

APPENDIX A GLOSSARY OF TERMS

"Act" and "GMA" are terms identifying the Growth Management Act as enacted in chapter 17, Laws of 1990, 1st Ex. Sess., and chapter 32, Laws of 1991, 1st Special Sess., State of Washington, and any subsequent amendments to the Growth Management Act adopted by the legislature.

"Adequate Public Facilities" are facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

"Affordable Housing" is a term which applies to the adequacy of the housing stock to fulfill the housing needs of all economic segments of the population.

"Agricultural land" means 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, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production.

"Available Public Facilities" means the facilities or services are in place or that a financial commitment is in place to provide the facilities or services within a specified time. For transportation facilities requiring concurrency, this time period is at the time of development or within six years of such development.

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

"Capital Facility" means a physical structure owned or operated by a government entity which provides or supports a public service.

"Capital Improvement" is a project to create, expand or modify a capital facility. The project may include design, permitting, environmental analysis, land acquisition, construction, landscaping, site improvements, initial furnishings and equipment. The project cost must exceed \$10,000.

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

"Consistency" means that no feature of a plan or regulation is incompatible with any other feature or operation with other elements in a system.

"Contiguous Development" is the 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.

"Density" is 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 or persons

per square mile). Density is useful for establishing a balance between potential local service use and service capacities.

"Development regulations" or "regulation" means the controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, as defined in RCW [36.70B.020](#), even though the decision may be expressed in a resolution or ordinance of the legislative body of the county or city.

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

"Fiscal Capacity" is the ability of a city to adequately provide urban services while maintaining an acceptable quality of life for its residents.

"Forestland" means land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees subject to the excise tax imposed under *RCW [84.33.100](#) through [84.33.140](#), and that has long-term commercial significance. In determining whether forestland is primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production, the following factors shall be considered: (a) The proximity of the land to urban, suburban, and rural settlements; (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forestland to other uses.

"Freight and Goods Transportation System (FGTS)" is a system of state highways, county roads, and city or town streets identified by a 1992 legislative study. Routes were placed on the system if they carried truck traffic in excess of 100,000 tons annually or over 20,000 tons in 60 days. The system consists of nearly the entire state highway system and about one-fifth of the county road system, and about one-tenth of the city street system.

"Geologically hazardous areas" means areas that because of their susceptibility 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" is the long-term end toward which programs or activities.

"Growth Management Act (GMA)" is Washington State legislation passed in 1990 that requires cities and counties to prepare comprehensive plans and development regulations in accordance with the Act.

"Impact Fee" is 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.

"Interlocal Agreements" are authorized by state law and allow local governments (through written agreements) to cooperate with each other on a basis of mutual advantage to provide services and facilities in a manner that best meets the needs and development of local communities. [Paraphrase of RCW 39.34.010]

"Level of Service" (LOS) is an established minimum capacity of public facilities or services 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.

"Master Planned Resort" is a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

"Median Income" is that income where half of the income distribution is greater and the other half is lower. Household income includes the income of the householder and all other persons 15 years old and over in the household, whether related to the householder or not. Family income includes the incomes of all family members 15 years and over who resided with the family at the time of the Census enumeration.

"Mineral Resource Lands" include lands primarily devoted to the commercial production of gravel, sand, and valuable metallic substances and which have long-term significance for mineral production.

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

"New Fully Contained Community" is a development proposed for locations outside of the existing designated urban growth areas which is characterized by urban densities, uses and services and meets the criteria of RCW 36.70A.350.

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

"Planning Period" means 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.

"Policy" is the way in which programs and activities are conducted to achieve an identified goal.

"Public facilities" include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

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

"Recreational land" means land so designated under **RCW 36.70A.1701** and that, immediately prior to this designation, was designated as agricultural land of long-term commercial significance under **RCW 36.70A.170**. Recreational land must have playing fields and supporting facilities existing before July 1, 2004, for sports played on grass playing fields.

"Rural Lands" are all lands which are not within an urban growth area and are not designated as natural resource lands having long-term commercial significance for production of agricultural products, timber, or the extraction of minerals.

"Service Area" is the land area within which a city is committed to providing urban services within a specific time period-typically 20 years or less.

"Shall" is a directive or requirement.

"Should" is an expectation.

"Sprawl" is low density, spread out, scattered residential or business uses, typically more difficult and costly to coordinate and serve with public facilities.

"State Implementation Plan for Air Quality (SIP)" is a plan detailing emission control strategies to meet national ambient air quality standards in federally designated air quality non-attainment areas.

"Transportation Control Measures (TCM)" are broadly defined as any transportation project or program intended to decrease automotive travel or otherwise reduce vehicle emissions.

"Transportation Demand Management (TDM)" are actions that address traffic congestion by focusing on reducing travel demand rather than increasing transportation supply. Travel demand is reduced by measures which either eliminate trip making or accommodate person trips in fewer vehicles. Examples include flexible working hours, car and van pooling, and commute trip reduction programs.

"Transportation Level of Service Standards" is a measure which describes the operational condition of the travel stream and acceptable adequacy requirements. Such standards may be expressed in terms such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, geographic accessibility and safety.

"Transportation Systems Management (TSM)" are actions that improve the efficiency of existing transportation services and facilities to increase the carrying capacity and facilitates the use of high-occupancy vehicles (HOV's). Examples include traffic signal optimization, improved transit operations, and surveillance/control/and driver information systems.

"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.

"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 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 areas" means those areas designated by a county pursuant to RCW [36.70A.110](#).

"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 is 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).

"Visioning" means 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.

"Volume/Capacity Levels" are a measure of a transportation facility's ability to support motor vehicle traffic, usually expressed as the ratio obtained by dividing the number of vehicles currently using the facility by the total number of vehicles that could use the facility. This is one measure of level of service.

"Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances 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.