

## APPENDIX A - DEFINITIONS

**Accessory Dwelling Unit:** A subordinate dwelling unit incorporated within a single-family structure, within an accessory building, or located on any developed residential property. The unit may not be subdivided or otherwise segregated in ownership from the primary residence structure. An accessory dwelling unit is commonly abbreviated as ADU.

**Activity Areas:** Areas defined in the Countywide Planning Policies as locations that contain a moderate concentration of commercial land uses and some adjacent higher density residential areas. These areas are distinguishable from community or neighborhood commercial areas by their larger size and their function as a significant focal point for the community.

**Affordable Housing:** Housing which is affordable to a family that earns up to 80 percent of the area median income, adjusted for family size.

**Alteration:** Any human induced change in an existing condition of a critical area or its buffer. Alterations include, but are not limited to grading, filling, channelizing, dredging, clearing (vegetation), construction, compaction, excavation or any other activity that changes the character of the critical area.

**Anadromous Fish:** Fish that spawn and rear in freshwater and mature in the marine environment. While Pacific salmon die after their first spawning, adult char (bull trout) can live for many years, moving in and out of saltwater and spawning each year. The life history of Pacific salmon and char contains critical periods of time when these fish are more susceptible to environmental and physical damage than at other times. The life history of salmon, for example, contains the following stages: upstream migration of adults, spawning, inter-gravel incubation, rearing, smoltification (the time period needed for juveniles to adjust their body functions to live in the marine environment), downstream migration, and ocean rearing to adults.

**Aquifer Recharge Areas:** Areas that, due to the presence of certain soils, geology, and surface water, act to recharge ground water by percolation.

**ARCH - A Regional Coalition for Housing:** A regional group formed by King County and the cities of Redmond, Kirkland, and Bellevue to preserve and increase the supply of housing for extremely low, very low, low, and moderate income families on the Eastside.

**Best Available Science:** 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. Sources of best available science are included in "Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas" published by the state Office of Community Development.

**Best Management Practices:** Conservation practices or systems of practices and management measures that:

- A. Control soil loss and reduce water quality degradation caused by high concentrations of nutrients, animal waste, toxics, and sediment;
- B. Minimize adverse impacts to surface water and ground water flow, circulation patterns, and to the chemical, physical, and biological characteristics of wetlands;
- C. Protect trees and vegetation designated to be retained during and following site construction; and

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D. Provide standards for proper use of chemical herbicides within critical areas.

**Bicycle Facilities:** A general term referring to improvements that accommodate or encourage bicycling.

**Bicycle Route:** Any route or portion of public or private roadway specifically designated for use by bicyclists and pedestrians, whether exclusive for bicyclists and pedestrians or to be shared with other human-powered transportation modes.

**Buffer:** An area contiguous to and protects a critical area that is required for the continued maintenance, functioning, and/or structural stability of a critical area.

**Built Environment:** Altered natural lands that accommodate changed topography, utilities, pavement, buildings, or other structures.

**Community:** The combined interests of the City, its residents, commercial interests, and other local parties who may be affected by the City’s actions.

**Countywide Planning Policies (CPP):** A growth management policy plan required by the state Growth Management Act (GMA) that promotes regional cooperation and specifies the roles and responsibilities of cities and the county.

**Critical Areas:** Critical areas include any of the following areas or ecosystems: aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, geologically hazardous areas, and wetlands, as defined in RCW 36.70A.

DarkSky™ Lighting: A third-party lighting certification program intent on certifying “products, designs, and completed projects that minimize glare, reduce light trespass, and don’t pollute the night sky.” DarkSky™ Lighting is the current industry standard for ensuring low-pollution light sources are incorporated in development projects.

Detached Accessory Dwelling Unit: An ADU that is physically detached from the site’s primary dwelling unit. A detached accessory dwelling unit is commonly abbreviated as DADU.

**Eastside:** A geographic area that includes the King County communities east of Seattle.

Emergency Housing: Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.

**Environmental Stewardship:** The responsibility to make land use decisions with proper regard for protecting and enhancing the environment.

**Erosion:** The process whereby wind, rain, water, and other natural agents mobilize and transport particles.

Extremely Low-Income Household: A single person, family, or unrelated persons living together whose adjusted income is at or below 30% of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development (HUD).

**Fish and Wildlife Habitat Conservation Areas:** Areas necessary for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created as designated by WAC 365-190-080(5). In Medina, these areas include:

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<sup>1</sup> DarkSky International: <https://darksky.org/what-we-do/darksky-approved/>

- A. Areas with which state or federally designated endangered, threatened, and sensitive species have a primary association;
- B. Habitats of local importance, including but not limited to areas designated as priority habitat by the Department of Fish and Wildlife;
- E. Naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat, including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds;
- F. Waters of the state, including lakes, rivers, ponds, streams, inland waters, underground waters, salt waters and all other surface waters and watercourses within the jurisdiction of the state of Washington;
- G. Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity;
- H. State natural area preserves and natural resource conservation areas; and
- I. Land essential for preserving connections between habitat blocks and open spaces.

**Frequently Flooded Areas:** Lands in the flood plain subject to a one percent (1%) or greater chance of flooding in any given year. Frequently flooded areas perform important hydrologic functions and may present a risk to persons and property as designated by WAC 365-190-080(3). Classifications of frequently flooded areas include, at a minimum, the 100-year flood plain designations of the Federal Emergency Management Agency and the National Flood Insurance Program.

**Functions and Values:** The beneficial roles served by critical areas including, but not limited to, water quality protection and enhancement, fish and wildlife habitat, food chain support, flood storage, conveyance and attenuation, ground water recharge and discharge, erosion control, wave attenuation, protection from hazards, historical and archaeological and aesthetic value protection, and recreation. These beneficial roles are not listed in order of priority.

**Geologically Hazardous Areas:** Areas that may not be suited to development consistent with public health, safety or environmental standards, because of their susceptibility to erosion, sliding, earthquake, or other geological events as designated by WAC 365-190-080(4). Types of geologically hazardous areas include: erosion, landslide, seismic, mine, and volcanic hazards.

**Ground Water:** Water in a saturated zone or stratum beneath the surface of land or a surface water body.

**Growth Management Act (GMA):** State legislation enacted in 1990, and amended in 1991, requiring counties and cities to create cooperative regional strategies to manage growth and to adopt comprehensive plans and regulations that will implement these strategies.

**Household:** A household includes all the persons who occupy a housing unit as their usual place of residence, regardless of relationship.

**Housing Unit:** A house, apartment, mobile home, group of rooms, or single room that is occupied (or, if vacant, is intended for occupancy) as separate living quarters. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

**Impervious Surface:** A hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development or that causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of stormwater.

**Low-Income Household:** A single person, family, or unrelated persons living together whose adjusted income is at or below 80% of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of HUD.

**Medina Municipal Code:** The Medina Municipal Code constitutes a republication of the general and permanent ordinances of the City of Medina. The Medina Municipal Code is often abbreviated as MMC, and its Title 16 (the Medina Unified Development Code) is often the subject content of the MMC referenced throughout the Comprehensive Plan.

**Metro - Municipality of Metropolitan Seattle:** A regional governmental entity with responsibility for wastewater treatment and public transportation. In January 1994, Metro became a department of King County government, the Department of Metropolitan Services

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**Mega-Homes:** A common description for atypically large single-family residences.

**Mitigation:** Avoiding, minimizing or compensating for adverse critical areas impacts.

Mitigation, in the following order of preference, is:

- A. Avoiding the impact altogether by not taking a certain action or parts of an action;

- B. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;
- C. Rectifying the impact to wetlands, critical aquifer recharge areas, and habitat conservation areas by repairing, rehabilitating or restoring the affected environment to the conditions existing at the time of the initiation of the project;
- D. Minimizing or eliminating the hazard by restoring or stabilizing the hazard area through engineered or other methods;
- E. Reducing or eliminating the impact or hazard over time by preservation and maintenance operations during the life of the action;
- F. Compensating for the impact to wetlands, critical aquifer recharge areas, and habitat conservation areas by replacing, enhancing, or providing substitute resources or environments; and
- G. Monitoring the hazard or other required mitigation and taking remedial action when necessary.

Mitigation for individual actions may include a combination of the above measures.

**Moderate-Income Household:** A single person, family, or unrelated persons living together whose adjusted income is at or below 120% of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of HUD.

**Monitoring:** Evaluating the impacts of development proposals on the biological, hydrological, and geological elements of such systems and assessing the performance of required mitigation measures throughout the collection and analysis of data by various methods for the purpose of understanding and documenting changes in natural ecosystems and features, and includes gathering baseline data.

**Native Vegetation:** Plant species that are indigenous to the area in question.

**Multi-modal Transportation:** Means of transport by multiple ways or methods, including automobiles, public transit, walking, bicycling, and ridesharing.

**Nonmotorized Transportation:** Means of transport that does not involve motorized vehicles, including but not limited to walking and bicycling.

**Open Space (Parks):** Public land for active and/or passive recreational uses. Includes parkland, wildlife corridors, natural areas, and greenways. May also include school lands and private land permanently reserved as undeveloped.

**Passive Recreation (Parks):** Outdoor recreation which does not require significant facilities, such as walking, picnicking, viewing, and environmental education activities.

**Permanent Supportive Housing:** Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive

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housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW,

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**Public Access:** A means of physical approach to and along the shoreline available to the general public. Public access may also include visual approach (views).

**Restoration:** Measures taken to restore an altered or damaged natural feature including:

- A. Active steps taken to restore damaged wetlands, streams, protected habitat, or their buffers to the functioning condition that existed prior to an unauthorized alteration; and
- B. Actions performed to reestablish structural and functional characteristics of the critical area that have been lost by alteration, past management activities, or catastrophic events.

**Shoreline:** The water, submerged lands, associated wetlands, and uplands of Lake Washington.

**Sidewalks:** The portion of a roadway designed for preferential or exclusive use by pedestrians. Sidewalks are usually constructed of concrete and are typically grade separated horizontally and set back vertically from the roadway.

**Public Facility:** Facilities which serve the general public or provide public benefit, such as schools, libraries, fire stations, parks, and other city facilities.

**Region:** An area which in its largest sense generally includes King, Pierce, Snohomish, and Kitsap Counties. It may also be limited to a smaller area. If so, this is generally noted in the context of the policy.

**Sensitive Area:** (see *Critical Areas*)

**Stream:** Water contained within a channel, either perennial or intermittent, and classified according to WAC 222-16-030 and as listed under water typing system. Streams also include watercourses modified by man. Streams do not include irrigation ditches, waste ways, drains, outfalls, operational spillways, channels, stormwater runoff facilities, or other wholly artificial watercourses except those that directly result from the modification to a natural watercourse.

**Sylvan:** Consisting of, or associated with, wooded area.

**Trail:** Any pedestrian walkway within the City, including, but not limited to, paved surfaces such as sidewalks and unpaved, informal pathways.

**Unopened Right-of-Way:** Public right-of-way that remains available for recreational use of the community but has not been improved for motor vehicle use.

**Very Low-Income Household:** A single person, family, or unrelated persons living together whose adjusted income is at or below 50% of the median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of HUD.

**Wetlands:** Those areas that are inundated or saturated by surface 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. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetland intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands. Identification of wetlands and delineation of their boundaries pursuant to the City's Critical Areas Regulations shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplements.

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