

# IMPORTANT TERMS TO REMEMBER



\* Denotes that definition is from Shoreline Development Code. Otherwise, source is listed in parentheses at the end of definition.

**COMPREHENSIVE PLAN**—The Growth Management Act (GMA) requires certain cities and counties of Washington State to adopt comprehensive land use plans. A comprehensive plan is a generalized, coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to the GMA. A comprehensive plan consists of a map or maps, and descriptive text covering objectives, principles, and standards. Each comprehensive plan includes goals and policies for land use, housing, capital facilities, utilities, transportation, and the natural environment. Optional components include elements relating to economic development, community design, conservation, solar energy, recreation, and subarea plans. (*Shoreline Comprehensive Plan*)

**ZONING\***—The delineation of districts and establishment of regulations governing the use, placement, spacing, and size of land and buildings.

**ZONING MAP\***—The map or maps that are part of the Code and delineate boundaries of zone districts.

**SEPA (STATE ENVIRONMENTAL POLICY ACT)**—The State Environmental Policy Act (SEPA) provides a way to identify possible environmental impacts that may result from governmental decisions. These decisions may be related to issuing permits for private projects, constructing public facilities, or adopting regulations, policies, or plans. Information provided during the SEPA review process helps agency decision-makers, applicants, and the public understand how a proposal will affect the environment. This information can be used to change a proposal to reduce likely impacts, or to condition or deny a proposal when adverse environmental impacts are identified. (*SEPA Website*)

**FLOOR AREA RATIO (FAR)\***—The gross floor area of all buildings and structures on a lot divided by the total area.

**AMENITY ZONE**—Area adjacent to the street curb where a variety of elements may be located, such as street trees, landscaping, furnishings (benches, trash receptacles, etc.), utility poles, light poles, signs, and other features. This area can vary in width but generally should be a minimum of 4 feet wide.

**INCENTIVES (ECONOMIC DEVELOPMENT)**—Components of economic development policy that seek to encourage growth in traditionally impoverished or underdeveloped areas. Incentives come in the various policy forms, but traditionally focus on tax incentives and infrastructure improvements. Development Incentives come from various levels of government on the local, state and national level. (*Wikipedia*)

**SCOPING**—Scoping is the first step in the Environmental Impact Statement (EIS) process. The purpose of scoping is to narrow the focus of the EIS to significant environmental issues, to eliminate insignificant impacts from detailed study, and to identify alternatives to be analyzed in the EIS. Scoping also provides notice to the public and other agencies that an EIS is being prepared, and initiates their involvement in the process. (*SEPA handbook*)

**EIS (INCLUDING DEIS AND FEIS)**—An environmental impact statement (EIS) is prepared when the lead agency has determined a proposal is likely to result in significant adverse environmental impacts. The EIS process is a tool for identifying and analyzing probable adverse environmental impacts, reasonable alternatives, and possible mitigation. (SEPA Handbook) First a Draft EIS (DEIS) is prepared and presented for public and agency comment, then a Final EIS (FEIS) is prepared and issued that responds to comments and documents the decision for the proposed action.



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**SUBAREA PLANNING**—Subarea plans provide detailed land use plans for local geographic areas. This level of planning brings the policy direction of the comprehensive plan to a smaller geographic area. These plans are meant to implement the comprehensive plan, and be consistent with City policies, development regulations, and Land Use Map. *(Shoreline Comprehensive Plan)*

**PLANNED ACTION**—A development project whose impacts have been addressed by an Environmental Impact Statement (EIS) associated with a plan for a specific geographic area before individual projects are proposed. A planned action involves detailed SEPA review and preparation of EIS documents in conjunction with sub-area plans. *(MRSC, Municipal Research Services Center of Washington website)*

**LOCAL IMPROVEMENT DISTRICT (LID)**—The Local Improvement Districts are a means of assisting benefitting properties in financing needed capital improvements through the formation of special assessment districts. LIDS permit improvements to be financed and paid for over a period of time through assessments on the benefitting properties. *(MRSC Website)*

**LOW IMPACT DEVELOPMENT (ALSO CALLED LID)\***—Low impact development means stormwater management and land development strategy applied at the parcel and subdivision scale that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic predevelopment hydrologic functions. (May also be called green stormwater infrastructure and low impact site development.)

**RAIN GARDEN**—A planted depression or a hole that allows rainwater runoff from impervious urban areas, like roofs, driveways, walkways, parking lots, and compacted lawn areas the opportunity to be absorbed. This reduces rain runoff by allowing stormwater to soak into the ground (as opposed to flowing into storm drains and surface waters which causes erosion, water pollution, flooding, and diminished groundwater). They can be designed for specific soils and climates. The purpose of a rain garden is to improve water quality in nearby bodies of water. Rain gardens can cut down on the amount of pollution reaching creeks and streams by up to 30%. *(Wikipedia)*

**CARBON EMISSIONS**—A greenhouse gas emitted into the atmosphere produced by vehicles and industrial processes. *(Web Dictionary)*

**CAPITAL IMPROVEMENT PROJECT (CIP)**—A short-range plan, usually four to ten years, which identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing the plan. Essentially, the plan provides a link between a municipality, school district, parks and recreation department and/or other local government entity and a comprehensive and strategic plans and the entity's annual budget. *(Wikipedia)*

**MARKET FORCES/FACTORS**—The economic factors affecting the price, demand, and availability of a commodity. *(Web Dictionary)*

**PARCEL AGGREGATION (LAND AGGLOMERATION)**—Several parcels of land grouped together or considered as a whole. *(Adapted from Web Dictionary)*