-family housing is any structure which is designed to accommodate three or more separate households or dwelling units.

Definitions N

Natural Amenities: (Refer to the natural amenities description listed in the Land Use Element, under section II. Inventory)

Definitions O

Objective: a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

On-Site Sewage System: means an integrated arrangement of components for a residence, building, industrial establishment or other places not connected to a public sewer system which:

- a. convey, store, treat, and / or provide subsurface soil treatment and disposal on the property where it originates, upon adjacent or nearby property; and
- b. Includes piping, treatment devices, other accessories, and soil underlying the disposal component of the initial and reserve areas.

Open Space: Areas that serve a functional role in the life of the community. This term is subdivided in the following:

- a. Pastoral or recreational open space areas that serve active or passive recreation needs, e.g., federal, state, regional, private, local parks, forests, historic sites, golf courses, ball parks, and natural and manmade waterbodies.
- b. Utilitarian open spaces are those areas not suitable for residential or other development due to the existence of hazardous and/or environmentally sensitive conditions, which can be protected through open space, e.g., critical areas, airport flight zones, well fields, etc. This category is sometimes referred to as "health and safety" open space.
- c. Corridor or linear open space are areas through which people travel, and which may also serve an aesthetic or leisure purpose. For example, a highway may connect Point A to Point B, but may also offer a joy ride or a trail for the family. This open space is also significant in its ability to connect one residential or leisure area with another.

Overriding Public Interest: when this term is used, i.e., public interest, concern or objective, it shall be determined by a majority vote of the City Council.

Owner: any person or entity, including a cooperative or a public housing authority (PHA), having the legal rights to sell, lease, or sublease any form of real property.

Definitions P

Planning Period: the 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.

Planned Unit Development: This is a development which is pre-planned in its entirety with the subdivision and zoning controls applied to the project as a whole rather than to individual

lots. Therefore, densities are calculated for the entire development, usually permitting a trade-off between clustering of housing and provision of housing and provision of common open space. The PUD is usually characterized by a unified site design and while most commonly used for residential development, the technique is also frequently applied to other forms of development such as shopping centers and industrial parks. Occasionally, a PUD may have a mix of uses.

Policy: A principle, protocol, or proposal for action that implements a related goal. Decision-oriented statements that guide the legislative or administrative body while evaluating a new project or proposed change in ordinance.

Public Facilities: include streets, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, schools, and hospitals. These physical structures are owned or operated by a government entity which provides or supports a public service.

Public Services: include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

Public Sewer System: Means a sewerage system:

- a. Owned or operated by a city, town municipal corporation, county, or other approved ownership consisting of a collection system and necessary trunks, pumping facilities and a means of final treatment and disposal; and
- b. Approved by or under permit from the department of ecology, the department of health and / or a local health officer.

Definitions R

Rationale: Clarification and justification for goals and policies, not to be construed as goals and policies.

Recreational Vehicle (RV): A vehicular type portable structure without permanent foundation, not more than fifty (50) feet in length, primarily designed as temporary living quarters for recreational, camping, or travel use, with or without motor power, and occupied in any one place for a period not exceeding thirty (30) days. This includes, but is not limited to, travel trailers, truck campers, camping trailers and self-propelled motor homes

Regional Transportation Planning Organization (RTPO): the voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or more counties which have common transportation interests.).**Resident Population:** inhabitants counted in the

same manner utilized by the U.S. Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

Resource Lands: agricultural, forest, and mineral resource lands which have long-term commercial significance.

Right-of-Way: land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation, utility use.

Definitions S

Sanitary Sewer Systems: all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment, or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial, or industrial waste.

Shall: A directive or requirement.

Should: indicates that a particular action will be done unless the official body finds a compelling reason against it.

Significant Impact: A reasonable likelihood of more than a moderate adverse impact on environmental quality.

Single-Family Housing: as used in this plan, a single family unit is a detached housing unit designed for occupancy by not more than one household. This definition does not include manufactured housing, which is treated as a separate category.

Solid Waste Handling Facility: any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators.

Definitions T

Transportation Facilities: includes capital facilities related to air, water, or land transportation.

Transportation Level of Service Standards: a measure which describes the operational condition of the travel stream, usually in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Transportation System Management (TSM): low capital expenditures to increase the capacity of the transportation network. TSM strategies include but are not limited to signalization, channelization, and bus turn-outs.

Transportation Demand Management Strategies (TDM): strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing options, parking policies, and telecommuting.

Definitions U

Urban Growth: refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban Growth Area: Each county that is required or chooses to adopt a comprehensive land use plan under RCW 36.70A.040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth. RCW 36.70A.110.(1)

Urban Governmental Services or Urban Services: include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

Utilities: facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the delivery of natural gas, electricity, telecommunications services, water, and for the disposal of sewage.

Definitions V

Vacant/Underdeveloped Lands: may suggest the following: (a) a site which has not been developed with either buildings or capital facility

improvements, or has a building improvement value of less than \$500 [vacant land]; (b) a site within an existing urbanized area that may have capital facilities available to the site creating infill development; (c) a site which occupied by a use consistent with the zoning but contains enough land to be further subdivided without needing a rezone (partially-used); and (d) a site which has been developed with both a structure and capital facilities and is zoned for more intensive use than that which occupies the site (under-utilized).

Vision: A community's

Visioning: a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

Definitions W

Wetland or Wetlands: areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands. (RCW 36.70A.030(20))

Definitions Z

Zoning: the demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones (commercial, industrial, residential, etc.) and the location, bulk, height, shape, and coverage of structures within each zone.