

XIII. GLOSSARY

Accessory dwelling unit:

An additional living unit, including separate kitchen, sleeping and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot.

Active recreational uses:

Leisure time activities, usually of a more formal nature and performed with others, often requiring equipment (e.g. ball, disc, racquet, etc.) and taking place at prescribed places, courts, sites or fields.

Adequate public facilities:

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

Affordable housing:

Residential housing that is rented or owned by a person or household whose monthly gross housing costs, including utilities other than telephone, do not exceed thirty (30%) percent of the household's gross monthly income. (WAC 365-195-210)

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 and seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and has long-term commercial significance for agricultural production (RCW 36.70A.030).

Annexation:

The act of incorporating an area into the domain of a city.

AMI: Area Median Income. The measure of median income used in this report is that of the Seattle-Bellevue HMFA. This measure is used in administering the Section 8 voucher program in Snohomish County.

Arterial roadways:

A class of roadway serving major movements of traffic not served by freeways. Arterial roadways are functionally classed depending on the degree to which they serve through traffic.

- Principal arterials are primarily for traffic movement and secondarily for access to abutting properties. Intersections are ordinarily at-grade with traffic control and geometric design features that expedite safe through traffic movement. This class of roadway tends to carry heavier traffic loads and therefore has four to seven lanes and extends for long distances.
- Minor arterials offer a balance between through traffic movement and direct access to abutting properties. Intersections are at-grade with traffic control and geometric design features that emphasize movement of traffic over access to land. This class of roadway tends to carry substantial traffic loads on two to five lanes and extends for significant distances.
- Collector arterials serve to collect and distribute traffic from and to neighborhoods and commercial areas and connect it to minor and major arterials. This class of road provides direct access to land and features more driveways and lower speeds. Traffic loads are ordinarily lower than on principal and minor arterials, therefore these roadways tend to have two lanes.

Assisted housing:

Owner-occupied or rental housing which is subject to restrictions on rents or sales prices as a result of one or more project based government subsidies. Assisted housing does not include holders of non-project based Section 8 Certificates.

Available public facilities:

Means that facilities or services that 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 the specified time is six years from the time of development. (WAC 365-195-210)

Best management practices:

Physical, structural, or managerial practices which have gained general acceptance for their ability to prevent or reduce environmental impacts.

B.O.D.

Biochemical oxygen demand. A term used with regard to wastewater that indicates its strength or degree of pollution..

Buffer:

An area contiguous with a critical area that is required for the integrity, maintenance, function, and stability of the critical area.

Buildout

The theoretical point at which all available sites have been built on or redeveloped to the full extent possible under this Comprehensive Plan.

Candidate species:

See Species classification.

Capital facilities:

Public structures, improvements, pieces of equipment or other major assets, including land, that have a useful life of at least 10 years. Capital facilities are provided by and for public purposes and services.

Capital improvement:

Land, improvements to land, structures (including design, permitting and construction), initial furnishings and selected equipment.

Capital Facilities Program (CFP):

A plan which matches the costs of capital improvements to anticipated revenues and a timeline. CFPs are usually prepared for six or more years, updated annually and coordinated with the comprehensive planning process. Also sometimes referred to as a Capital Improvement Program or Plan, CIP.

Cluster development:

A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, individual or jointly owned open space, and preservation of environmentally sensitive areas.

Complete Mix (Aerated) Cells:

Relating to wastewater treatment, the portion of the wastewater lagoons that contain numerous mechanical mixers and aerators that serve to accomplish initial treatment of the wastewater flow.

Comprehensive plan:

A generalized coordinated land use policy statement of the governing body of a county or city adopted pursuant to the Growth Management Act (RCW 36.70A.030).

Concurrency:

Means that adequate public improvements or strategies are in place at the time of development. For transportation improvements, concurrency means that a financial commitment is in place to complete the improvements or strategies within six years. (WAC 365-195-210)

Conditional use:

A land use permitted by the city zoning code in a particular zone after review by the city hearing examiner and the granting of a conditional use permit which imposes specific performance standards needed to ensure that the use will be compatible with other permitted uses in the vicinity.

Conservation:

The planned management of natural resources.

Consistency:

Means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. (WAC 365-195-210)

Cohousing:

Developments in which households live in separate homes, but share such things as cooking and dining facilities, play areas, gardens, and workshops.

Cost-Burdened: Households that spend more than 30 percent of their income on housing.

Cottage housing:

Planned development incorporating common open space and small homes on lots that are usually smaller than the underlying zoning or land use designation would indicate.

Countywide:

All of incorporated and unincorporated Snohomish County.

Countywide planning policies:

Written policy statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted. (RCW 36.70A.210)

Cultural resources:

Includes sites, structures, objects, or remains, which convey historical, architectural or archaeological information of local, state or national significance. On occasion, communities give recognition to respected elders and artists as "cultural resources" for their role in passing on the collective culture of the community.

Commute Trip Reduction (CTR):

The use of measures which reduce vehicle miles traveled (VMT) and the proportion of single-occupancy vehicles (SOVs) for commuter travel, while promoting and marketing travel by alternative method. See also Transportation Demand Management (TDM).

Critical areas:

See Sensitive Areas.

CWSP:

Coordinated Water System Plan. It may replace the RUSA for water. The water service can extend past the Urban Growth Area for health and safety reasons.

Density:

The number of families, persons, or housing units per acre or square mile. Gross density uses total land without deductions for roads, sensitive areas, or public uses; that is: Gross Density = (families, persons, or dwelling units) ÷ (acres or square miles). See Net Density and Density Calculations.

Density Calculations:

Calculation of density within County projects for the purpose of providing utility connection shall be in accordance with the City's comprehensive plan designations and density definitions.

Development regulations:

Any controls placed on development or land use activities by the city including, but not limited to zoning ordinances, subdivision ordinances, and binding site plan ordinances. (RCW 36.70A.030)

Downtown portion of planning area 1:

The downtown portion of Planning Area 1 is bounded by Grove St. on the north, Columbia Ave. on the east, Ebey Slough to the south, and I-5 to the west.

Dwelling Unit:

An occupied or vacant house, apartment, condominium, etc... that is intended as separate living quarters. See Household.

Ecosystem:

The complex of an ecological community and its environment functioning as a unit in nature.

Effluent

Relating to wastewater treatment, the liquid that is discharged after treatment to remove pollutants.

Endangered species:

See Species classification.

Environmental impact statement (EIS):

A document intended to provide impartial discussion of significant environmental impacts which may result from a proposed development project or programmatic action. The purpose of the EIS document is to provide the government decision makers with information to be considered prior to determining a project's acceptability. (197-11 WAC)

Erosion:

The removal and loss of soil by the action of water, ice, or wind.

Erosion hazard areas:

Areas containing soils which, according to the US Department of Agriculture Soil Conservation Service's Soil Classification System, may experience severe to very severe erosion. See the Sensitive Areas Ordinance.

Essential public facilities:

Facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, transportation facilities of statewide significance as defined in RCW 47.06.140, regional transit authority facilities as defined under RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, in-patient facilities including substance abuse facilities, mental health facilities group homes, secure community transition facilities, and any facility on the ten-year capital plan maintained by the office of financial management. (RCW 36.70A.200 & WAC 365-196-550)

Extremely low-income:

A household whose income does not exceed thirty percent of the AMI.

Facilities:

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

Factory-Built housing:

Factory-assembled parts that are transported to and assembled at the building site. The completed structure is not mobile and should not be considered a mobile/manufactured home.

Fair housing:

Access to housing unhindered by discrimination based on race or color, national origin, religion, sex, familial status, sexual orientation or handicap.

Fair Market Rent: HUD determines what a reasonable rent level should be for a geographic area, and sets this as the area's fair market rent. Section 8 voucher holders are limited to selecting units that do not rent for more than fair market rent.

Fair share housing:

The concept that affordable and special needs housing should be proportionately distributed within the county, rather than concentrated in a few locations. An allocation methodology and guidelines were accepted by Snohomish County Tomorrow in January, 1994.

Family:

Householder and one or more other persons living in the same household who are related by birth, marriage, or adoption. See Household.

FAZ:

Forecast Analysis Zone. Terminology used by the Puget Sound Regional Council.

Fire flow:

The amount of water volume delivery rate, and delivery duration needed to provide fire suppression. Adequate fire flows are based on industry and insurance standards.

Fiscal impact:

The fiscal costs and constraints of implementing policies or regulations.

Fish and wildlife habitat conservation areas:

Areas identified as being of critical importance to the maintenance of fish, wildlife, and plant species, including: areas with which endangered, threatened, and sensitive species have a primary association; habitats and species of local importance; commercial and recreational shellfish area; kelp and eelgrass beds, herring and smelt spawning areas; naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat; waters of the state; lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity, or private organization; state natural area preserves and natural resource conservation areas. (WAC 365-190-080) See the Sensitive Areas Ordinance.

Floodplain:

Land adjoining a river, stream, water course, ocean, bay or lake having a one percent chance of being inundated in any given year with flood waters resulting from the overflow of inland or tidal waters and/or the unusual and rapid accumulation of surface runoff from any source.

Forest Land:

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 for growing trees commercially. (RCW 36.70A.030)

Frequently flooded areas:

See Floodplain.

Geologically hazardous areas:

Areas that because of their susceptibility to erosion, sliding, earth quake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health and safety concerns. (RCW 36.70A.030) See the Sensitive Areas Ordinance.

Goal:

A general condition, ideal situation or achievement that reflects societal values or broad public purposes.

Greenbelt:

A predominantly open area that may be cultivated or maintained in a natural state surrounding development or used to separate land uses.

Gross housing costs:

Rent and utility costs for renters and principal, interest, taxes, insurance, and homeowner's association fees (if applicable) for homeowners.

Groundwater:

All water that is located below the surface of the land, including aquifer and permeable strata influenced by surface water or storm water.

Groundwater recharge:

The process of natural or man-made addition of water to an aquifer or permeable soil strata.

Group housing:

Group living arrangements for people with special needs such as developmental disabilities or mental illness.

Growth Management Act (gma):

Legislation passed in 1990, requiring all cities and counties in the state to plan; it calls for the fastest growing counties, and the cities within them, to plan extensively. See Chapter I: Introduction for more information.

Hazardous waste:

All dangerous and extremely hazardous waste, including substances composed of both radioactive and hazardous components.

High capacity transit:

Any transit technology that operates on separate right-of-way and functions to move large numbers of passengers at high speeds, such as busways, light rail, and commuter rail.

High occupancy vehicle (HOV):

A vehicle containing more than a single occupant such as an automobile with several passengers (carpool), a bus, vanpool, or a train. An HOV lane is a road lane dedicated for use of HOVs and transit vehicles only.

HMFA: HUD Metro FMR Area

Home occupation:

Any activity carried out for gain by a resident, conducted as an accessory use in the resident's dwelling unit.

Household:

A household is a dwelling unit occupied by one or more persons. The occupants may be an individual, a family, or any group of related or unrelated persons who share living arrangements. See Dwelling Unit and Family.

Housing need:

Exists when a household whose income is less than 95 percent of county median household income and pays more than 30 percent of its gross income for gross housing costs.

Housing Stock:

A phrase referring to the supply of all types of housing in an area.

HOV:

High Occupancy Vehicle, such as bus, train, light rail, vans, and carpools.

Hydroponic farming:

Growing plants in nutrient solutions.

Impact Fee:

Charges levied by the city against new developments for a pro-rata share of the capital costs of facilities necessitated by the development. The Growth Management Act authorizes imposition of impact fees on new development and sets the conditions under which they may be imposed. They may only be applied to public streets and roads; publicly owned parks, open space, and recreation facilities; school facilities; and fire protection facilities in jurisdictions that are not part of a fire district.

Implementation measure:

Regulatory and non regulatory measures used to carry out the plan.

Infill:

Development of housing or other buildings on vacant sites in otherwise developed areas.

Infrastructure:

Facilities and services needed to sustain the functioning of an urban area, such as streets, transportation improvements, water, sewer, parks, schools, emergency services, and government.

Joint use:

Two or more parcels/developments share entrances from the street as well as parking areas. Entrances and parking areas are coordinated and combined, so that every parcel or business does not have a separate entrance or parking lot. This reduces the number of curb cuts, eases traffic flow along busy streets, and may reduce the area needed for parking.

Land assembly:

The combining of two or more adjoining lots into one large tract, usually done to allow construction of larger buildings than could otherwise have been built on the individual smaller lots.

Land Capacity Analysis:

A study of how land is currently being used within the community, and the capacity for accommodating future uses. The analysis determines how much vacant land, underutilized land, and sensitive areas there are as well as cataloging the types, extent, distribution, and intensity of the uses or activities found on parcels of land or in spaces within a building.

Landslide hazard areas:

Areas potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors. See the Sensitive Areas Ordinance.

Leap frog development:

New urban development sited away from the existing urban area, bypassing vacant parcels that are suitable for development, and that are located in or closer to the urban area.

Level of service (LOS):

A measure of public service or capital facility supply that frequently relates to a unit of public demand and is used to establish needs or targets for facility planning purposes (example: 1 courtroom per 25,000 population). Level of Service can vary between urban and rural areas

Liquefaction:

The act or process of liquefying, particularly soils taking on the characteristics of liquids due to seismic shaking.

Local improvement district:

A quasi-governmental organization formed by landowners to finance and construct a variety of physical infrastructure improvements beneficial to the landowners.

Local road:

A class of roadway with the primary function of providing access to abutting properties. Traffic control is usually limited with slow speeds and numerous driveways. This roadway class typically carries low traffic loads and usually has one or two paved or gravel lanes.

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. (RCW 36.70A.030)

Lot size averaging:

A design technique which allows one or more lots in a residential subdivision to be undersized by a specified percentage or to a minimum lot size, provided that the overall density permitted by the minimum zoning is not exceeded.

Low-income:

A household whose income is between 50 percent and 80 percent of the AMI.

Median income:

The income level that divides the income distribution into two equal parts, one having incomes above the median and the other having incomes below the median. In other words, the median income for a community is the annual income at which half the households earn less and half earn more. For households and families, the median income is based on the distribution of the total number of units including those with no income.

Middle income:

A household whose income is between 96% and 120% of the AMI.

Mobile/Manufactured Home:

A residential unit on one or more chassis for towing to the point of use and designed to be used with a permanent foundation as a dwelling unit on a year round basis. A recreational vehicle or motor home is not a mobile manufactured home.

Moderate income:

A household whose income is between 81 percent and 95 percent of the AMI.

Multi-modal:

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

Native growth protection areas:

Areas to be left in a substantially natural state, where clearing, grading, filling, building construction or placement, or road construction may not occur. Some fencing, construction and vegetation removal may be permitted.

Natural resource:

Naturally occurring components of the earth's surface, such as timber, soils, water, or a mineral deposit, which have potential for human use and enjoyment.

Natural Resource Lands:

Lands useful for agriculture, forestry, or mineral extraction or lands which have long-term commercial significance for these land uses.

Net density:

The net project area divided by the number of dwelling units.

Net Project Area:

Refers to the gross project area minus floodplains, utility easements cumulatively 30 feet wide or greater, publicly owned community facility land and right-of-way, stormwater detention facility tracts or easements, private roads or access easements, panhandles, and critical areas and buffers that are not eligible for density transfer in accordance with the Marysville Municipal Code.

No Burn Zone:

Areas officially designated by the Puget Sound Air Pollution Control Agency where outdoor burning is prohibited.

Non-point source pollution:

Pollution that cannot be traced to specific discharge points, including road runoff, agricultural runoff and disposal of household chemicals.

Objective:

A desired result of public action that is specific, measurable, and leads to the achievement of a goal.

OFM:

Office of Financial Management. Responsible for population projections.

Open space corridor:

A linear land use plan overlay or that may contain various types of uses that are characterized in the aggregate by the pre-eminence of natural or man-altered landscape features and a minimal amount of man-made building and other above-grade structures.

Overlay:

There are three types of overlay in the City of Marysville: Small Farms, Waterfront, and Mixed Use over General Commercial.

• *Small Farms*

This overlay is for existing small farm lands. Because it is an existing use, it is applied through an administrative review process with public notification, and is applied for by the property owner. Its purpose is to provide official recognition of the agricultural use and to require additional setbacks in adjacent development. It is available to any property that is undeveloped, except for a single family home and supporting accessory structures, in a residential zone. At the time that the Small Farm use is no longer desired and the property developed, the overlay shall be removed through notification of the City, and the property will revert to the underlying zoning. (See Small Farm, under Residential Land Uses, Chapter V.)

- *Waterfront*

This overlay district is located along Ebey Slough adjacent to downtown, in Planning Area 1. It is identified on the land use maps by a dashed line. The waterfront overlay permits a wider range of uses than is currently permitted in that area. It is applied for by the property owner; it is reviewed through the hearing examiner process, based on criteria established in the zoning code.

- *Mixed Use over General Commercial*

The mixed use overlay district is located in Planning Area 1, along Interstate 5 between 5th and 72nd Streets, Ash and Beach Avenues. It is identified on the land use maps by a dashed line. The mixed use overlay permits a wider range of uses than is currently permitted in that area. It is applied for by the property owner; it is reviewed through the hearing examiner process, based on criteria established in the zoning code.

Parcel:

A continuous quantity of land, in single ownership or under single control, and usually considered a unit for the purposes of development.

Park-and-ride:

A system in which commuters individually drive to a common location, park their vehicles, and continue travel to their final destination via public transit or carpool.

Passive Recreation:

Passive recreational activities involve activities that although may be exertive, typically require less energy than active recreation activities, and do not require a special location such as a field or court and typically do not require the use of special equipment such as a ball or racquet. Examples include as walking, picnicking, boating, and wildlife viewing.

Peak period traffic:

The higher than average portion of daily vehicular traffic that occurs during distinct times of day. Peaks in daily traffic volumes usually occur during the morning (6:30-9:30 a.m.) and evening (3:30-6:30 p.m.) commuter periods. The one hour peaks during these three hour periods are referred to as a.m. or p.m. peak hour traffic.

Pedestrian friendly development:

Development designs that encourage walking by providing site amenities for pedestrians. Pedestrian friendly environments reduce auto dependence and may encourage the use of public transportation.

Pensione:

A small European style hotel that usually offers breakfast as part of the room cost.

PHA: Public Housing Agency

Planned residential development (PRD):

A design technique which allows a land area to be planned and developed as a single entity containing one or more residential clusters or complexes which can include a wide range of compatible housing types. Appropriate small scale commercial, public or quasi-public uses may be included if such uses are primarily for the benefit of the residential development and the surrounding community. A residential density bonus is allowed in exchange for dedication of a minimum amount of passive and active open space for the use and enjoyment of the development's residents.

Policy:

Action-oriented procedure, activity or decision-making that defines the process by which an objective is achieved.

Point source pollution:

Pollution that can be traced to a specific discharge source.

Portable Classrooms:

Manufactured modular structures that are self-contained (though without rest rooms) and relocatable. They are used within a school site as interim classrooms to house students until funding can be secured to construct permanent classroom facilities or to accommodate fluctuations in the student population.

Potable water:

Water suitable for drinking.

Primary corridor:

Principal arterial roadways that serve designated centers and have design features to accommodate several modes of travel (i.e., transit, auto, bicycle and pedestrian). These design features may include high-occupancy vehicle (HOV) lanes, bus pullouts, walkways, bikeways, and signal priority for HOVs, carpools, vanpools and buses.

Priority species:

Wildlife species of concern to the state Department of Wildlife due to their population status and their sensitivity to habitat alteration. Priority species include those which are listed, or are candidates for listing, by the state as endangered, threatened or sensitive. Uncommon species, including monitored species and some game and non game species, that are considered to be vulnerable to habitat loss or change or to urbanizing influences are also identified as priority. Priority species lists and maps are maintained by the state Department of Wildlife. See the Sensitive Areas Ordinance.

PSRC:

Puget Sound Regional Council, formerly the Puget Sound Council of Governments.

Public facilities:

Includes 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. (RCW 36.70A.030) See Utilities.

Public services:

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

Public water system:

Any system 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 system serving one single family residence.

Purchase of development rights (PDR):

The one time purchase of the right to develop resource lands for non-resource purposes. PDR is implemented through a deed restriction.

Ranney collection well:

A groundwater collection structure that consists of a series of horizontal perforated pipes extending radially from a central pumping structure.

Regional service:

A governmental service established by agreement among local governments that delineates the government entity or entities responsible for the service provision and allows for that delivery to extend over jurisdictional boundaries.

Regional significance:

This term describes growth planning issues and impacts which extend beyond the boundaries of an individual municipal government and require coordinated multi-jurisdictional supported planning solutions

Resource lands:

Forest, agricultural, or mineral lands that have long-term commercial significance.

Ridesharing:

Any type of travel where more than one rider occupies or “shares” the same vehicle, such as a carpool, vanpool, or transit vehicle.

Right-of-way:

Land owned by a government or an easement over the land of another, used for roads, ditches, electrical transmission lines, pipelines, or public facilities.

Riparian:

Means of, or pertaining to, the banks of rivers, streams, or lakes.

Rural cluster subdivision:

A form of development for single-family residential subdivisions in the rural portions of the county that permits a substantial reduction in lot area and bulk requirements, provided that the remaining undeveloped areas are devoted to open space for the purpose of preserving resource lands and environmentally sensitive features. A residential density bonus is allowed in exchange for dedication of additional open space area.

Rural infrastructure:

Facilities and services needed to sustain permanent settlement of rural land

Rural land:

All land located outside of UGAs and not designated as agricultural or forest lands of long-term commercial significance with existing or planned rural services and facilities such a domestic water systems (generally systems without fire flow), rural fire and police protection services and transit services along major arterial routes. New rural residential developments have a maximum net density of 1 dwelling unit per 2.3 acres. Maximum densities are lower in specific plan designations.

RUSA:

Rural Utility Service Area. Established in 1982, it is the boundary within which the City would provide water and sewer services. It may, for water, be replaced by the CWSP, Coordinated Water System Plan. See CWSP. Sewer service will be provided within the City of Marysville’s Urban Growth Area.

Sanitary sewer:

Those sewers which carry water-borne wastes from household, industrial and commercial users from the point of origin to the treatment plants for treatment and disposal.

Scenic resources:

Features of the natural and man-made environment, and their associated viewpoints and sightlines that are or could be especially prominent and visually accessible to the general public. Such features may include selected forested areas, water bodies and shorelines, mountains and hill-side, wetlands or other wildlife habitat areas, pastoral settings, man-

made structures, geological features, or other elements of the visual environment that enjoy prominence by virtue of special characteristics and/or location.

Section 8: HUD’s Section 8 Housing Choice voucher program. Qualifying households can take their voucher to any housing unit which meets HUD safety and market rent standards. HUD funds are administered by PHAs.

Seismic hazard areas:

Areas subject to severe risk of damage as a result of earthquake failure, settlement, or soil liquefaction. See the Sensitive Areas Ordinance.

Sensitive areas:

Includes the following areas and ecosystems: wetlands; areas with critical recharging effect on aquifers used for potable water; fish and wildlife habitat conservation areas; frequently flooded areas; and geologically hazardous areas. Also known as critical areas. (RCW 36.70A.030) See Sensitive Areas Ordinance.

Sensitive Areas Ordinance:

A separate ordinance governing the uses and protection of sensitive areas.

Sensitive species:

See Species classification.

Severely Cost-Burdened: Households that spend more than 50 percent of their income on housing.

Shadow Platting:

In Snohomish County when lands outside of, but adjacent or close to, the Urban Growth Area are developed as rural land, a shadow plat is required. The shadow plat shows how its proposed development will permit urban density redevelopment, when and if the property is brought inside the Urban Growth Area in the future.

Shoreline management master program:

A comprehensive management program prepared by the county consisting, of goals, policies and regulations and used for review of permit applications for development along shorelines.

Significant Vegetation:

Significant vegetation occurs in three types of situations:

- Near or within environmentally sensitive areas where the vegetation is necessary to protect the sensitive area. For example, at the top or along the slope of a steep hill, or in a wetland.
- Vegetation containing significant plants, usually trees, based on size, species, etc.... A significant tree means any evergreen tree of eight inches in diameter or greater and any deciduous tree, other than red alder, willow, poplar, and cottonwood trees, ten inches in diameter or greater, measured one foot above the root crown.
- A significant cluster of plants (trees or shrubs) important to the visual character of an area. These might be at the top of a ridge or hill, along a roadway, along a creek, in a valley viewed from above,

Slope

The angle of a hillside. It is measured by percentage with a 100% slope representing a 45° angle (rise equals run) and 0% equals flat land.

Small Farms:

An overlay for small farm lands within the Urban Growth Area. See Overlay; see Chapter V, Residential.

Snohomish County Tomorrow (sct):

A joint planning process of the county, its cities and towns, and the Tulalip Tribes to guide effective growth management and to meet the requirements of the GMA for coordination and consistency among local comprehensive plans.

Solid waste:

A general term for discarded materials destined for disposal, but not discharged to a sewer or to the atmosphere.

SOV:

Single Occupancy Vehicle. A passenger car with only one occupant.

Special needs housing:

Affordable housing for persons that require special assistance or supportive care to subsist or achieve independent living, including but not limited to persons that are frail elderly, developmentally disabled, chronically mentally ill, physically handicapped, homeless, persons participating in substance abuse programs, persons with AIDS, and youth at risk.

Specialty agriculture:

Include uses such as specialty animal, vegetable and fruit farms, nursery and turf operations, greenhouse and hydroponic farming and related farm product processing, retail, and equipment repair in Upland Commercial Farmlands.

Species classification:

State listed species defined below are all native to the state of Washington. See the Sensitive Areas Ordinance.

- *Endangered:* A species that is seriously threatened with extermination throughout all or a significant portion of its range within the state. Legally designated in WAC 232-12-014.
- *Threatened:* A species that is likely to become endangered in the foreseeable future throughout a significant portion of its range within the state without cooperative management or the removal of threats. Legally designated in WAC 232-12-001.
- *Sensitive:* A species that is vulnerable or declining and is likely to become endangered or threatened in a significant portion of its range within the state without cooperative management or the removal of threats. Legally designated in WAC 232-14-011.
- *Candidate:* These species are under review by the state department of wildlife for possible listing as endangered, threatened or sensitive. A species will be considered for state candidate designation if sufficient scientific evidence suggests that its status may meet the criteria for endangered, threatened or sensitive in WAC 232-12-297. They are listed in WDW Policy 4802.
- *Monitor:* State monitor species will be managed by the department of wildlife, as needed to prevent them from becoming endangered, threatened or sensitive.

sprawl

Scattered, poorly planned development that occurs particularly in urban fringe and rural areas. Urban sprawl typically manifests itself in one or more of the following patterns: leap frog development, strip development, and large expanses of low-density, single-family dwelling development. Low density development is defined as two units per acre to one unit per ten acres. (See Leap frog development, Strip development.)

Sq. Ft.:

Square Feet. It is a measurement of area. An acre contains 43,560 square feet.

Stormwater:

Water that is generated by rainfall and is often routed into drain systems in order to prevent flooding.

Strip commercial:

An automobile oriented linear commercial development pattern on a major arterial with high volume traffic generating uses, vehicular entrances for each use, a visually cluttered appearance, and no internal pedestrian circulation system

Study area:

It is the area that was analyzed for this Comprehensive Plan. It is larger than the Urban Growth Area, and so encompasses rural and resource lands. Studying a larger area is necessary to appropriately determine the Urban Growth Area (UGA), include the City's sphere of influence and RUSA, and consider uses for lands that are outside the UGA. Studying lands outside the UGA provides the basis for interlocal agreements with the County and for preserving lands for future inclusion in the UGA.

Subsidized Rental Unit: A unit which benefits from a direct, monthly rent subsidy. This subsidy will vary to ensure that a household does not spend more than 30% of their income on housing. Section 8 Housing Choice Vouchers are an example of a direct rent subsidy.

Surface waters:

Streams, rivers, ponds, lakes or other waters designated as "waters of the state" by the Washington Department of Natural Resources in WAC 222-16-030.

Sweat Equity Housing:

A future owner's labor on improvements that increase the value of his future property. This is in lieu of a down payment or other financial commitment as determined by the sponsoring organization.

Taking:

The appropriation by government of private land for which compensation must be paid.

TAZ:

Transportation Analysis Zone. Used in the prediction of growth for traffic, as well as possibly dwelling units, population, and jobs.

Threatened species:

See Species classification.

Transfer of development rights (TDR):

Transfer of the potential right to develop, expressed in dwelling units per acre, from land in resource or environmentally sensitive area designations to land in an urban area where such density or development is permitted.

Transit centers:

Focal points for transit services which may allow connections with other routes.

Transportation centers:

Facilities providing connections between various modes of travel, particularly transit, serving different origins/destinations or routes. Examples of transportation centers are the current ferry terminals, Everett's proposed down town transit center or high-capacity transit stations along I-5.

Transportation demand management strategies (TDM):

Strategies aimed at changing travel behavior rather than expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ridesharing options, parking policies, and telecommuting.

Upper income:

A household whose income is greater than 120% of the AMI.

Urban governmental services:

Those governmental services historically and typically delivered by cities include the 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:

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 Growth Areas (UGAs):

Areas designated by the county after consultation with cities, where urban growth will be encouraged and supported by public facilities and services. The urban growth areas include areas and densities sufficient to permit the urban growth that is projected to occur in the county for a 20 year period. 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.

Urban growth boundaries:

The boundary or line marking the limit between the UGAs and rural or resource land areas.

Urban land:

All land located within UGAs such as residential and employment land; land for public facilities and utilities; and critical areas, open space and greenbelts with existing or planned urban services and facilities such as storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, and public transit services.

Urban reserve area:

An area outside of and adjacent to an urban growth area that may have potential for future as an urban growth area.

Utilities:

Enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. The Growth Management Act limits utilities to electricity, gas, telecommunications, and cable TV. See Public Facilities.

Very low-income:

A household whose income does not exceed 50% of the AMI.

Watershed:

The region drained by or contributing water to a stream, lake or other body of water.

Wetland:

Areas that are inundated or saturated by surface water or ground water 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, bogs, marshes, 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 wet lands intentionally created from non-wetland areas created to mitigate conversion of wetlands, if permitted by the city. (WAC 365-195-200) See the Sensitive Areas Ordinance.

Wildlife habitat:

Predominantly undisturbed areas of natural vegetation and/or aquatic system used by, and necessary for the survival of wildlife. See the Sensitive Areas Ordinance.

Workforce Rental Housing: Workforce rental units have rents which are set in order to be affordable to households at certain income levels. While a household may need to have income below a certain level to apply for a workforce rental unit, the rent level does not adjust to their actual income. A property may feature units with rents affordable to households with 50% AMI, but a household earning 30% AMI would still have to pay the same rent.

Zero lot line:

Subdivision technique that allows for the placement of a structure on the side yard property line.

Zipper Lot

In this lotting approach, the rear lot line jogs back and forth to vary the depth of the rear yard and to concentrate usable open space on the side of the lot. The other side of the lot is shallow and is located against the blank wall of an adjacent house.

Zoning:

The process by which the city legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction. Zoning is an exercise of the police power and must be enacted for the protection of public health, safety, and welfare.