

Appendix F: Glossary

Accessory Dwelling Unit – As defined in TMC 18.04.040, a dwelling unit that is an accessory use or structure subordinate to a single-family dwelling. May be referred to as “mother-in-law” or “accessory apartment.”

Action – Specific tasks that are undertaken in support of goals and policies.

Adequate Capital Facilities – Facilities that have the capacity to serve development without decreasing levels of service below locally established minimums.

Alluvial – Loose soil or sediments typically made from a variety of materials such as silt, clay, sand, and/or gravel.

Alluvial Fan – A fan shaped mass of soil and debris deposited by a river.

Anadromous – A type of fish that migrates between rivers and oceans for mating seasons.

Andesite (Andesitic) – A type of volcanic rock typically found in subduction zones, which are places where two tectonic plates meet and one is forced under the other.

Annex (Annexation) – To incorporate or to add additional land into the City.

Apiaries – Bee hives.

Appurtenance – An accessory building or use.

Aquifer – An underground pocket of water, which is refilled by surface water that filters through the ground.

Aquitard – A type of soil that has a low potential to supply usable quantities of drinking water to an aquifer.

Arterial (Minor) – A roadway providing movement along a significant traffic corridor. Minor arterials interconnect and augment the principal arterial system. Generally, traffic on minor arterials serves the immediate local community for short to moderate trip lengths. Traffic volumes are high, although usually not as great as those found on principal arterials. Traffic speeds for minor arterials are similar to that of principal arterials.

Arterial (Principal) – A roadway providing movement along a major traffic corridor. Principal arterials serve major urban and activity centers and access points to the freeway. They also serve as high traffic volume corridors that carry local cross-town trips and regional pass-through trips. Traffic volumes are higher, and trip lengths are longer than those usually associated with minor arterials.

Assessed Valuation – The dollar value assigned to a property for to measure applicable taxes. Assessed valuation determines the value of a residence for

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tax purposes and takes comparable home sales and inspections into consideration. The value is established by the Thurston County Assessor at 100% of appraised market value and adjusted by the State of Washington to account for variations in assessment practices among counties.

Available Capital Facilities – Facilities, services, or financial commitments in place that provide the facilities or services within a specified time. In the case of transportation, the specified time is six years.

Best Available Science (BAS) – Washington State Law requires that the best available science should be used to inform decision makers and staff. Best available is scientific information that is acquired through a rigorous and valid scientific process.

Biodiversity – A measure of how many different types of animal and plant life live in one area.

Bonding – The act of issuing the debt of finance capital projects and other expenditures.

Buffer (General) – Any structural, earth, or vegetative form located along a boundary for the purpose of insulating or separating a structure or land use from other land uses or structures, in such a manner as to reduce or mitigate any adverse impacts of one or the other. Buffers may include, but are not limited to, vegetative berms, high shrubs, dense stands of trees, trellises, or fences.

Buffer (Sensitive Areas) – The area immediately adjacent to critical areas that protect these sensitive areas and, for wetlands and habitat areas, provide essential habitat elements for fish and/or wildlife.

Capital Facility – A physical structure owned or operated by a government entity that provides or supports a public service that is classified as a fixed asset, has an estimated cost of \$50,000 or more (except land), and typically has a useful life of 10 years or more (except certain types of equipment).

Capital Improvement – Physical assets constructed or purchased to provide, improve, or replace a public facility and that are large in scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing.

Capital Improvement Program (CIP) – The City plan that addresses construction, repair, maintenance, and acquisition of major capital facilities and equipment. The document provides a tool for public comment and City review regarding projects planned for the next six years, including transportation, surface water management utility, water and sewer utility, park, public safety, general government, and equipment purchases.

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Capital Program – A plan for capital expenditures to be incurred each year over a fixed period of years to meet capital needs arising from a long-term work program. It sets forth each project or other expenditure in which the City is to have a part and specifies the full resources estimated to be available to finance the projected expenditures.

Centennial Clean Water Program (CCWP) – In 1986, legislation was passed which provides grants to public entities for financing water pollution control activities and facilities to protect surface and underground water from pollution. In addition, a State revolving loan program was established to provide loans or combinations of grants/loans to finance public facilities.

Chlorine (Chlorinated) – A chemical that is commonly used to disinfect water. In small quantities it is safe but higher quantities are known to have environmental and human health impacts.

Clustered Development – The grouping or attaching of buildings in such a manner as to achieve larger aggregations of open space than would normally be possible from lot-by-lot development at a given density. Clustered development may involve detached single-family residences and common-wall methods of construction, as opposed to the more traditional pattern of detached dwelling units with minimum lot sizes and setback requirements.

Collector – A roadway capable of handling relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

Commercial – Includes retail, office services, entertainment, and recreation uses, depending on the location. Retail uses are those, which provide goods and/or services directly to the consumer, including service uses not usually allowed within an office use. Commercial areas can range in size and function from small residential markets serving the immediate neighborhood to regional draws.

Community Park – Parks designed for and open to the public, specifically for those who live in nearby neighborhoods.

Comprehensive Plan – A generalized coordinated policy statement of the City Council that is adopted pursuant to the Growth Management Act.

Concurrency – Adequate capital facilities are available when the impacts of development occur. This definition includes the two concepts of “adequate capital facilities” and “available capital facilities” as defined above.

Concurrent – Happening simultaneously.

Conserve (Conservation) – The action of preventing harm or destruction.

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Consistency – That no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

Coordination – Consultation and cooperation among jurisdictions.

Councilmanic General Obligation Debt – The amount of debt that may be obligated by the legislative body without voter approval. Based on a percentage of the jurisdiction's assessed value as prescribed by statute.

Critical Areas – As defined in the State Growth Management Act, RCW 36.70A.030(5), the following areas and ecosystems – “(a) wetlands, streams, and minor lakes; (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.”

Debt – An obligation to pay back borrowed money.

Debt Limits – The maximum amount of gross or net debt that is legally permitted.

Demographic – A particular section of a population categorized by a characteristic such as age, marital status, or race.

Density – The permissible number of dwelling units that may be developed on a specific amount of land area measured in number of dwelling units per acre.

Density Bonus – A greater number of units than would otherwise be permitted on a site under existing zoning, in exchange for developing in a more desirable way.

Development – The construction or exterior alteration of one or more structures, or a change in the type of intensity of land use, or the dividing of land, or any project of a permanent or temporary nature requiring land use modification.

Development Activity – Any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land that creates additional demand and need for public facilities.

Development Regulations – Any controls placed on development or land use activities by the City, including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building codes, sign regulations, binding site plan ordinances, or any other regulations controlling the development of land.

Domestic Water System – 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.

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Dwelling Unit – One or more rooms or structures providing complete, independent living facilities for one family, including permanent provisions for living, sleeping, cooking, and sanitation.

Dwelling Unit (Attached) – A unit that is physically connected by means of one or more common walls to another unit; that has its own exterior entrance; and that is not stacked above or below another unit.

Dwelling Unit (Detached) – A unit that is physically separated by setbacks from other dwelling units.

Encumbered – To reserve, set aside, or otherwise earmark the impact fees in order to pay commitments, contractual obligations, or other liabilities incurred for public facilities.

Energy Efficiency – The measurement of how well something uses energy like electricity or gas. A building is energy efficient if it can run well while using the smallest amount of energy possible.

Enterprise Fund – See Proprietary Fund

Environmental Impact Statement – A detailed statement regarding proposed actions having a significant effect on the quality of the environment (see RCW 43.21C.030(c) for further definition).

Fee-in-Lieu – The payment of money in place of dedicating land and/or easements as required by adopted regulations.

Financial Commitment – Identified sources of public or private funds or combinations thereof, which will be sufficient to finance capital facilities necessary to support development and the assurance that such funds will be timely put to that end.

General Obligation Debt – Debt that will be repaid mainly by taxes and other general governmental revenues. This debt includes limited and unlimited general obligation bonds, capital leases and other notes, and contracts issued with the full faith and credit of the government.

Geologically Hazardous Areas – Landslide hazard areas, erosion hazard areas, and seismic hazard areas.

Goal – The long-term end toward which programs or activities are ultimately directed.

Groundwater – Water that has filtered through the ground and has collected in aquifers. Groundwater is the City's main source of drinking water.

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Growth Management – A method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

Guaranty Fund – A fund established by a bond issuer that is pledged as security for the payment of one or more bond issues. Normally used for Local Improvement Districts.

High-Density Residential – Detached or attached residential uses at 15 or more dwelling units per acre.

Household – A household includes all the persons who occupy a dwelling unit. 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.

Impact Fee – A fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new or expanded public facilities required to service that development.

Impervious Surface – A surface which prevents or severely restricts the passage of water through it, such as asphalt, concrete, roofs, and other similar materials or surfaces.

Industrial/Light Industrial – Uses such as manufacturing, assembly, processing, wholesaling, warehousing, distribution of products and high technology. Light industrial areas may also include office and limited retail uses.

Infill Development – Development of vacant or undeveloped land in already developed neighborhoods. Often includes smaller lot size and/or smaller unit sizes.

Infrastructure – Physical structures that serve the common needs of the population, such as – sewage disposal systems, potable water systems, solid waste disposal sites or retention areas, stormwater systems, utilities, bridges, and roadways.

Institutions – Schools, churches, colleges, hospitals, governmental facilities, and public utilities for which special zoning districts are appropriate.

Intensity – A measure of land use activity based on density, use, mass, size, and/or impact.

Inundation – An overwhelming flood. Can be used literally or figuratively.

Lahars – The deposit left by a landslide of volcanic debris (ash, breccia, and boulders) on the side of a volcano usually caused by heavy rainfall.

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Latecomer Fees – Fees paid by developers or future service users for their share of past improvements financed by others.

Leasing – A financing technique where ownership of the project or equipment with the finance entity, and where title may or may not transfer to the City at the end of the lease.

Level of Service (LOS) – An indicator of the quantity or quality of service provided by, or proposed to be provided by, a facility, or service based on and related to the operational characteristics of the facility. Level of Service standards are the City's adopted minimum acceptable level of service.

Levy Lid – A statutory restriction on the annual increase in the amount of property tax a give public jurisdiction can assess on regular or excess levies.

Loam – A mixture of roughly equal parts sand, silt, and clay.

Local Improvement District (LID) – A statutory process by which property owners within a specified area are mutually assessed for neighborhood improvements that benefit the properties in the area. The project is usually financed through a long-term bond issue and the repayment is mainly from the collection of special assessments from the benefitting properties.

Local Road – A roadway serving relatively low traffic volume, short average trip length, or minimal through-traffic movements.

Low-Density Residential – Detached single-family residential uses with a density of one to nine dwelling units per acre, or attached single-family residential uses with a density of one to seven dwelling units per acre.

Low Impact Development (LID) – A style of development, which incorporates stormwater facilities into the design and minimizes or mitigates the negative impacts of converting open space into infrastructure.

Medium-Density Residential – Detached single-family residential uses with a density of 10 to 14 dwelling units per acre, or attached or stacked residential uses with a density of eight to 14 dwelling units per acre.

Mitigation Fees – Contributions made by developers toward future improvements of City facilities resulting from the additional demand generated from development.

Mixed use – Development characterized by complementary land uses – land uses that are at least compatible and, preferably, work together for mutual benefit (e.g., personal commercial services that serve adjacent residences) and convenient pedestrian connections.

Mode Split – The statistical breakdown of travel by alternate modes, usually expressed as a percentage of travel by single-occupant automobile, carpool,

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transit, etc. Mode-split goals are used to evaluate the performance of transportation systems.

Multifamily – Residential use of land where a structure provides shelter for two or more households at medium to high densities.

Multimodal – In the context of transportation, multimodal refers to the multiple modes of transportation that people use such as walking, biking, busing, or driving. A multimodal transportation plan works to improve all modes of transportation rather than just driving and busing.

Office – Uses providing services other than production, distribution, or sale or repair of goods or commodities. Depending on the location, these uses may range from single-story, residential-scale buildings to multistory buildings and/or multi-building complexes.

Parks/Open Space – Natural or landscaped areas used for active or passive recreational needs, to protect environmentally sensitive areas, and/or to preserve natural landforms and scenic views.

Permeable – A material is considered permeable if liquids or gases can pass through it. Permeable surfaces (e.g. permeable pavement or grass covered soil) allow water to pass through them and into the ground.

Planning Period – The 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.

Policy – Principle that reflects a method or course of action to achieve an identified goal.

Preserve – The action of keeping something in its original state.

Proprietary Fund – A fund established to account for operations that are financed and operated in a manner similar to private business enterprises or where the governing body has decided that periodic termination of revenues earned, expenses incurred, and/or net income is appropriate for capital, maintenance, public policy, management control, accountability, or other purposes.

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, fire stations, libraries, and schools. These capital facilities are owned or operated by a public entity, such as the City, that provides or supports a public service.

Public Services – Include fire protection and suppression, emergency medical services, law enforcement, public health, library, solid waste, education, recreation, environmental protection, and other governmental services.

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Public Works Trust Fund (PWTF) – A low-interest revolving loan fund, which helps local government finance critical public work needs.

Quaternary Slumps – A mass of loose rock from the present period of earth history (roughly the last 2 million years).

Rail-Banked Rail Lines – Rail lines acquired through the National Trails System Act whereby the railroad company sells or leases an out-of-service rail line to a local government agency for use as a trail until such time that a railroad might need the corridor again for rail service.

Raw Resource – Unprocessed natural material that is used to produce goods or energy after being processed.

Real Estate Excise Tax (REET) – A tax upon the sale of real estate property from one person or company to another.

Regional Facilities – Public capital facilities of a regional or statewide nature, such as wastewater treatment plants, airports, or in-patient treatment facilities. These facilities may be privately owned but regulated by public entities.

Regional Transportation Plan – The transportation plan for the regionally designated transportation system, which is produced by the Regional Transportation Planning Organization (RTPO).

Regional Transportation Planning Organization (RTPO) – 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, such as the Thurston Regional Planning Council.

Revenue Bonds – Bonds whose principal and interest are payable exclusively from earnings of an enterprise fund. In addition to a pledge of revenues, such bonds sometimes contain a mortgage on the enterprise fund's property.

Revised Code of Washington (RCW) – Current State laws.

Right-of-Way – Land in which the City owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

Riparian Area – The area surrounding a river or stream.

Riverine – Relating to a river or riverbank.

Sanitary Sewer Systems – All facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment, or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial, or industrial waste.

Sensitive Areas – Wetlands, streams, lakes, and frequently flooded areas.

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Shorelines – The Deschutes River, Black Lake Drainage Ditch, portions of Percival Creek, Barnes Lake, Black Lake, Capitol Lake, Munn Lake, Lake Susan, and Trooper Lake, associated wetlands, those lands extending landward 200 feet from its ordinary high water mark and critical area buffers within 200 feet of the ordinary high water mark. These are lands within State shorelines jurisdiction, pursuant to RCW 90.58.030.

Silt – A soil or sediment that is finer than clay but not as fine as sand that is slippery when wet and feels like flour when dry.

Single-Family – Residential use of land where dwelling units provide shelter and living accommodations for one family.

Special Assessment – A compulsory levy made against certain properties to pay part or all of the cost of a specific improvement or service deemed to benefit primarily those properties.

Stratigraphy – The order and position of rock layers above underground aquifers.

Stream Incision – The process of a streambed being dropped which results in the stream becoming disconnected from its floodplain.

Suburbs/Suburban – Refers to residential areas that have relatively lower population densities than areas that would be considered urban but higher than those areas considered rural.

Sustainable Building Practices – Various techniques to reduce construction and maintenance costs and to benefit the environment, such as using recycled building materials, reusing water, and installing alternative heating and cooling systems.

System Improvement – Public facilities included in the Capital Facilities Plan and designed to provide service within the community, in contrast to project improvements.

Townhouse – Dwelling units attached one to the other, having common walls between individual units, generally two and sometimes three stories in height. Each unit occupies the space between common walls from the lowest level to the roof.

Transportation Demand Management Strategies (TDM) – 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, vanpooling options, transit flex passes, preferential parking for carpools, charge for parking, guaranteed ride home program, available showers and lockers, and telecommuting.

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Transportation Facilities – Includes capital facilities related to air, water, or land transportation.

Transportation Improvement Board (TIB) – A board that invests State gas tax funds in local communities through five grant programs serving cities, urban counties, and transportation benefit districts in the State.

Tumwater Municipal Code (TMC) – Ordinances that dictate what is legal in Tumwater.

Urban Governmental Services – Those governmental services 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 nonurban areas.

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. 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.

Urban Growth Area (UGA) – The area around the City that is currently unincorporated Thurston County, which the City plans to annex in the future.

Urbanization – The process of the City becoming more urban such as increasing population density in centralized locations that are closer to hubs of commercial activity, jobs, and other services.

Utilities – Facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto. Included are systems for the conveyance of natural gas, electricity, telecommunications services, water, surface water and the disposal of sewage.

Utility Local Improvement District (ULID) – Created only for improvements to sewer, water, and other utilities, and differs from a Local Improvement District in that all assessment revenues must be pledged for payment of debt service of bonds issued to finance the improvements.

Vision Statement – A summary of the desired character and characteristics of the community 20 years in the future and that provides the ultimate goal for community planning and development.

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Visioning – A process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

Washington Administrative Code (WAC) – Regulations of executive branch agencies in Washington.

Wellhead Protection Area – The area surrounding a wellhead that is separated into different zones depending on how long it will take water on the surface to travel into the aquifer that the wellhead draws from. For example, a six-month wellhead protection area is an area where water will take six months to move through the ground and into the aquifer.

Wetland – Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soils conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, retention and/or 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 do include those artificial wetlands intentionally created from nonwetland sites as mitigation for the conversion of wetlands.

Zoning – The demarcation of an area by ordinance (text and map) into zones and the establishment of regulations to govern the uses within those zones and the location, bulk, height, shape, and coverage of structures within each zone.