

Appendix A Definitions

1. **Act** means the Growth Management Act as enacted in Chapter 17, Laws of 1990, 1st Ex. Sess., and Chapter 32, Laws of 1991, 1st Special Sess., State of Washington.
2. **Adequate public facilities** means facilities that have the capacity to serve development without decreasing levels of service below locally established minimums.
3. **Adopt a comprehensive land use plan** means to enact a new comprehensive land use plan or to update an existing comprehensive land use plan.
4. **Agricultural land** means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed. *Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock that has long-term commercial significance for agricultural production.* (fragment)
5. **Available public facilities** means that facilities or services 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.
6. **Best available science (BAS)** means current scientific information used in the process to designate, protect, or restore critical areas that is derived from a valid scientific process as defined by WAC 365-195-900 through 925.
7. **Capacity** means the amount of additional dwelling units or jobs that is allowed under current zoning
8. **Capital facility** means a physical structure owned or operated by a government entity which provides or supports a public service.

9. **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.
10. **City** means any city or town, including a code city.
11. **Concurrency** means that adequate capital facilities are available when the impacts of development occur. This definition includes two concepts – “adequate public facilities” and “available public facilities” as defined above.
12. **Consistency** refers to whether a feature of a plan or regulation is compatible 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.
13. **Comprehensive land use plan, comprehensive plan, or plan** means a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to this chapter.
14. **Contiguous development** means development of areas immediately adjacent to one another.
15. **Coordination** means consultation and cooperation among jurisdictions.
16. **Countywide Planning Policies (CPPs)** - A GMA policy document adopted in 1993 and amended thereafter by Snohomish County and its cities that provides guidance for issues related to urban growth areas, capital facility development, rural land use, housing, transportation and economic development.
17. **Critical areas** include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

18. **Demand Management Strategies or Transportation Demand Management Strategies (TDM)** means strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing options, parking policies or telecommuting.
19. **Department** means the City of Stanwood Department of Community Development.
20. **Development regulations** means any controls placed on development of land use activities by a county or city, including, but not limited to, zoning ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances and binding site plan ordinances. A development regulation does not include a decision to approve a project permit applicant, as defined in RCW 36.70B.020, even though the decision may be expressed in a resolution or ordinance of the legislative body of the city.
21. **Domestic water system** means any system providing a supply of potable water for the intended use of a development which is deemed adequate pursuant to RCW 19.27.097.
22. **Essential public facilities** means any facility as defined by WAC 365-195-340 and owned or operated by a unit of local or state government, by a public utility or transportation company, or by any other entity providing a public service as its primary mission.
23. **Fair Share Housing** means to equitably distribute low and low-moderate income housing among urban and rural areas of Snohomish County. The purpose of the methodology is to ensure that concentrations of low-income housing do not continue to impact a few areas of the County.
24. **Financial commitment** means that sources of public or private funds or combinations thereof have been identified which will be sufficient to finance capital facilities necessary to support

development and that there is assurance that such funds will be timely put to that end.

25. **Forest land** means land primarily useful for growing trees, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, for commercial purposes, and that has long-term commercial significance for growing trees commercially.
26. **Geologically hazardous areas** means areas susceptible to erosion, sliding, earthquake, or other geological events., These areas pose a threat to the health and safety of citizens when incompatible development is sited in areas of significant hazard.
27. **Growth target** - A number adopted in the community's comprehensive plan indicating the number of persons, households, and jobs a jurisdiction intends to accommodate during the planning period.
28. **Growth Management Act** – see definition of “Act.”
29. **Lands suitable for development** - All vacant, partially-used, and under-utilized parcels that are: (a) designated for commercial, industrial, or residential use; (b) not intended for public use; and (c) not constrained by critical areas in a way that limits development potential and makes new construction on a parcel out of the question.
30. **Level of service** means an established minimum capacity of public facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.
31. **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 use of the land.

32. **Market availability** means a variety of factors, such as willingness to sell, that contribute to whether or not a piece of land is for sale.
33. **Master planned resort** means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.
34. **Minerals** include gravel, sand and valuable metallic substances.
35. **New fully contained community** is a development proposed for location outside of the initially designated urban growth areas which is characterized by urban densities, uses and services, and meets the criteria of RCW 36.70A.350.
36. **Partially-used land** - Partially-used parcels are those occupied by a use which contain enough land to be further subdivided without the need of rezoning. For instance, a single house on a 10-acre parcel, where urban densities are allowed, is partially developed.
37. **Planning period** means the 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.
38. **Public facilities** include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.
39. **Public services** include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services.
40. **Regional transportation plan** means the transportation plan for the regionally designated transportation system which is

produced by the regional Transportation Planning Organization.

41. **Regional Transportation Planning Organization (RTPO)** means the voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or more counties which have common transportation interests.
42. **Rural lands** means all lands which are not within an urban growth area and are not designated as natural resource lands having long term commercial significance for production of agricultural products, timber, or the extraction of minerals.
43. **Sanitary sewer systems** means 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.
44. **Solid waste handling facility** means any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators.
45. **Sufficient land supply** means the amount of land necessary to accommodate adopted population and employment forecasts or targets for the 20-year planning period, taking into account any appropriate factors.
46. **Transportation facilities** include capital facilities related to air, water or land transportation.
47. **Transportation level of service standards** means a measure which describes the operational condition of the travel stream, usually in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience and safety.
48. **Transportation system management (TSM)** means low capital expenditures to increase the capacity of the transportation

network. TSM strategies include but are not limited to signalization, channelization, and bus turnouts.

49. **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, 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.
50. **Urban growth areas** means those areas designated by a county pursuant to RCW 36.70A.110.
51. **Urban governmental services** include those public services and facilities historically and typically delivered by cities, and include 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.
52. **Utilities** means 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. Included are systems for the delivery of natural gas, electricity, telecommunications services, water, and those for the disposal of sewage.
53. **Vacant parcels** - Parcels of land that on which no structures exist or those that have buildings with very little value in comparison to the land value.
54. **Visioning** means a process of citizen involvement to determine values and ideals for the future of a community and to

transform those values and ideals into manageable and feasible community goals.

55. **Wetland** or **wetlands** are 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 adapted for life in saturated soil conditions, as determined in conformance with the Washington State Wetland Identification and Delineation Manual. 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. However, wetlands may include those artificial wetlands intentionally created to mitigate conversion of wetlands, if permitted by the county or city.