

# CHAPTER THIRTEEN

## GLOSSARY

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### I. DEFINITIONS

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**Affordable Housing.** Housing that costs no more than 30 percent of a household's gross income, including the cost of utilities.

**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, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, or livestock, and that has long-term commercial significance for agricultural production.

**Air Navigation Surfaces.** Air navigation surfaces are the imaginary airspace surfaces defined in Federal Aviation Regulations (FARs), Part 77, Objectives Affecting Navigable Airspace. The imaginary airspace surfaces are defined to assist in the identification, elimination and prevention of obstructions to navigation within the vicinity of airports. The surfaces are defined according to the classification of runways present at the airfield. The surfaces are defined according to the classification of runways present at the airfield. Obstructions may consist of man-made structures and natural features, as well as smoke emissions, steam, glare, lighting or any other condition that would constitute a safety hazard to air navigation within the defined limits of the airspace surfaces, as described in the FAR.

**Airport Approach Areas.** The airport approach area is an imaginary surface longitudinally centered on the runway centerline, extending outward and upward from the end of the runway, and is based upon the type of approach available or planned for that runway end.

**Airport Traffic Pattern Area.** The airport traffic pattern area is the airspace in the immediate vicinity of the airport runways used by aircraft to transition to and from the landing and take-off phases of flight.

**Area Median Income.** The midpoint of a region's income distribution.

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**Aquifer.** An underground bed or stratum of earth, gravel, or porous stone that contains water in enough quantity to yield usable amounts of water to wells and springs.

**Aquifer Recharge Areas.** Those areas of Thurston County which have an aquifer under them and which allow water to enter the soil and geological materials in ways and in quantities that replenish natural ground water systems and aquifers.

**Aquifer Sensitive Area.** Lands over unprotected aquifers (see separate definition for unprotected aquifer).

**Airfields, small.** A small airfield is an aircraft landing and takeoff facility which is open for general public usage. The airfield may be privately or publicly owned. The definition of aircraft includes airplanes, and helicopters.

**Assessed Valuation.** The fair market value of both real (land and building), and personal property as determined by the Thurston County Assessor's Office for the purpose of setting property taxes.

**Bike Spot Improvement Program.** A program to prioritize needed improvements to increase the safety and efficiency of the County's bike lanes.

**Bonds/Bonding.** Bonding is the act of issuing debt to finance capital projects and other expenditures. Bonds used by the County are general obligation and revenue (both types are defined separately).

**Capital Facilities.** Those public facilities, including land, which are provided by public entities. Public facilities provided by Thurston County government include:

- ❖ buildings housing county government offices
- ❖ courts - district, superior and youth
- ❖ detention facilities - adult and youth
- ❖ drinking water systems (the county provides these on a limited basis only)
- ❖ parks and preserves (the county provides regional parks & preserves only)
- ❖ public health facilities
- ❖ recreational facilities (the county provides regional recreational facilities only)
- ❖ roads, bridges, bicycle and pedestrian ways
- ❖ sanitary sewer systems (provided by the county on a limited basis only)
- ❖ solid waste disposal facilities
- ❖ stormwater facilities

**Car/Vanpool.** A group of people who share the use and cost of a van or car for transportation to and from a destination on a regular basis.

**Commercial Marine Aquaculture Areas.** Those areas in the marine environment where water quality, quantity and other site characteristics exist for supporting shellfish, finfish, hatcheries, seaweed and other aquacultural products and in general, where commercial aquaculture operations are currently located.

**Commute Trip Reduction Law.** State law passed in 1991 as part of the Washington Clean Air Act. It calls for employers having 100 or more employees arrive at a site between 6:00 a.m. and 9:00 a.m. to reduce the number who drive alone to work 12 months a year. The law requires reduction in SOV (single occupancy vehicle) use by 15 percent by 1995, 25 percent by 1997, and 35 percent by 1999.

**Concurrency.** In growth management terms, capital facilities are to be finished and in place at the time or within a reasonable time period following the impact of the development generating the need for the facilities.

**Conservation Futures Tax.** A special county-wide property tax levy (assessed inside and outside cities), devoted to acquisition of parks and open space lands, and can also be used to purchase development rights for farm and agricultural land. The levy began in 1990. The tax rate is 6.25 cents per \$1,000 assessed valuation.

**Cooperative Housing.** Residents own limited equity in a corporation that owns the residential dwellings and land. Typically, the cooperative has the first right of refusal to buy back a unit from a seller in the cooperative.

**Councilmanic General Obligation Debt.** That amount of debt which may be obligated by the legislative body without voter approval. It is based on a percentage of the jurisdiction's assessed value as prescribed by state law.

**County-Wide Planning Policies (CWPP).** A written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are adopted pursuant to RCW 36.70A.210.

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**Critical Areas.** Includes the following areas and ecosystems:

- a. Aquifer Recharge Areas;
- b. Geologic Hazard Areas;
- c. Important ~~Habitats and Species~~ Fish and Wildlife Habitat Areas;
- d. Special Management Areas; and
- e. Floodplains, Streams and Wetlands.

**Debt Capacity.** The amount of money a jurisdiction can legally borrow. The limits are based on a percentage of the county's assessed value as prescribed by state law.

**Debt Limits.** The maximum amount of gross or net debt which is legally permitted. Debt is an obligation resulting from the borrowing of money or from the purchase of good and services.

**Debt Service.** Payment of interest and principal to holders of a government's debt instruments (e.g., bonds).

**Development.** The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

**Drainage Basin.** That area in which all of the surface runoff resulting from precipitation is concentrated into a particular stream. Often used interchangeably with "watershed".

**Dry Accretion Beaches.** Spits, points, and barrier berms formed by gradually being built by the movement of sand and gravel along the beach. They are rare on Puget Sound and there are only eight in Thurston County.

**Fair Share Housing.** Each jurisdiction in the County accommodating its proportionate share (or target) of the County's total need for low- and moderate-income housing through the year 2015. The targets have been weighed to reflect each jurisdiction's current inventory of low- and moderate-income housing.

**Flexitime.** Work start or stop time is flexible allowing employees to start early and leave early or start late and leave work late. This strategy can reduce the number of cars on the road at peak commute time.

**Floodplain.** The channel and relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by flood water.

**Floodplain, 100-Year.** Those lands which are subject to a one percent or greater chance of flooding in any year.

**Floodway.** Those portions of the floodplain adjoining and including the channel of a river or stream which discharges the flood water and flow of that river or stream. It is any place where the water is moving with velocity and a definite current, but does not include other portions of the floodplain where the water is just standing.

**Forest Land.** 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.

**Funds.** State law requires budgeting and tracking of revenues and expenditures in separate accounting units called "funds." The funds track all revenues, expenditures, assets, and liabilities associated with a specific function or group of functions. Thurston County's budget contains over 60 funds.

**General Fund.** The largest fund in Thurston County's budget. It includes nearly all the mandatory services provided by the county in its role as a subdivision of state government.

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

**Geologic Hazard Areas.** Those areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to siting commercial, residential, or industrial development consistent with public health or safety concerns.

**Geologically Sensitive Area.** An area officially designated by the County Commissioners acting as the Board of Health where surface or ground water is threatened by contamination. Special standards for septic systems may be applicable to these areas.

**Ground Water.** Water that occupies the free space in soil, sand, gravel or rock.

**Hazardous Materials.** Those materials which are a physical or health hazard. A physical hazard is a chemical for which there is scientifically valid evidence that it is a combustible liquid, a compressed gas, explosive, flammable, an organic peroxide, and oxidizer, pyrophoric, unstable (reactive) or water-reactive. A health hazard is a chemical for which there is statistically significant evidence based on at least one study conducted in accordance with established scientific principles that acute or chronic health effects may occur in exposed persons. The term "health hazards" includes chemicals which are carcinogens, toxic or highly toxic agents, reproductive toxins, irritants, corrosives, sensitizers, hepatotoxins, nephrotoxins, neurotoxins, agents which act on the hematopoietic system, and agents which damage the lungs, skin eyes, or mucous membranes.

**High Capacity Transportation Services.** Transportation services designed to carry large numbers of riders and faster than average speeds. Examples include express bus, passenger only ferries, and rail.

**High Occupancy Vehicle (HOV).** Vehicles that carry multiple occupants. HOV's include buses, vanpools, and carpools.

**Hydraulic.** The hydraulic function of a river or stream is its capacity to move water and suspended materials.

**Hydrologic/Hydrological.** Having to do with waters of the earth, their distribution on the surface and underground, and the cycle involving evaporation, precipitation, surface runoff, ground water storage, recharge, etc.

**Impact Fees.** A fee assessed on development activities to pay for the public facilities needed to serve that development. In Washington State, impact fees are authorized under the Growth Management Act, and are limited to roads, parks, schools and fire protection facilities outside fire districts.

**Important Greenspaces.** Those sites, corridors, ecological units or watersheds identified by Thurston County as useful for recreation, trails, water resource protection, or important habitats and species; and those lands which abut the county, have like characteristics and which have been so identified by an adjacent jurisdiction.

**Important Fish and Wildlife Habitat Areas-Habitats and Species.** Those state priority habitats and species and those local habitats and species recognized as such by the Thurston County Critical Areas Ordinance.

**Infill.** The development of new housing or other buildings on scattered vacant sites in a built up area.

**Instant Ridematch Services.** A computerized telephone ride match service that links carpoolers for one time rides or longer term ridesharing.

**Joint Land Use Study (JLUS).** A cooperative planning effort between Joint Base Lewis-McChord and surrounding jurisdictions, including Thurston County.

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**Joint Plans.** Detailed land use plans for urban growth areas outside cities and towns. They are jointly prepared and adopted by both the county and city or town to serve as the comprehensive plan for the urban growth area. The joint plans are discussed in more detail in Chapter I, Section III, and Chapter II, Section II.

**Land Based Aquaculture.** Raising of fish and other aquatic products in ponds, tanks or other facilities, usually relying on ground water.

**Land Capability.** A term used when referring to the capacity of land to support human activities at a given intensity. Such factors as slope stability, soil permeability, water supply, flood hazards, and availability of ground water are among the factors used to define land capability.

**Land Trusts for Housing.** The public or a trust maintains ownership of land upon which affordable housing is built. Home owners may sell the house but not the land. This keeps the housing affordable because the land is taken out of the speculative market. In some trusts, a participant's profit is limited to a certain percentage, the rest of which is plowed back into the program to help keep the land and housing costs down. This program facilitates first time home buyers with limited means. There are incentives to the prospective home owner, yet the land and housing costs are maintained within the range affordable to lower income households in the future.

**Landing Strip.** A landing strip is an aircraft landing and takeoff facility which is privately owned and for private use. The ownership and usage may be by individuals, corporations or local governmental agencies. The definition of aircraft includes airplanes, and helicopters.

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

**Law and Justice Fund.** Established in 1991 and reauthorized by the state legislature in 1993. The fund includes state revenues that are shared with local governments for law and justice purposes, as well as 1/10 of 1 percent sales tax approved by Thurston County voters on November 1990 for law and justice purposes.

**Lease-Purchase Housing Programs.** A housing financing program where down payments can be reduced or eliminated by leasing a house, with specified financial and maintenance performance requirements, and where equity is accrued through payments of fair market rent. All or part of the funds paid during the lease period would apply toward the down payment and closing costs. Units are produced and/or managed at below market rates. The differential is pooled for use as closing grants.

**Level of Service.** The term has to do with the capacity of a facility to meet the demands placed upon it for service. A Level of Service is an established minimum capacity of public facilities that must be provided per unit of demand or other appropriate measure of need. Typically, measures of levels of service are expressed as ratios of facility capacity to demand by actual or potential users, such as tons of solid waste per person, traffic volume capacity per mile of road, or acres of park per capita.

**Local Improvement Districts (LID).** A mechanism to pay for improvements (i.e., streets, sidewalks, utilities) that directly benefit the property owner.

**Long-Term Commercial Significance.** 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.

**Low Intensity Commercial Uses.** Businesses that, because of their unique low intensity nature, do not create a need for major road, sewer, or water system improvements, and do not create a demand for other businesses to locate near them. Examples of such businesses include: warehouse and storage facilities, small wholesale businesses and small shake and sawmill operations.

**Manufactured Housing.** The table below distinguishes between the various forms of manufactured housing and other types of single family housing with which it is often confused:

Housing Type	Definition	Construction Code	Illustration
MANUFACTURED HOUSING			
Mobile Home	<ul style="list-style-type: none"> <li>Built on permanent, internal chassis in one or more pieces and moved to dwelling site</li> <li>Built for use with or without a permanent foundation</li> <li>Towed to building site on its internal chassis</li> </ul>	Uncertain - Labor & Industries staff contacted so far doubt there were any govern. construction standards -	

Housing Type	Definition	Construction Code	Illustration
	<ul style="list-style-type: none"> <li>• Also known as Non-Insignia/Pre-HUD Home</li> <li>• Constructed prior to 1974 MHC&amp;SSA<sup>2</sup></li> <li>• Not bearing HUD insignia</li> </ul>	will continue to check	
Manufactured Home	<ul style="list-style-type: none"> <li>• Built on permanent, internal chassis in one or more pieces and moved to dwelling site</li> <li>• Built for use with or without a permanent foundation</li> <li>• Towed to building site on its internal chassis</li> <li>• Constructed after 1974 MHC&amp;SSA</li> </ul>	HUD	Same as mobile home
Designated Manufactured Home	<ul style="list-style-type: none"> <li>• Defined in State RCW 35.63.160</li> <li>• Constructed after June 15, 1976</li> <li>• At least 2 fully enclosed parallel sections, <b>each</b> at least 12' wide x 36' long</li> <li>• Not less than 3:12 roof pitch of composition, wood shake, coated metal, or similar roof material</li> <li>• Exterior siding similar in appearance to conventional site-built UBC houses</li> <li>• Also built on permanent, internal chassis and moved to dwelling site</li> </ul>	HUD	Same as mobile home
FACTORY-BUILT HOUSING			
Modular Home	<ul style="list-style-type: none"> <li>• No chassis</li> <li>• Must be mounted on permanent foundation prior to occupancy</li> </ul>	State UBC <sup>3</sup>	

Housing Type	Definition	Construction Code	Illustration
	<ul style="list-style-type: none"> <li>Entirely or substantially prefabricated or assembled in modules away from building site</li> <li>Modules are commonly transported to final building assembly site by separate vehicle (i.e., flat bed truck)</li> <li>Typically indistinguishable from site-built houses once installed</li> </ul>		
Panelized, Log, Prefab, or Kit Home	<ul style="list-style-type: none"> <li>No chassis</li> <li>Must be mounted on permanent foundation prior to occupancy</li> <li>Entirely or substantially prefabricated or assembled away from building site</li> <li>Sections commonly transported to final building assembly site by separate vehicle (i.e., flat bed truck)</li> <li>Typically indistinguishable from site-built houses once installed</li> </ul>	State UBC	
<b>SITE-BUILT HOUSING</b>			
Stick or Site-Built Home	<ul style="list-style-type: none"> <li>No chassis</li> <li>Assembled at the permanent dwelling site on a permanent foundation</li> <li>Materials brought to permanent building site in substantially unassembled form, typically raw materials</li> </ul>	State UBC	

<sup>1</sup>Source: Governor's Manufactured Housing Task Force Final Report, House Housing Committee and Senate Commerce and Labor Committee, December 1992; 1991-1992 Quick Facts, Manufactured Housing Institute; Title 35 RCW: Cities and Towns.

<sup>2</sup>Federal Manufactured Housing Construction and Safety Standards Act of 1974; Passed in 1974; Enacted in 1976. It was this law that changed the name of mobile homes to manufactured homes, even though the terms are often casually used interchangeably to this day.



<sup>3</sup>UBC = State of Washington Uniform Building Code.

**Mineral Resource Land.** Land with identified and classified mineral resources from which the extraction of minerals, including sand, gravel, clay, shale, topsoil, stone, or similar resources, can be anticipated.

**Mineral Extraction Industries.** Extractive operations for sand, gravel, clay, shale, coal, topsoil, stone, or similar operations, including borrow pits (excavations for removing material for filling operations).

**Mode.** The type of transportation available for use such as rail, bus, vanpool, single-occupant auto, or bicycle.

**Para Transit.** Transit service that includes:

- a. Custom Bus (providing service on or near regular urban bus routes when bus service is not available. Passengers are picked up anywhere in Intercity Transit's Olympia-Lacey-Tumwater service area and are taken to an operating bus route connection); and
- b. Dial-A-Lift (providing door-to-door van service for qualifying individuals who are unable to walk to the bus stop or who cannot physically use lift-equipped buses).

**Park and Ride Lots.** A designated parking lot used by carpools, vanpools, or transit nations to park their cars. Ideally park and rider would offer direct connections to car areas and might have a grocery store and other commercial business that could satisfy the day-to-day needs of park and ride users.

**Parking Management.** Actions taken to alter the supply, operation, and/or parking demand in an area. One of the most effective ways to encourage the use of alternatives to solo driving.

**Peak Periods.** The hours when traffic is greatest. Generally there is a morning peak and an afternoon peak period during the work week, although some areas have a high midday peak.

**Performance Standards.** A set of criteria or limits that indicate what kind of performance is to be achieved in a development project's design or operation, as opposed to specification standards that require specific dimensions or other measurements.

**Permeability.** Ability of a porous medium to transmit fluids under a hydraulic gradient (1). The property or capacity of a porous rock, sediment, or soil for transmitting a fluid; it is a measure of the relative ease of fluid flow under unequal pressure (2).

**P.M. Peak Period.** The hour-long time period in the afternoon when traffic volumes are highest, usually between 4:00 p.m. and 6:00 p.m.

**Private Utilities.** Utilities include, but are not limited to electrical lines, telecommunication lines and natural gas lines. In Thurston County all utilities, as defined by the Growth Management Act, are privately owned. Water and sewer, while commonly called utilities, are defined by the Growth Management Act as "public facilities".

**Public Transportation.** Any form of transportation that serves the general public and moves a number of people. It can include buses, vanpools, ridesharing carpool programs using private cars, and include both fixed and non-fixed route services.

**Public Transportation Benefit Area (PTBA).** The geographic area that receives transit service and agrees to pay a portion of sales tax to support it. Thurston County's PTBA includes the whole county.

**Real Estate Excise Tax.** Thurston County levies ½ percent on the value of all real estate sold in unincorporated areas. By law, the revenue from this tax must be used to fund capital improvements in the "capital facilities element" of the County's Comprehensive Plan. The only exception is for projects that were funded by the tax before the limitations were imposed (before 4/30/92).

**Residential Care Facility.** A licensed establishment operated with twenty-four (24) hour supervision for the purposes of serving those persons, who by reason of their special circumstances, require care while living as a single housekeeping unit. Residential care facilities for the purpose of this title, may include group homes, foster care homes, and congregate care facilities, but shall not include correctional facilities, nursing homes, Type III group care facilities (see zoning ordinance), or foster family homes.

**Revenue Bonds.** Bonds whose principal and interest are payable exclusively from rates and user fees that support government services such as sewer, water or solid waste utilities. In addition to a pledge of revenues, such bonds sometimes contain a mortgage on the utility's property.

**Right-of-Way (ROW).** A general term denoting land or an interest in land, usually in a strip, devoted to transportation purposes.

**Riparian.** Riparian land is land along a natural stream, river or marine shorelines. Riparian vegetation includes the trees and plant life associated with lands along streams, rivers and marine shorelines.

**Road Fund.** For major road construction and maintenance of county roads, rights of way, and bridges. Revenues to this fund include the "road fund property tax" (maximum \$2.25 per \$1,000 of assessed value in unincorporated areas), state and federal grants, and the county's share of the state gas tax.

**Rural Areas.** Areas characterized by farms, forestry and other natural resource activities, outdoor recreation and other open space uses, and sparse or low density development, located outside urban growth areas. Policies in the Land Use Chapter contain more detailed descriptions of these areas.

**Shorelines of the State.** These are the shorelines covered by the State Shorelines Management Act and the Shoreline Master Program for the Thurston Region. They cover lands adjacent to and wetlands associated with all marine waters, lakes over 20 acres in size, and streams and rivers with a mean annual flow of more than 20 cubic feet per second.

**Solar Access.** A property owner's right to have the sunlight shine on his land. This right is enforced through the zoning ordinance which establishes height and setback requirements. Sun shadow diagrams may need to be reviewed on new construction to determine if solar access will be impaired.

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

**Special Geologic Features.** Unique land forms created by geologic forces, such as mounded prairies, waterfalls and canyons.

**Special Management Areas.** Those geographic areas of Thurston County which contain a unique combination of physical features and require a special set of management techniques specifically

designed for that area, or where the uniqueness of the area demands an even greater degree of environmental protection.

**Special Needs Populations.** Populations who have particular difficulty securing housing due to unusual circumstances such as the mentally disabled, the physically handicapped, the infirm elderly, people with HIV/AIDS, the chemically dependent (drugs, alcohol), battered women, single parents, low-income households, etc.

**Special Shoreline Features.** These include dry accretion beaches (defined separately) and undeveloped bays and lagoons.

**Streams.** Those areas of Thurston County where surface waters flow sufficiently to produce a defined channel or bed. A defined channel or bed is an area which demonstrates clear evidence of the passage of water and includes, but is not limited to, bedrock channels, gravel beds, sand and silt beds and defined-channel swales. The channel or bed need not contain water year-round. This definition is not meant to include irrigations, ditches, canals, storm or surface water runoff devices or other entirely artificial water courses unless they are used by salmon or used to convey streams naturally occurring prior to construction.

**Subarea-Area Plans.** Detailed land use plans for Nisqually Valley and the Rochester-Grand Mound Growth Study Area. Sub-area plans are used to address the unique needs or features of distinct geographic areas of the county.

**Supplemental Security Income (SSI).** A program that pays benefits to disabled adults and children who have limited income resources.

**Telecommuting.** Employers work at home or at sites closer to their homes, communicating to their employer via phone, fax, or computer.

**Transportation Demand Management (TDM).** A method of reducing auto trips through the management and pricing of parking, and other incentive and disincentive programs. TDM programs encourage commuters to use options other than the single-occupant auto or to travel during the least congested part of the day. Flextime, telecommuting, and four day work weeks are TDM measure.

**Transportation Level of Services (LOS).** A qualitative measure describing operational conditions within a traffic stream in terms of speed and travel time, delay, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Level A denotes the best traffic conditions while Level F indicates the worst.

**Transportation System Management (TSM).** Techniques include improving roads, intersections and other facilities to make the transportation system operate more efficiently and carry more vehicles and people. Examples of Transportation System Management techniques include high occupancy vehicle (HOV) lanes on freeways, HOV lanes on arterials, transit only lanes near intersections for buses, park and ride lots, ~~priority and priority~~ signals for buses. Some TSM improvements are intended to give transit, carpools/vanpools a travel time advantage in the peak commuting hours.

**UA/TIB Grants:**

**Urban Arterial Grants.** A state grant program for funding urban arterial road and street projects to reduce congestion and improve safety, geometric, and structural concerns. Funding

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is 7.12 percent of the 17 cents a gallon of the state gas tax and 1/3 of the 17th cent of the state gas tax.

**Transportation Improvement Board Grants.** The purpose of the TIB is to administer funding for local governments for transportation projects. Revenues are from the state fuel tax, local matching funds, and private sector contributions.

**Unprotected Aquifer.** An aquifer that is susceptible to contamination by activity on the land surface in the immediate vicinity. Every aquifer has the potential for contamination, but the unprotected one is most susceptible due to a covering of highly porous soils.

**Urban Densities.** The overall, permitted densities of residential, commercial, and industrial development that is adequate to accommodate the provision of urban governmental services in a reasonably cost-efficient manner.

**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 non-urban areas. (RCW 36.70A.030)

**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.

**Urban Growth Areas.** Those areas designated by a county pursuant to RCW 36.70A.110. They include the land area sufficient to accommodate the urban growth projected to occur in the county over the succeeding twenty-year period. Land uses within urban growth areas are usually governed by joint plans.

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

**Voluntary Stewardship Program (VSP).** The VSP is an alternative approach for counties to protect critical areas on agricultural lands. Thurston County opted into the VSP in 2012 and received approval from the State on the VSP Work Plan in 2017.

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**Watershed.** The area drained by a given stream or river. Often used interchangeably with Drainage Basin. Watershed boundaries are ridges that divide one drainage basin from another.

**Wellhead Protection Area (WHPA).** The surface and subsurface area surrounding a water well or well field, supplying a public water system, through which contaminants are likely to move toward and reach such water well or well field.

**Wetlands.** Refer to Thurston County Critical Areas Ordinance (TCC Title 24) and Thurston County Agricultural Uses and Lands Critical Areas Ordinance (Chapter 17.15).





