

GLOSSARY

Accessory Dwelling Unit: A second dwelling unit added to, created within, or detached from an existing single-family detached dwelling for use as a completely independent or semi-independent unit with provisions for shelter, cooking, sanitation, and heating; and subject to specific development, size, design, and owner-occupancy standards.

Adequate Public Facilities: Facilities which have the capacity to serve development without decreasing levels of service below locally established minimums. (WAC 365-195-210)

Affordable Housing: A residential housing unit that is rented or owned by a person or household whose monthly housing costs do not exceed thirty percent of the household's income.

Agricultural Lands: Properties enrolled in the Open Space Agricultural property tax classification program pursuant to Chapter 84.33 RCW.

Agricultural Resource Lands: properties designated by Mason County as agricultural lands of long-term commercial significance pursuant to the state Growth Management Act, Chapter 36.70A RCW.

Airport Influence Zone: A zone around airports designating building height restrictions, noise levels, and safety considerations as necessitated by aircraft operations.

Aquifer: A water-bearing layer of permeable rock, sand, or gravel.

Aquifer Recharge Area: The area above an aquifer through which water is filtered.

Available Public Facilities: Indicates that facilities or services are in place or that a financial commitment has been made to provide that facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development. (WAC 365-195-210)

Best Management Practices: A physical, structural, or managerial practice which has gained general acceptance for its ability to prevent or reduce environmental impacts.

Buffer or Buffer Zone: A neutral area between two areas of concern of sufficient width and quality to ensure that activities on one property does not negatively impact the other. The

buffer might consist of open space, landscaped areas, undisturbed areas of natural vegetation, fences, walls, berms, or any combination thereof.

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

Capital Improvement: Land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment. Capital improvements have an expected useful life of at least 10 years.

Carrying Capacity: The intrinsic constraints on the development of an area. The development that may be allowed without an (unacceptable) significant adverse impact, on a cumulative basis, on an environmental or social value intended to be protected by the comprehensive plan. Carrying capacity in the biological sciences is the population of a species in a particular environment which can be sustained on an on-going basis. "The maximum number of inhabitants that an environment can support without detrimental effects." (Websters II) For human populations, this concept is less useful in the sense that resources which are locally in short supply can be transferred from anywhere in the world, and the level of impact that human society has on the environment is variable based on the technology used and the way that technology and other human activities are managed. Humans do not have the limited range of behaviors other species have. Examples of values to be protected in the plan would be native fisheries or rural character.

City: Any city or town, including a code city. (RCW 36.70A.030)

Clustered Development: Grouping the allowed development on only a portion of the site in such a way that a significant proportion of the site remains in common open space, recreation, resource-based use, any combination of those uses, or remains undeveloped with some kind of restriction on additional development.

Commercial Uses: Businesses involved in: 1) the sale, lease or rent of new or used products to the consumer public; 2) the provision of personal services to the consumer public; 3) the provision of leisure services in the form of food or drink and passive or active entertainment; or 4) the provision of product repair or servicing of consumer goods.

Community on-site Sewage Systems: A sewage system used to serve multi-family residential complexes or groups of individual residences.

Comprehensive Land Use Plan, Comprehensive Plan, or Plan: A generalized coordinated land use policy statement of the governing body of a county or city as adopted pursuant to the Growth Management Act.

Concurrency: 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 in this section. (WAC 365-195-210)

Consistency: A term which means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system. (WAC 365-195-210)

Contiguous Development: Development of areas immediately adjacent to one another. (WAC 365-195-210)

Cottage Industry: A business, occupation, or profession that is incidental to a residential use and is carried on by a member or members of the household living in the residential unit on the site. There may be up to five employees working on the site who do not reside on the site. Cottage industries may be conducted within the residential dwelling or within an accessory structure.

Critical Areas: Areas which 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. (RCW 36.70A.030)

Density: A measure of the intensity of development, generally expressed in terms of dwelling units per acre. Density can also be expressed in terms of population (i.e., people per acre).

Design Guidelines: A set of guidelines defining parameters to be followed in site and/or building design and development.

Design Standards: A set of standards defining parameters to be followed in site and/or building design and development.

Development: The construction, reconstruction, conversion, structural alteration, relation or enlargement of any structure, and any mining, excavation, filling, or other associated land disturbance.

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,

and binding site plan ordinances. (RCW 36.70A.030)

Domestic Water System: Any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the intended uses of a development. (WAC 365-195-210)

Easement: A covenant which grants or restricts a specific right of use.

Environmental Impact Statement (EIS): A document detailing the expected environmental impacts of a proposed action.

Erosion Hazard Areas: Those areas that because of natural characteristics, including vegetative cover, soil texture, slope gradient, and rainfall patterns, or human-induced changes to such characteristics, are vulnerable to erosion.

Erosion: The wearing away of the earth's surface as a result of the movement of wind, water, or ice.

Essential Public Facilities: Those facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes.

Facilities: The physical structure or structures in which a service is provided.

Fauna: Animal life.

Federal Aviation Administration (FAA): The federal agency responsible for implementing regulations pertaining to aviation.

Federal Highway Administration (FHWA): The federal agency responsible for implementing regulations and administering federal moneys for highways.

Fire Flow: The amount of water volume needed to provide fire suppression. Adequate fire flows are based on industry standards, typically measure in gallons per minute (gpm). Continuous fire flow volumes and pressures are necessary to insure public safety. The fire flow volume shall be in addition to the requirements of the water system for domestic demand.

Floodplain: That area of land adjoining a body of water that has been or may be covered by floodwater.

Flora: Plant life

Fully Contained Community (FCC): A reserved capacity for new urban development that will be characterized by urban densities and intensities, urban governmental services, and meets the criteria established in the comprehensive plan and in RCW 36.70A.350.

Functional Classification: A designation assigning categories to transportation facilities based on a facility's role in the overall transportation system.

Geologically Hazardous Areas: Areas that because of the 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. (RCW 36.70A.030)

Greenbelt: A linear corridor of open space which often provides passive recreation and non-motorized transportation opportunities, serves as a buffer between developments and varying land uses, or creates a sense of visual relief from urban landscapes.

Groundwater: Water that fills all the unblocked pores of material lying beneath the water table.

Growth Management Act (GMA), or Act: The Growth Management Act as enacted in 1990 and subsequently amended by the State of Washington.

Home Based Business: A business, occupation, or profession that is incidental to and carried on within a residential dwelling unit by a member or members of the household. The business may have up to three employees in addition to members of the household.

Household: All persons who occupy a housing unit which is intended as separate living quarters and having direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (U.S. Department of Commerce, Bureau of the Census)

Impact Mitigation: The mitigation of the negative impacts of a development proposal. Mitigation includes, but is not limited to the following: avoiding the impact through change in the proposal, minimizing the impact through changes to the proposal, rectifying the impact by repairing, rehabilitating or restoring the affected environment, reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action, compensating for the impact by replacing, enhancing, or providing

substitute resources or environments, and monitoring the impact and taking appropriate corrective measures. The term includes both voluntary and mandatory actions to compensate for the costs of reducing impacts; including traffic impacts.

Infill: The development of housing or other buildings in vacant sites in an already developed area.

Infrastructure: Facilities and services needed to sustain industry, residential, and commercial activities. Infrastructure may include, but not be limited to, water and sewer lines, streets, and communication lines.

Inholding Land: Blocks of land that are surrounded on all sides by designated Long-Term Commercial Forest Lands and are crucial for conservation of those lands but are not directly of long-term commercial significance for forestry.

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

Level of Service (LOS): An established minimum capacity of public facilities or services that must be provided per unit demand or other appropriate measure of need. (WAC 365-195-210); A qualitative measure describing the operational conditions within the traffic stream, and their perception by motorists and passengers.

Local Improvement District (LID): A special taxing district formed by landowners to finance and construct a variety of physical infrastructure improvements benefiting its members.

Long-Term Commercial Forests or Long-Term Commercial Forest Land: Land so designated by the county in order to provide special protection for the continued use of the land for the production of timber. Land primarily devoted to growing trees for long-term commercial timber production on land that can be economically and practically managed for such production as defined in RCW 36.70A.30 (8) and (10).

Long-term Commercial Significance: 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. (RCW 36.70A.030)

Lot: A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

Low Profile Recreation: Recreational uses such as swimming, fishing, hunting, camping, and hiking.

Low-intensity Land Uses: Those land uses which can be supported by the carrying capacity of the land and which do not require urban levels of service.

Major Arterial or Principal Arterial: Roads which convey traffic along corridors to areas of a high density of commercial or industrial activity. Major arterials or principal arterials emphasize mobility and de-emphasize access.

Master Planned Resort: A self contained and fully integrated development in a setting of significant natural amenities that includes short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreation facilities. It may also include permanent residential uses as an integrated part of the overall resort development. (WAC 365-195-210)

Median Income: The income level which divides the income distribution of a given area into two equal parts, one having incomes above the median income and the other having incomes below the median income. For households and families, the median income is based on the distribution of the total number of units including those with no income. (U.S. Department of Commerce, Bureau of the Census)

Minerals: A term which includes gravel, sand, and valuable metallic substances. (RCW 36.70A.030)

Minor Arterial or Secondary Arterial: Roads which link activity centers and convey traffic onto major arterials. Minor arterials provide both mobility and access.

Mixed Use: Development that combines two or more different land uses in the same project. For example, a mixed use project may include both retail uses and residential uses.

Mobile Home Park: A tract of land occupied or designed for occupancy by two or more mobile homes.

Mobile Home: A factory-assembled structure, transportable in one or more sections, that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, and electrical systems contained therein.

Multi-Family: A structure containing three or more joined dwelling units.

Multimodal: Two or more modes or methods of transportation. Examples of transportation modes include: bicycling, driving an automobile, walking, bus transit or rail.

Non-Clustered Single Family Housing: Division of a parcel into lots for single family development without the grouping of lots to achieve common use, open space, recreation, resource-based use, or any combination of those uses.

Non-motorized: Any mode of transportation that utilizes a power source other than a motor. Primarily, non-motorized modes include walking (pedestrian), horseback riding (equestrian), and bicycling.

Non-traditional Housing Types: Dwelling types other than on-site built housing units. Non-traditional housing types include, but are not limited to, manufactured housing, mobile homes, and houseboats.

Nonconforming Land Use: A use or activity that was lawful prior to the adoption, revision or amendment of the comprehensive plan but fails by reason of such adoption, revision or amendment to conform to the present requirements of the comprehensive plan.

Non-point Source Pollution: Pollution that enters a water body from diffuse origins on the watershed and does not result from discernible, confined, or discrete conveyances.

Office: A structure that generally houses a business, government, professional, medical or financial institution for the non-daily needs of individuals, groups or organizations.

Open Space: There are three kinds of open space land: private, common use, and public open space. Private open space includes farms, forest lands, and other parcels of undeveloped land. Common use open space is land within a residential development or other development which is designated for common access by the residents of the development or by the general community. Public open space is publicly-owned land available for recreational use of the entire community. Open water area, such as the Hood Canal or lakes, is also often considered as open space because it creates a sense of openness.

Peninsula Regional Transportation Planning Organization (PRTPO): The area-wide metropolitan planning organization responsible for regional planning on the Olympic Peninsula. The PRTPO is responsible for distributing federal transportation funds to local jurisdictions.

Per Capita Income: Per Capita Income is the mean income for all men, women and children in a particular group. It is computed by dividing the total income of a particular group by the total population in that group.

Performance Districts: Performance Districts are areas in which a variety of development options are allowed if they are consistent with the purpose of the district.

Performance Standards: Criteria that are established and must be met before a certain use will be permitted. These measures are designed to guide development of property and include, but are not limited to, open space requirements, water and wastewater requirements, buffer zones, screening, size and heights limits for buildings, noise, vibration, glare, heat, air or water contaminants, and traffic.

Planning: The use of scientific and technical knowledge to provide choices for decision making as well as a process for considering and reaching consensus.

Planning Period: The 20 year period following the adoption of a comprehensive plan.

Plat: A map or plan, especially of a piece of land dividing into building lots.

Primary Treatment: The first step in wastewater treatment in which solids in a wastewater stream are allowed to settle out. The suspended solids and the BOD (Biochemical Oxygen Demand) are reduced by 25 to 40 percent.

Public Facilities: Public facilities provided by the county include wastewater/sanitary systems, roads, water supply systems, stormwater management facilities, parks and recreational facilities, county administrative buildings, police and criminal justice buildings, and solid waste facilities. Non-county facilities include fire stations, airports, hospitals, ports and schools.

Public Services: Public Services include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services. (RCW 36.70A.030)

Public Water System: Any systems of water supply intended or used for human consumption or other domestic uses, including source, treatment, storage, transmission, and distribution facilities where water is being furnished to any community, collection, or number of individuals, but excluding a water systems serving on single family residence. (WAC 248-54)

RCW: Revised Code of Washington.

Rehabilitation: The physical improvement, remodeling, or partial reconstruction of existing structures rather than their demolition and replacement.

Resource Lands: Those lands designated and protected by the county as lands with long-term commercial significance for resource use.

Resource-Based: A use that is dependent upon, or supports uses that are dependent upon, natural resources including, but not limited to, forestry, agriculture, aquaculture, horticulture, and mineral extraction.

Resource-Based Industrial: A resource-based industry is a manufacturing, industrial, or commercial business which requires a location near agricultural land, forest land, or mineral resource land or aquicultural area upon which it is dependent or supports. Examples include sawmills, plant nurseries, feed stores.

Right of Way: Land owned by a government or an easement for a certain purpose over the land of another, used for a road, ditch, electrical transmission line, pipeline, or public facilities such as utility or transportation corridors.

Riparian Areas or Zones: Lands situated along the banks of streams, rivers and lakes and their associated wetlands.

Road Adequacy Standards: Standards by which government agencies can assess whether adequate road facilities are being provided and regulated.

Runoff: Water from rain, snowmelt, or irrigation that flows over the ground surface and returns to streams.

Rural Activity Center (RAC): Concentrated settlements within Rural Lands that may include a variety of residential, small scale commercial, resource-based and rural light industrial, recreation, and public uses. They may also include a compact, pedestrian-oriented core. They may be served by community water systems and have community sewage treatment facilities but have only rural governmental services. They reflect an existing development pattern, but they are not intended to expand.

Rural Areas: Rural Areas in Mason County include those areas not designated as Urban Areas, Resource Lands, RACs, or Hamlets RCCs. They currently provide for rural residential, farming, forestry, recreation, tourist uses, and small-scale commercial, retail, and industrial uses. These uses are expected to continue and increase over the next 20

years. In Rural Areas, the rural landscape will remain dominant, and include a variety of protected natural features.

Rural Community Centers (RCC): ~~Rural Community Centers are intended to provide a focal point and community identity for surrounding rural area, while they meet some of the immediate needs of rural residents, resource dependent industry, and visitors. They may include one or two civic, community, or retail uses such as post office, community center, church, grange, gas station, or small convenience store. Residential uses are not included in Rural Community Centers. They may be served by community water systems but have only rural governmental services.~~

Rural Lands: Those areas outside of designated Resource Lands and Urban Growth Areas. Natural features contribute significantly to rural character of these lands. These features include, but are not limited to, forests, farmlands, and farm buildings, pastures, meadows, shorelines, wetlands, streams, lakes, hills and mountains. Types of uses within Rural Lands include resource-based land uses, recreational uses, residential uses, and low intensity non-residential uses. Rural Lands can be served by rural governmental services and include Rural Activity Centers, ~~Rural Community Centers~~ Hamlets and Rural Areas.

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. (WAC 365-195-210)

Secondary Treatment: The second step in purifying sewage which uses biological processes in addition to settling and provides purification from 85 to 95 percent.

Seismic Hazard Areas: Areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, or soil liquefaction.

Sewer: The closed pipe which carries raw sewage from a home or business to a treatment facility.

Sight Distance: The length of a roadway required which is sufficient enough to ensure safe operation of a motor vehicle at posted speeds.

Single Family (detached): A detached building containing one dwelling unit.

Small Scale: A term which indicates that development regulations will limit the intensity size, scale, number of uses and other factors of a particular development.

Small Scale Business: ~~Any business entity, including a sole proprietorship, coporation, partnership, or other legal entity, that is owned and operated idenpendently from all other businesses, that has the purpose of making a profit, and that has fifty or fewer employees.~~

Solid Waste: All putrescible and nonputrescible solid and semisolid wastes, including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, and recyclable materials. (RCW 70.95.030)

Special Needs Housing : All housing that is designed for an individual or family who requires supportive social services in order to live independently or semi-independently. These households require all types of housing including emergency, transitional and permanent housing. Special needs groups include, but are not limited to the homeless; elderly; AIDS victims; single parents; runaway and homeless youth; severely physically handicapped; mentally and emotionally disturbed; chronically mentally ill, developmentally disabled; farm workers (migrant labor households) and persons with substance abuse problems. (Washington State Department of Community Development, Assessing your Community's Needs, A Practical Guide to Preparing Housing Assessments under the GMA and CHAS Requirements, June 1992.)

State Environmental Policy Act (SEPA): . A Washington state law requiring the systematic assessment of the environmental impacts of any action that is expected to significantly affect the environment.

Subdivision: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose of sale, lease, or transfer of ownership, unless specifically exempted in RCW Chapter 58.17.040.

Surface Waters: Streams, rivers, ponds, lakes or other waters designated as “waters of the state” by the Washington Department of Natural Resources (WAC 222-16-030).

Tertiary Treatment: The third step in purifying sewage that removes additional nutrient levels.

Through Traffic: Traffic traveling through a specific area to a destination beyond that area.

Transportation Demand Management (TDM): An array of strategies intended to lead to a reduction in the number of vehicles using the road system while simultaneously serving the same number of travelers.

Transportation Improvement Plan (TIP): A jurisdiction's long range programming document for transportation facilities.

Transportation System Management (TSM): The use of low capital expenditures to increase the capacity of the transportation system. TSM strategies include but are not limited to signalization, channelization, and bus turn-outs. (WAC 365-195-210)

Urban Governmental Services: Include those governmental service historically and typically delivered by cities, and include storm and sanitary sewer services, fire and police protection services, public transit services and other public utilities associated with urban areas and normally not associated with non urban areas. (RCW 36.70A.030)

Urban Growth Area: Those areas designated by a county pursuant to RCW 36.70A.110.

Urban Growth: 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. 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. (RCW 36.70A.030)

Urban Level of Facilities and Services: Those services defined as “urban governmental services” with levels of service as defined within Capital Facilities Element of the Mason County Comprehensive Plan.

Utilities or Public Utilities: Enterprises or facilities serving the public by means of an integrated systems of collection, transmission, distribution, and processing facilities through more or less permanent physical conditions between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, and water for the disposal of sewage. (WAC 365-195-210).

Vehicle Miles Traveled (VMT): An engineering measure of the demand on a transportation system.

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. (WAC 365-195-210)

Water Dependent Use: A use or portion of a use which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of some water dependent uses include: boat ramps, swimming areas, aquaculture, marinas,

water intakes and outfalls, fish pens and fish screens.

Watershed: Region drained by or contributing water to a stream, lake or other body of water.

Wetland or Wetlands: Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and 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. (RCW 36.70A.030)

WSDOT: Washington State Department of Transportation.

Zoning: The process by which a county or municipality legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction. The City of Shelton is the only jurisdiction in Mason County that has a zoning ordinance.