

Appendix A

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 cooking, eating, sanitation and sleeping.

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: 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 that has long-term commercial significance for agricultural production. (RCW 36.70A.030)

Ancillary Dwelling Unit: A dwelling unit that is subordinate to the primary use of the property where that primary use is non-residential..

Aquaculture: The cultivation of fish, shellfish, and/or other aquatic animals or plants, including the incidental preparation of these products for human use.

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 facilities or services within 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 level of development density or use an environment is able to support without suffering undesirable or irreversible degradation.

CFR: Code of Federal Regulations.

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

Clearing: The destruction or removal of vegetation ground cover, shrubs and trees including, but not limited to, root material removal and/or topsoil removal.

Clustering: Grouping the allowed number of residential units a portion of a parcel in such a way that a significant portion of the site remains in common open space, recreation, any combination of those uses, or remains undeveloped.

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.

Commercial Parking Lots: Any parcel, parcels, or portions thereof used for the short term parking of vehicles for compensation on a pay per use, rent or lease basis.

Comprehensive Plan, Comprehensive Land Use 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. (RCW 36.70A.030)

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)

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)

Dwelling Unit: A suite of one or more rooms containing living, sleeping, bathroom and cooking facilities for occupancy by one family.

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

Ecology (WDOE): The Washington State Department of Ecology. Use of "Ecology" or "WDOE" is preferred over "DOE" to avoid confusion with the federal Department of Energy.

Enhancement: Alteration of an existing resource to improve or increase its characteristics and processes without degrading other existing functions. Enhancements are to be distinguished from resource creation or restoration projects.

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: Public facilities that are typically difficult to site such as airports, education facilities, state or regional transportation facilities, state and local correction facilities,

solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes (RCW 36.70A.200).

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

Family: One or more persons who live in one dwelling unit and maintain one household. Any number of such persons, related by kinship, constitutes a family. A group of more than five persons not related by kinship shall not constitute a family (FHMC 17.08.180).

Fauna: Animal life.

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.

Forest Land: Land that is primarily used for growing trees, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through RCW 84.33.140, for commercial purposes, and that has long-term commercial significance for growing trees commercially. (RCW 36.70A.030)

Friday Harbor Urban Growth Area: The area designated by San Juan County pursuant to RCW 36.70A.110 within which the Town of Friday Harbor shall provide for and finance all necessary urban capital facilities and services, manage all activities related to long range growth management planning, and ongoing review and approval of all land use and development permits.

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)

Grading: The physical manipulation of the earth's surface and/or drainage pattern in preparation for an intended use or activity.

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): The Growth Management Act as enacted in 1990 and amended by the State of Washington (RCW 36.70.A).

Habitat: The place or type of site where a plant or animal naturally or normally lives and grows.

Houseboat: A vessel, principally used as an over-water residence. Houseboats are licensed and designed for use as a mobile structure with detachable utilities or facilities, anchoring and the presence of adequate self-propulsion and steering equipment to operate as a vessel. Principal use as an over-water residence means occupancy in a single location, for a period exceeding two months in any one calendar year. This definition includes liveaboard vessels.

Impact Mitigation: Moderation of negative impacts caused by development. The term refers to voluntary and mandatory actions to compensate for the costs of reducing impacts; including traffic impacts. The process of avoiding, reducing, or compensating for the environmental impact(s) of a proposal. See WAC 197-11-768.

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.

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.

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.

Major Arterial: Roads that convey traffic along corridors to areas of high density residential or high intensity commercial or industrial activity. Major arterials emphasize mobility and de-emphasize access.

Master Planned Community: A self contained and fully integrated development intended to provide a mix of uses to provide jobs, housing and services to residents while protecting critical areas and preserving significant areas in open space.

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.

Mitigation: The process of avoiding, reducing, or compensating for the environmental impact(s) of a proposal. See WAC 197-11-768.

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: A manufactured home that is a structure, transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which 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, air-conditioning, and electrical systems contained therein.

Multifamily Dwelling Unit: A structure containing two 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-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.

Open Space: Typically, open space implies a landscape that is primarily unimproved. Open space may include: critical areas; wooded areas; parks; trails; privately owned nature reserves; abandoned railroad lines; utility corridors; and other vacant rights of way.

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 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 or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction. (WAC 365-195-210)

Plat: A map or plan, especially of a piece of land divided 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 include, but are not limited to, streets, roads, highways, sidewalks, street and road lighting, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools (RCW 36.70A.030). See “Adequate Public Facilities” and “Available Public Facilities.

Public Services: Public Services include, but are not limited to, 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.

Resource Lands: Those lands which are suitable for agriculture, forest mineral extraction and protected by resource lands regulations.

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.

Restoration: To revitalize or reestablish characteristics and processes of a wetland or habitat diminished or lost by past alterations, activities, or catastrophic events.

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

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 Areas: Rural Areas include those areas that 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.

Sanitary Sewer (Wastewater) 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)

Sediment: The fine grained material deposited by water or wind.

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

SEPA (State Environmental Policy Act): SEPA requires state agencies, local governments and other lead agencies to consider environmental factors when making most types of permit

decisions, especially for development proposals of a significant scale. As part of the SEPA process, EISs may be required to be prepared and public comments solicited (RCW 43.21.C).

Setback: See “Yard”.

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

Shoreline Management Act: Chapter 90.58 RCW and Chapter WAC 173-14-030(1) WAC).

Shoreline Master Program (SMP): The comprehensive use plan and related use regulations that are used by local governments to administer and enforce the permit system for shoreline management. Master programs must be developed in accordance with the policies of the SMA, be approved and adopted by the state, and be consistent with the rules (WACs) adopted by Ecology.

Shoreline Public Accommodation: A high intensity tourist or marine activity that can be served within the shoreline without creating large scale commercial centers. Public accommodations include small-scale resorts, hotels, motels, inns, and bed and breakfast establishments.

Shoreline Setback: A required open space, specified in shoreline master programs, measured horizontally upland from and perpendicular to the ordinary high water mark.

Shorelines: All of the water areas of the state, including reservoirs and their associated uplands, together with the lands underlying them, except those areas excluded under RCW 90.58.030(2)(d). See RCW 90.58.030 (2)(d) and WAC 173-18, 173-19 and 173-22.

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 Dwelling Unit: : A detached building containing one dwelling unit.

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)

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, whether immediate or future, of sale or building development.

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).

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 in Capital Facilities Element of the 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).

Vessel: Ships, boats, barges, or any other floating craft which are designed and used for navigation and do not interfere with normal public use of the water (WAC 173-14-030(18)).

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)

WAC: Washington Administrative Code.

Water Dependent Use: A use that is dependent on the water due to the intrinsic nature of its operation and which cannot function other than in a waterfront location. Examples include, but are not limited to, ferry terminals; boat construction, repair and maintenance; marinas and other moorages; tug and barge operations; waterfront parks; and fishing piers (FHMC 19.04.090.34).

Water-enjoyment Use: A recreational use such as a park, pier, or other use facilitating public access as a primary character of the use; or, a use that provides for passive and active interaction of a large number of people with the water or shoreline for leisure and enjoyment as a general character of the use and which, through location, design and operation assure the public's ability to interact with the water or shoreline. In order to qualify as a water enjoyment use, the use must be open to the public and most if not all of the water or shoreline oriented space in the facility must be devoted to the specific aspects of the use that foster shoreline or water interaction. Water enjoyment uses may include, but are not limited to, restaurants, museums, aquariums, scientific/ecological reserves, resorts, and mixed use commercial provided that such use conforms to the above requirements and provisions of the master program (FHMC 19.04.090.35).

Water-oriented Use: Any one or a combination of water-dependent, water-related or water-enjoyment uses (FHMC 19.04.090.37).

Water-related Use: A use that is not intrinsically dependent on a shoreline location but which cannot function economically except at a shoreline location. Examples include, but are not limited to, marine electronics, plumbing and other marine repair services; boat rigging and outfitting services; and marina, port and boat rental offices (FHMC 19.04.090.38).

Watershed: The 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 swaps, 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. However, wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the county or city. (RCW 36.70A.030)

WSDOT: Washington State Department of Transportation.

WSF: Washington State Ferries.

Yard: An open space on a lot or parcel which is required to be unoccupied and unobstructed from the ground upward to the sky except for decks, platforms, or walks less than 30 inches above the ground at any point, and except for permitted roof overhangs (FHMC 17.08.530).

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.