

# Appendix A

## Acronyms and Definitions

## List of Acronyms

<b>ADT</b>	Average Daily Traffic
<b>ACI</b>	Area of City Impact
<b>BDS</b>	Idaho Bureau of Disaster Services (also Idaho Bureau Homeland Security)
<b>CFP</b>	Capital Facilities Plan
<b>CIP</b>	Capital Improvement Program
<b>DEQ</b>	Idaho Department of Environmental Quality (also IDEQ)
<b>DWR</b>	Idaho Department of Water Resources
<b>FEMA</b>	Federal Emergency Management Agency
<b>FERC</b>	Federal Energy Regulatory Commission
<b>HUD</b>	United States Department of Housing and Urban Development
<b>IAC</b>	Idaho Administrative Code
<b>IDEQ</b>	Idaho Department of Environmental Quality (also DEQ)
<b>IDL</b>	Idaho Department of Labor
<b>IDWR</b>	Idaho Department of Water Resources
<b>ITD</b>	Idaho Transportation Department
<b>LOS</b>	Level of Service
<b>PDR</b>	Purchase of Development Rights
<b>RTPO</b>	Regional Transportation Planning Organization
<b>TDR</b>	Transfer of Development Rights
<b>TIP</b>	Transportation Improvement Program
<b>USDA</b>	United States Department of Agriculture



# Definitions

## Accessory

As applied to a use, building or structure, means customarily subordinate or incidental to, and located on the same lot with a principal use, building, or structure.

## Adaptive Reuse

The conversion of outmoded buildings can provide the opportunity for new residential uses within a community. Buildings being converted are often large and vacant and were used for institutional or other non-residential activities. Adaptive reuse projects have traditionally been old school buildings, train stations, hospitals and other public buildings; inns and hotels and warehouses, factories and other industrial buildings. Hotels and schools have been converted to apartments, and industrial buildings have turned into live/work spaces.

## Aesthetic

The intangible quality of a place or thing that creates the sensory experience of the sublime.

## Affordable Housing

Housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs. In the case of ownership housing, the purchase costs of a housing unit is equal to or less than three times a household's annual gross income.

## Agriculture

The use of land for commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees or livestock.

## Agricultural Support Services

Any non-agricultural use which is directly related to agriculture and directly dependent upon agriculture for its existence. These support services generally exist off-site and within districts that are intended to facilitate the production, marketing and distribution of agricultural products. Agricultural support services are separate and distinct from Farm-based businesses (see Farm-Based Business).

## **Americans with Disabilities Act of 1990 (ADA)**

Ensures access for the disabled for publicly used facilities, employment, public transportation and public communication.

## **Annexation**

The process that a city undertakes to incorporate new territories into its existing boundaries.

## **Aquifers**

Any geologic formation that will yield water to a well or other withdrawal works in sufficient quantity for beneficial use.

## **Aquifer Recharge Areas**

Areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water.

## **Area of City Impact (ACI)**

The Local Planning Act requires that cities adopt a map identifying an area of city impact within the unincorporated area of the county. Within this planning area, the city either provides or may have the potential to provide urban services such as: Domestic Water Supply, Wastewater Collection Treatment, Police Service, Fire Prevention, etc.

## **Arterial roadways**

A class of roadway serving major movements of traffic not served by freeways. Arterial roadways are functionally classed depending on the degree to which they serve through traffic movements versus access to land.

## **Average Daily Traffic (ADT)**

This is the average amount of traffic (average number of vehicles) crossing one location of a roadway within a 24 hour period. Generally the ADT is a yearly average.

## **Best Management Practices (BMP)**

Practices or structures designed to reduce the quantities of pollutants - such as sediment, nitrogen, phosphorus, and animal wastes - that are washed by rain and snow melt from farms into nearby surface waters, such as lakes, creeks, streams, rivers, and estuaries. Agricultural BMPs can include fairly simple changes in practices such as fencing cows out of streams (to keep animal waste out of streams), planting grass in gullies where water flows off of a planted field (to reduce the amount of sediment that runoff water picks up as it flows to rivers and

lakes), reducing the amount of plowing in fields where row crops are planted (in order to reduce soil erosion and loss of nitrogen and phosphorus from fertilizers applied to the crop land). BMPs can also involve building structures, such as large animal waste storage tanks that allow farmers to choose when to spread manure on their fields as opposed to having to spread it based on the volume accumulated.

## **Buffer**

An area contiguous with a critical area, natural resource land, or urban growth area that is required for the integrity, maintenance, function, and stability of the area or land.

## **Capacity**

The maximum number of vehicles that can pass over a given section of a lane or roadway in one direction (or in both direction for a two- or three-lane facility) during a given time period under prevailing roadway and traffic conditions. It is the maximum rate of flow that has a reasonable expectation of occurring.

## **Capital cost**

Costs of transportation systems such as purchase of land, construction of roadways, and acquisition of vehicles. Distinguished from operating costs.

## **Capital facilities**

As a general definition, public structures, improvements, pieces of equipment or other major assets, including land, that have a useful life of at least 10 years. Capital facilities are provided by and for public purposes and services. For the purposes of the capital facilities element, capital facilities are surface water management, solid waste disposal, law and justice, general government, parks and recreation, airport, transportation, education, fire protection, sanitary sewer and public water supply systems.

## **Capital Improvement Program (CIP)**

A plan that matches the costs of capital improvements to anticipated revenue and a time line. CIPs are usually prepared for six or more years, updated annually, and coordinated with the comprehensive planning process.

## **Collector System**

In Rural Areas Principal Arterials, Minor Arterial Roads, Collector Roads, Local Roads. In Urbanized Areas Principal Arterials, Minor Arterial Streets, Collector Streets, and Local Streets. In Small Urban Areas Principal Arterials, Minor Arterial Streets, Collector Streets, and Local Streets.

## **Community Design**

An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

## **Compatible**

Capable of existing together without discord or in a state of mutual tolerance.

## **Comprehensive Land Use Plan, Comprehensive Plan, or Plan**

The policies and proposals approved and recommended by the planning agency as a source of reference to aid in developing, correlating and coordinating official regulations and controls, and as a means for promoting the general welfare. Such plan shall consist of the required elements set forth in Idaho Code.

## **Comprehensive Plan Amendment**

An amendment or change to the text or maps of the Comprehensive Plan.

## **Connectivity**

The sharing of a common link, such as a trail connecting two neighborhoods

## **Contiguous development**

Development of areas immediately adjacent to one another.

## **Conservation Easement**

Is a legal agreement between a private landowner and a municipal agency or a qualified, not-for-profit corporation to restrict the development, management, or use of the land.

## **Context**

All the factors which systematically determine the form, meaning, and/or appropriateness of a definable object within its locale as a whole.

## **Context Areas**

Articulates overall patterns of urban form and density and the related infrastructure. Specific uses are defined in zoning.

## Cooperative Home Ownership

An enterprise or organization owned by and operated for the benefit of those using its services. The basic six principles providing the framework for cooperative housing are open and voluntary membership, democratic control, limited rate of return on investment, return of surplus to members, cooperation among cooperatives and constant education. Housing cooperatives offer low-income families the opportunity to own a share of stock in a housing corporation that gives its members many advantages over rental housing.

## Critical Areas

Areas of environmental sensitivity, which 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*
- e) *Geologically hazardous areas*

## Density

The ratio between the number of families, individuals, housing units, or residential dwelling units per land surface area (usually expressed as square miles or acreage).

## Density Bonuses

Where a proposed development is designed and constructed at a level of quality in excess of the minimum, additional development rights may be allowed in locations where added density can be accomplished while still providing appropriate protection to neighboring properties and the general public.

## Design standards

Standards used to govern how portions of the built environment may look and/or function

## Development

Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations. Any action requiring a land use permit or approval regulated by Titles 14 and 15, SCC, including, but not limited to, subdivisions, binding site plans, site specific rezones, unclassified special use permits, variances, building permits, shoreline permits, or flood area development permits.

## Development Regulation(s)

The controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, critical area ordinances, shoreline master programs, official controls, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto. A development regulation does not include a decision to approve a project permit application, 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 county or city.

## Development Rights Transfer of (TDR)

The transfer of the right to develop or build, expressed in dwelling units per acre, either on land within one zoning district under contiguous ownership, or from land in one zoning district to land in another district where such density/development is permitted.

## Diversity

A broad range within a definable category.

## Economic Development

Sustained increase in the fiscal standard of living of a population, normally accomplished by increasing the supply of physical and human capital and improving technology.

## Ecological Functions

Those uses of land that are part of a larger related natural system. These functions include, but are not limited to, storm water detention; floodway/floodplain; drainway; sediment collection area; aquifer recharge area; fish and wildlife habitat conservation area; wind break; noise, sight, or dust barrier; shade; erosion control; waste disposal; and, maintenance of slope stability.

## Essential Services

Activities that include the maintenance and operation of public utilities associated with electric, gas, telephone, sewer, and water lines.

## Extremely Low Income

Income below 30% of median income.

## Flood plain

All land adjacent to a watercourse over which water flows in times of a flood. The flood plain is subject to a 1% chance of flooding in any given year as designated in an “area of special flood hazard” by the Federal Insurance Administration.

## Floor Area Ratio (FAR)

A method of calculating the amount of allowable floor area. An assigned FAR multiplied by the parcel size equals the amount of allowable floor space that can be developed on a site.

## Form Based Planning

A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use, through city or county regulations. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in Form-based codes, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. This is in contrast to conventional zoning’s focus on the micromanagement and segregation of land uses.

## Frequently Flooded Areas

Lands in the floodplain subject to a one- percent or greater chance of flooding in any given year. These areas include, but are not limited to, streams, rivers, lakes, coastal areas, wetlands, and the like.

## Functional Classification

Functional Classification is the grouping of highways, roads, and streets that serve similar functions into distinct systems or classes. Functional Classification defines the primary role a road or street serves within the total existing or future highway network (see Collector System above).

## Geologically Hazardous Areas

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

## Goal

A goal is a direction setter. It is an ideal future end, condition, or state related to the public health, safety, or general welfare toward which planning and implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent, or suggestive of specific actions for its achievement.

## Gross Density

Gross density means the total number of dwelling units divided by the total land area of the site or area, excluding nothing.

## Growth management

A wide range of techniques used in combination to determine the amount, type, and rate of growth and to direct it to designated and appropriate areas.

## Hazardous Areas

An area in which a danger is present, or likely to be present, in quantities that require special precautions for construction.

## Housing Forms

A range of residential styles such as: single-family, condominium, multifamily, or town home.

## Impacts

Consequences (both good and bad) of an action or decision that occur beyond the site under consideration.

## Impact Fees

Standard fees for development impacts on governmental facilities. Impact fees are often levied per housing unit and usually include transportation impacts.

## Implementation Measure

Regulatory and non-regulatory measures used to carry out the plan.

## Infrastructure

Facilities and services needed to sustain the functioning of an urban area.

## Incompatible Uses

Uses of land that is not harmonious.

## **Infill**

The process of developing vacant or redeveloping under-used parcels within existing urban areas.

## **Intensity**

The measurement of all use in a defined area.

## **Land Bank**

Land is acquired independently of a specific development project, for the expressed purpose of providing affordable housing at a future time.

## **Land Conservation**

The placement of dwellings and accessory buildings in a pattern of development which reduces impervious surface area, lowers costs of development and maintenance and retains larger expanses of property available for agriculture, forestry, or continuity of ecological functions characteristic of the property to development.

## **Land Use**

The specific purpose for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained.

## **Level of Service**

Means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need.

## **Local road**

A class of roadway with the primary function of providing access to abutting properties. Traffic control is usually limited with slow speeds and numerous driveways. This roadway class typically carries low traffic loads and is usually 1 to 2 lanes. They can be paved or gravel and don't often extend over much distance.

## 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 uses of the land.

## Lot Line

The legal perimeter of a parcel of property, often shown on a record of survey, final plat and/or legal description of property.

## Low-Income

Households whose income is between 51% and 80% of the median income for the area, as determined by the Department of Housing and Urban Development (HUD).

## Manufactured Housing

A manufactured building or major portion of a building designed for long-term residential use. It is designed and constructed for transportation to a site for installation and occupancy when connected to required utilities.

## Mass transit

The general term used to identify bus, rail, or other types of transportation that move large numbers of people at one time.

## Middle Income

Between 96% and 120% of median income.

## Minerals

Clay, coal, gravel, industrial mineral, valuable metallic substances, sand, stone, and other similar solid materials or substances to be excavated from natural deposits on or in the earth for commercial, industrial, or construction use.

## Mixed-Use

Mixed-use buildings, typically with residential units above or beside a story or two of commercial spaces. This category provides for a mixture of uses where no single use predominates. The mixed-use district allows for a mixture of residential housing types and densities; commercial, office, and institutional uses, parks and recreation uses; and public uses.

## **Moderate Income**

Between 81% and 95% of median income.

## **Multi-modal**

Two or more modes or methods of transportation with an emphasis on non-motorized transportation.

## **Mutual Housing Associations**

Members share ownership of an association that owns housing cooperatives. Residents participate in the development, operation, and management of the property. (They do not build up equity in their housing but have the right to residency as stipulated by an occupancy agreement).

## **Neighborhood Center**

A small-scale concentration of mixed uses, generally located at the crossing of arterial streets, consisting of less than 80,000 total square feet of retail and office space, and intended to serve the daily needs of the immediately surrounding neighborhoods.

## **Net Density**

The total number of dwelling units divided by the net area of the lot or site. The net area excludes roads, public open spaces, community facilities, and critical areas (environmentally sensitive areas).

## **Non-Motorized Transportation**

Bicycle, pedestrian and equestrian transportation modes.

## **Non-profit Community Based Housing Development**

A community development corporation develops, and may continue to own or manage housing that has been tailored to community needs and resources.

## **Objective**

An objective is a specific end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable time-specific. An objective may only pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

## One Hundred (100) Year Floodplain

Land within a community subject to a one (1) percent or greater chance of flooding in any given year.

## Open Space

Any land area, the preservation of which in its present use would conserve and enhance natural or scenic resources; or, protect streams or water supplies; or, promote conservation of soils, wetlands, beaches or tidal marshes; or, enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations; or, sanctuaries or other open space; or, enhance recreation opportunities; or, preserve historic sites.

## Operating costs

Those recurring costs in a transportation system, such as salaries and wages, maintenance, energy, taxes, insurance, and supplies. Distinguished from capital cost.

## Ordinance

A municipal statute or legislative action adopted by a local government that has the force of law.

## Overlay Zone or District

Overlay Zone/District means a zone that imposes additional requirements, limitations, or restrictions beyond those of the underlying zone.

## Pedestrian Access

The ability to access a site (possibly through private land via an easement) by foot and may also include the opportunity of using a bicycle and/or public transport.

## Pedestrian and Bicycle Orientation

Neighborhoods and areas of the city (e.g., downtown) that are designed for the safe movement of pedestrians and bicyclists via sidewalks, bike paths, etc.

## Pedestrian Friendly Development

Development designs that encourage walking by providing site amenities for pedestrians. Pedestrian friendly environments reduce auto dependence and may encourage the use of public transportation.

## Planning Commission

A group of citizens appointed by the City Council to research, survey, analyze, and make recommendations on current and long range development policies, resource management , implementing ordinances and land use decisions such as subdivision plats and zoning requests.

## Planning Period

Refers to the amount of time the comprehensive plan is intended to perform. This plan is designed for a 20-year life with reviews every 5-to-7 years.

## Policy

A policy is a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body. A policy is based on a comprehensive plan's goals and objectives as well as the analysis of data. A policy is effectuated by implementation measures (such as zoning, land division, and environmental ordinances).

## Potable Water

Suitable for human consumption as drinking water.

## Preserve

To save from change or loss and reserve for a special purpose.

## Proscriptive ordinance

A written law specifying prohibited actions.

## Protect

In legal terms, preservation is the action required to provide the conditions for a monument, site, or historic area to survive. The term is also related to the physical protection of historic sites to ensure their security against theft or vandalism, as well as environmental attack and visual intrusions. Buffer zones also provide protection to historic areas. Legal protection, which is based on legislation and planning norms, aims to guarantee defense against any harmful treatment, provide guidelines for proper action, and institute corresponding punitive sanctions.

## **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.

## **Public Services**

Include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

## **Public transportation**

A wide variety of passenger transportation services available to the public including buses, ferries, rideshare, and rail transit.

## **Regional Transportation Planning Organization**

An organization of cities and one or more Counties (with representation from ports, tribes and the state) whose goal is to coordinate transportation decisions among those jurisdictions.

## **Revitalization**

A process of economic, social, and cultural redevelopment of a civic area or neighborhood.

## **Right of Way (ROW)**

The right of way is the right to pass over the property of another. It usually refers to the land required for the traffic lanes plus shoulders on both sides of roads, railroads, bikeways, and trails.

## **Roadway**

An open, generally public way for the passage of vehicles, persons, and animals. Limits include the outside edge of sidewalks, curbs and gutters, or side ditches.

## **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.

## Scenic Resources

Includes, among other things, the historical pattern of land use (including logging and farming activities).

## Sedimentation

The process by which suspended particles in water settle to the bottom of a lake or river bed.

## Sensitive Development

A use capable of being continued with minimal long-term effects on infrastructure and environment.

## Self-Help Housing

Self-help, or sweat equity, housing enables potential homeowners to build up credit for a down payment on a home by contributing their labor to the construction or renovation. It can be a means for the low-income household to enter the housing market.

## Shared Housing

Occurs when people reside together for social contact, mutual support and assistance, and/or to reduce housing expenses. This may range from two elderly persons sharing a small home to several disabled adults sharing a large single family home. A single mother with an extra bedroom may share her home with an elderly person who helps with childcare and/or living expenses. The degree of assistance can vary from none (other than from other members of the household) to live-in, full-time help. This matching can be accomplished through placing a newspaper advertisement or perhaps through a non-profit agency that prescreens applicants and matches needs and wants of participants.

## Soil Erosion

The wearing away of the soil by the elements

## Sole Source Aquifer

Sole Source Aquifer is an EPA definition. It defines those areas where more than 50 percent of the drinking water is obtained from the groundwater.

## Species of Local Importance

Those species that may not be endangered, threatened or sensitive from a statewide perspective, but are of local concern due to their population status, sensitivity to habitat manipulation, or other educational, cultural or historic attributes.

## Sprawl

The unplanned, uncontrolled spreading of urban development into areas adjoining the edge of a city.

## Streetscape

The view along a street from the perspective of a driver or pedestrian, especially of the natural and man-made elements in or near the street right of way, including street trees, lawns, landscape buffers, signs, street lights, above-ground utilities, drainage structures, sidewalks, and street furniture.

## Structured Parking

A multi-story structure or part thereof which is specifically designed for vehicle parking.

## Suburban

Blending or characterized by the blending of the urban and the rural. A land use development pattern that is dispersed as opposed to decentralized.

## Supportive Housing

Housing for groups or individuals that need assistance to be able to maintain independent living.

## Sustainability

A continuing process of social and economic development which meets the needs of the present generation without compromising the needs and aspirations of future generations.

## Traditional Neighborhood Development TND

Neighborhoods set on a traditional street grid with small Accessory Dwelling Units, an urban forest, active alleys, on-street and alley parking, walkable streets and a variety of housing types intermixed on the same street.

## Traffic Calming

A set of strategies used by urban planners and traffic engineers that aim to slow down traffic and improve safety for pedestrians and bicyclists. Typical of: curb extensions, center islands, speed bumps, street tree canopies, strategically placed valley pans, and roundabouts

## Transit

A general term applied to passenger rail and bus service available for the use by the public and generally operated on fixed routes with fixed schedules.

## Transitional Housing

Per the definition of Transitional Housing from the Federal McKinney Act, transitional housing is made available for up to 24 months to people who are homeless or are leaving emergency shelters.

## Transportation Demand Management (TDM)

Methods or strategies aimed at changing travel behavior by reducing the demand for single occupancy vehicle travel rather than by expanding transportation facilities to meet travel demand. The strategies can include such things as expanding transit or ride-sharing options, changing parking policies, promoting work hour changes, and providing for telecommuting.

## Transportation Improvement Program (TIP)

A plan or schedule showing specific expenditures for transportation capital projects over a specific time period, often for six years.

## Transportation Facilities

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

## Transportation Level of Service Standards

A measure that describes the operational condition of the travel stream and acceptable adequacy requirements. Such standards may be expressed in terms such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, geographic accessibility, and safety.

## Urban Forest

Includes tree-lined roadways, open green spaces, undeveloped forests, and parks, along with other public and private spaces within an urban area.

## Urban Density

Density equal to or higher than four dwelling units per one acre.

## Urban Governmental Services

Include 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.

## Urban Growth

Refers to growth (commercial, industrial, and residential) 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.

## Urban Sprawl

Urban sprawl manifests it self in one or more of the following patterns (a) Leapfrog development which bypasses vacant parcels located closer to the urban area that are suitable for development and instead locates away from existing urban areas; (b) strip development which allows commercial, retail, and multi-family residential developments to locate in a linear pattern along both sides of a major arterial; and (c) large expanses of low density, single-family dwelling development.

## Utilities or Public Utilities

Enterprises or 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, and telecommunications services.

## Very Low Income

Between 31% and 50% of median income.

## Viewshed

The landscape or area that can be seen directly from a defined viewpoint or along a transportation corridor.

## 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.

## Wetland or Wetlands

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, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. 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. Wetlands may include those artificial wetlands intentionally created from non-wetland areas created to mitigate conversion of wetlands.

## Wildfire Mitigation

The implementation of various measures designed to reduce the risk of destruction by wildfires.

## Zone and Zoning District

A legislatively defined and enacted policy, including standards, a detailed map and other criteria, all of which control and define areas of physical development of the county or any part thereof or any detail thereof and which are classified by the zoning ordinance as available for certain uses and unavailable for certain other uses.

## 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 (commercial, industrial, residential) and the location, bulk, height, shape and coverage of structures within each zone.

