

GLOSSARY

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DEFINITIONS

Accessory housing unit: A dwelling that is secondary to another dwelling on the same property.

Affordable housing: (1) Housing for which the monthly payment is less than 30% of an affected household's monthly income; (2) Housing for families or individuals with incomes below 80% of the median income and for which the monthly payment is less than 30% of the household's monthly income; (3) Housing units with costs subsidized by an organization or agency; or (4) Housing for which an "average" person considers the price or monthly payment to be reasonable.

Anadromous fisheries: Life cycle of fish, such as salmon, that return from the sea to spawn in fresh water

Best available science: Scientific information that is available, relevant, and appears to best meet the criteria for scientific validity, especially peer review, replicable methods, logical conclusions, and quantitative analysis. (See also WAC 365-195-900 through -925.)

Buffer zones: Portions of land established to protect one type of land use from another with which it is incompatible.

Capacity: The ability of a public facility to accommodate users, expressed in an appropriate unit of measure, such as average daily trips, within the LOS standards for the facility.

Capacity, available: Capacity in excess of current demand ("used capacity") for a specific public facility that can be encumbered, reserved, or committed or the difference between capacity and current demand ("used capacity").

Capital facility: Any physical item of improvement costing a significant amount and having a life span of at least several years.

Capital facilities plan: A plan that identifies the capital projects needed for public facilities and services over a six-year period and the sources of financing for those projects.

Capital improvements: Physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost.

Capital Improvement Program (C.I.P.): A planned fiscal program for providing public expenditures to construct, maintain, or improve capital facilities.

City: The City of Mountlake Terrace, Washington.

Cluster development: A development pattern in which specified uses are grouped rather than spread evenly as in the conventional lot-by-lot format. [Note: Smaller lot sizes at a higher density are often allowed if a specified portion of the land is kept as permanent open space.

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Steep slopes, wetlands and heavily treed areas which are determined to be unbuidable are often dedicated as public open space to quality for the cluster development option.]

Commute Trip Reduction, CTR: A program requiring employers with 100 or more employees to develop programs to encourage employees to find alternatives to driving to work alone.

Comprehensive Plan: An official document consisting of several elements that establish the guidelines and policies for the future development of a community adopted by the city council.

Concurrent with development: The condition that strategies or improvements are in place at the time of development or that a financial commitment is in place to complete the improvements or strategies within six years. [See RCW 36.70A.090(6).]

Conditional use: A use provided for within a given zone, but permitted to locate only after sufficient review by the designated body and the granting of a Conditional Use Permit. Such a permit may impose performance standards so as not to disrupt the character of the area.

County: Snohomish County, Washington.

Critical areas: Environmentally sensitive areas, especially the following: wetlands, fish and wildlife habitat areas, geologically hazardous areas, aquifer recharge areas, and frequently flooded areas. (See also RCW 36.70A.030(5).)

Development activity or development: Any construction or expansion of a building, structure, or use; any change in the use of a building or structure; or any changes in the use of the land that creates additional demand for public facilities (such as a change that results in an increase in the number of vehicle trips to and from the property, building or structure) and requires a development permit from the City.

Density: A measure of the intensity of residential development which may be expressed in terms of dwelling units per acre or minimum land area per unit.

Development Impact Fees: A fee imposed on development to help pay for costs to the community of providing public services associated with the new development.

Development regulations: The controls placed on development or land use activities by a city or county, including, but not limited to, zoning ordinances, critical area ordinances, planned unit development ordinances, subdivision ordinances, binding site plan ordinances, and other requirements of the municipal code.

Easement: A right granted by the owner of land to another party for specific limited use of that land (e.g. access, utilities, open space).

Employment capacity: The total number of employees that the City can sustain under current available land supply and zoning regulations.

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Environmental buffer: Land area that provides a separation from human activities and is primarily covered by native Northwest vegetation.

Essential public facilities: Facilities that are necessary to serve public needs, including, but not limited to, those that may be difficult to site. (See RCW 36.70A.200.)

Fish and wildlife habitat areas: Areas with habitat that is significantly or uniquely valuable to many species of fish or wildlife.

Functional Classification: A system that designates roadways into groups by mobility and land access.

Geologic hazards: Formations and conditions of the earth's surface that pose risks to life or property. (Examples include soil erosion and landslides.)

Growth Management Act (GMA): State law that requires all cities and counties to manage growth, based on various goals and requirements.

Highways of Statewide Significance: Roadways that provide and support transportation functions that promote and maintain significant statewide travel and economic linkages (per RCW 47.06.140).

Housing Authority of Snohomish County (HASCO): Not profit organization that assists low and moderate income level households to obtain housing or improve housing stock.

Impact fee: (See "Development impact fee".)

Impervious surfaces: Surfaces that block water from being absorbed directly into the earth.

Infrastructure: Those human-made structures which serve the common needs of the population such as: sewage disposal systems, potable water systems, solid waste disposal sites, stormwater systems, utilities, bridges and roadways.

Level of service or LOS: An established minimum functional level of public facilities that must be provided per unit of demand or other appropriate measure of need.

Level of service standards, Transportation: A measure that describes the operational condition of the travel stream and acceptable adequacy requirement.

Low-impact stormwater techniques: Approach to stormwater management that mimics the way stormwater is naturally absorbed into the ground.

Multi-modal transportation: A combination of modes of transportation including single-occupancy vehicles, high-occupancy vehicles, public transit, and non-motorized transportation.

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Non-motorized transportation: Transportation that does not use motorized modes of travel. This primarily includes walking and bicycling.

Open space: Area unoccupied by buildings, roads or parking areas, which is used for recreation or resource protection.

Planned Unit Development (P.U.D.): A development project which incorporates innovations or special features in the development of a site and meets the specific zoning requirements. (See also “cluster development”.)

Planning Commission: An advisory public body which makes planning recommendations or decisions.

Project improvements: Site improvements and facilities that are planned and designed to provide service for a particular development or users of the project, and are not system improvements or included in the City’s capital facilities plan.

Protected birds: Species of birds that have been listed by a state or federal agency as endangered, threatened, or otherwise at risk.

Public facilities: Physical items and structures to meet public needs. These include streets, roads, highways, sidewalks, street lighting, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities, and schools.

Public services: Services to meet public needs. These include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, licensing, and permitting.

Public service facilities: Facilities including but not limited to, government office buildings, fire and aid car stations, police precinct stations, public works facilities, disaster emergency shelters and public utility facilities.

Public Utility: A private corporation performing a public service and subject to special governmental regulations, or a government agency performing a similar public service, the services by either of which are paid for directly by individual recipients. Such services shall include, but are not limited to, water supply, electric power, gas and transportation of persons and freight.

Right-of-way: Land dedicated for public purposes such as roads, sidewalks and utility easements.

Road: A right-of-way that affords the principal means of access to abutting property, including an avenue, place, way, drive, lane, boulevard, highway, street, and other thoroughfare, except an alley.

Road facilities: Facilities related to land transportation.

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Secure community transition facilities: Highly secured residential facilities, as identified under state law RCW 71.09.020, to ensure treatment of designated sex offenders who are under a civil confinement order. [Note: Under state law, such facilities must meet strict security system and staffing requirements; residents assigned to the facilities cannot leave the premises unless in the company of a supervisor.]

Significant trees: Trees designated by the City to be important or unique, based on such factors as age, size, rarity, critical area function, or status as a landmark or species specimen.

Snohomish County Tomorrow: An inter-jurisdictional body formed to adopt a shared vision and goals which will guide effective growth management and preserve Snohomish County's quality of life. [Note: The goals guide the development of comprehensive plans, policies and programs by Snohomish County and the cities and towns within it.]

Special development district: Designated area that is or will be developed based on a unified project concept for developing a large area.

State Environmental Policy Act, SEPA: Provides a way to identify possible environmental impacts that may result from governmental decisions. These decisions may be related to issuing permits for private projects, constructing public facilities, or adopting regulations, policies, or plans. Information provided during the SEPA review process helps agency decision-makers, applicants, and the public understand how a proposal will affect the environment. This information can be used to change a proposal to reduce likely impacts or to condition or deny a proposal when adverse environmental impacts are identified.

State: the state of Washington.

Subdivision: All subdivisions and short subdivisions as defined in City of Mountlake Terrace Municipal Code Title 17.

Traffic Calming: Combination of physical measures designed to reduce negative impacts of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users.

Traffic Growth Rate, TGR: An annual rate of growth of traffic measured in percentage of increase in volume over the previous year.

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

Transportation facilities of statewide significance: Those facilities and services that are designated as having state-wide significance under state law RCW 47.06.140. [Note: This specifically includes: the interstate highway system, interregional state principal arterials, and regional high-capacity transportation systems.]

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Transportation Improvement Program (T.I.P.): A planned fiscal program for providing public expenditures to construct, maintain, or improve transportation facilities.

Transportation System Management, (TSM) strategies: Strategies that provide alternatives to costly new construction or road widening projects. [Note: TSM optimizes the performance of the City's transportation system without adding new infrastructure by using measures such as intelligent transportation systems, facility design and modification, access management, signal timing changes and phasing, transit priority treatments, and other operation-oriented strategies.]

Vehicle Miles Traveled, VMT: A measure of traffic growth. VMT measures the number of miles traveled in a given unit. A typical unit used include statewide, region wide, countywide, citywide, road segments, and number of miles per person or employee. One vehicle traveling one mile equals a vehicle mile.

Zoning: A form of regulating land use for the purpose of promoting the health, safety, and welfare of the general public.