Appendix A

Acronyms, Abbreviations and Definitions
## List of Acronyms & Abbreviations

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<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tbody>
<tr>
<td>ADD</td>
<td>Average Daily Demand (water/wastewater)</td>
</tr>
<tr>
<td>DOE</td>
<td>Washington State Department of Ecology</td>
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<tr>
<td>ADT</td>
<td>Average Daily Traffic</td>
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<tr>
<td>WSDOT</td>
<td>Washington State Department of Transportation</td>
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<tr>
<td>BMP</td>
<td>Best Management Practices (water/wastewater)</td>
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<tr>
<td>BOD5</td>
<td>Five-day Biochemical Oxygen Demand (water/wastewater)</td>
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<tr>
<td>CBD</td>
<td>Central Business District</td>
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<tr>
<td>CFP</td>
<td>Capital Facilities Plan</td>
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<tr>
<td>CIP</td>
<td>Capital Improvement Program</td>
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<tr>
<td>CWMP</td>
<td>Comprehensive Wastewater Management Plan</td>
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<tr>
<td>DAHP</td>
<td>Washington State Department of Archaeology and Historic Preservation</td>
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<tr>
<td>DF</td>
<td>Direct Filtration (water/wastewater)</td>
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<tr>
<td>DNR</td>
<td>Washington State Department of Natural Resources</td>
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<tr>
<td>DOC</td>
<td>Washington State Department of Commerce</td>
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<tr>
<td>DSHS</td>
<td>Washington State Department of Human and Health Services</td>
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<td>EMS</td>
<td>Emergency Medical Services</td>
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<tr>
<td>EPA</td>
<td>Environmental Protection Agency (Federal)</td>
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<td>FEMA</td>
<td>Federal Emergency Management Agency</td>
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<td>FERC</td>
<td>Federal Energy Regulatory Commission</td>
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<tr>
<td>GIA</td>
<td>Grassed Infiltration Area (water/wastewater)</td>
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<tr>
<td>GMHB</td>
<td>Washington State Growth Management Hearings Board</td>
</tr>
<tr>
<td>GPCD</td>
<td>Gallons Per Capita per Day (water/wastewater)</td>
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<tr>
<td>HUD</td>
<td>United States Department of Housing and Urban Development</td>
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<td>IBC</td>
<td>International Building Code</td>
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<tr>
<td>I/I</td>
<td>Infiltration and Inflow (water/wastewater)</td>
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<td>LID</td>
<td>Low Impact Development</td>
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<tr>
<td>LOS</td>
<td>Level of Service</td>
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<tr>
<td>MDD</td>
<td>Maximum Day Demand (water/wastewater)</td>
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<tr>
<td>Acronym</td>
<td>Definition</td>
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<tr>
<td>MG</td>
<td>Millions of Gallons (water/wastewater)</td>
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<td>MGD</td>
<td>Millions of Gallons per Day (water/wastewater)</td>
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<tr>
<td>MMD</td>
<td>Maximum Month Demand (water/wastewater)</td>
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<tr>
<td>MPO</td>
<td>Municipal Planning Organization (see SRTC)</td>
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<tr>
<td>PDR</td>
<td>Purchase of Development Rights</td>
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<tr>
<td>PHD</td>
<td>Peak Hour Demand (water/wastewater)</td>
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<tr>
<td>QLP</td>
<td>Qualified Local Program (water/wastewater)</td>
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<tr>
<td>RAS</td>
<td>Return Activated Sludge (water/wastewater)</td>
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<tr>
<td>ROW</td>
<td>Public right-of-way (transportation)</td>
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<td>RPO</td>
<td>Rural Planning Organization</td>
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<td>SRCAA</td>
<td>Spokane Regional Clean Air Agency</td>
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<td>SRTC</td>
<td>Spokane Regional Transportation Commission</td>
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<td>SSES</td>
<td>Sanitary Sewer System Evaluation Study (water/wastewater)</td>
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<td>SWPPP</td>
<td>Stormwater Pollution Prevention Plan (water/wastewater)</td>
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<tr>
<td>TDR</td>
<td>Transfer of Development Rights</td>
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<tr>
<td>TIP</td>
<td>Transportation Improvement Program</td>
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<tr>
<td>TMDL</td>
<td>Total Maximum Daily Load (water/wastewater)</td>
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<td>TND</td>
<td>Traditional Neighborhood Development</td>
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<tr>
<td>TSS</td>
<td>Total Suspended Solids (water/wastewater)</td>
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<tr>
<td>UA</td>
<td>Urbanized Area (US Census tracking)</td>
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<td>UGA</td>
<td>Urban Growth Area</td>
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<tr>
<td>WDFW</td>
<td>Washington State Department of Fish and Wildlife</td>
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<td>WEDC</td>
<td>Washington State Economic Development Commission</td>
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<td>WTP</td>
<td>Water Treatment Plant</td>
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<tr>
<td>WWTP</td>
<td>Waste Water Treatment Plant</td>
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Term Definitions

Activity Centers
Those places in the community that feature a collection of public spaces, commercial land uses and public institutions serving neighborhoods, the community or the region.

Adaptive Reuse
The conversion of outmoded buildings for use or uses unrelated to the original building use. Adaptive reuse projects have traditionally converted old school buildings, train stations, hospitals and other public buildings, inns, hotels and warehouses, factories or other industrial buildings into residential or mixed-use projects.

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.

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.

Aquifer
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.

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. ADT and other traffic
level measurements differ from the VMT in that they measure traffic crossing at one point while VMT measures the total miles driven along a certain stretch of roadway within a given period of time. The confusion between these two terms stems from the fact that a specific ADT (a point location measure) is often assigned to a whole stretch of a roadway.

Big Box
Large, warehouse-style retail stores.

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.

Building Vernacular
Those specific components and architectural treatments that define a style and establish a structure’s link to a particular place or region, such as chimney design, eave treatments, window surrounds, exterior materials or building placement on the site.

Business Sectors
In economic development terms, a grouping of businesses and facilities that serve an individual industry, such as medicine or defense, benefiting economies of scale and enhanced access to resources or markets.

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, collector system streets include Principal Arterials, Minor Arterial Roads, Collector Roads and Local Roads. In Urbanized Areas, collector system streets include Principal Arterials, Minor Arterial Streets, Collector Streets and Local Streets. In Small Urban Areas, collector system streets include Principal Arterials, Minor Arterial Streets, Collector Streets and Local Streets.

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

Comprehensive Plan
An official public document adopted by a local government as a policy guide to decisions about the physical development of the community. It indicates in a general manner how the community and its government leaders want the city to develop in the next 10 to 20 years.

Concurrency
The concept of timing the provision of public services - particularly road and utilities infrastructure - to meet changes in demand for those services, especially as population grows and public demand increases.

Connectivity
The sharing of common infrastructure links, such as streets or trails connecting two neighborhoods.

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.

Contiguous Development
Development of areas immediately adjacent to one another.

Countywide Planning Policies
As directed by RCW 36.70A.210, Countywide Planning Policies are written policy statements adopted by Counties in Washington State and used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted. By code, they are required to ensure consistency between city and county comprehensive plans.

Demographic
Social, economic, racial and age characteristics of an area’s population, helpful in describing in general terms a community’s composition.
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).

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

Development
Any man-made 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.

Development Regulation(s)
The controls placed on development or land use activities by a county or city.

Diversity
A broad range within a definable category.

Downtown
For the purposes of this plan, downtown includes that area characterized as the city’s center, including the historic triangular city block portion oriented parallel to SR 904 between the railway lines and 4th Street.

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.

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.

Encourage
Policy direction including consideration of a range of strategies, such as incentives or regulations, to achieve a desired outcome or purpose.

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.

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).

Gateway Corridors
Major entries into the city, including Highway 904 beginning at Betz Road from the north; Highway 904 beginning at Presley Drive from the south; Cheney-Spokane Road and Cheney-Spangle Road within city limits.

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
Broad statements indicating a general aim or purpose to be achieved. 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.

Green Building Design
The philosophy, approach and application of energy and environmental conservation in the design and construction of buildings, often associated with specific criteria for determining compliance, such as Leadership in Energy and Environmental Design (LEED) certification.
Greenway
A trail facility dedicated exclusively to pedestrian, bicycle and/or equestrian use, usually following alignments other than parallel to roadways and designed to help promote non-automotive travel in a natural or near-natural setting.

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 types 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.

Impervious Surfaces
Those paving, roofing or other impermeable surfaces that impede the flow of rainwater or storm runoff into the ground.

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

Incompatible Uses
Uses of land that is not harmonious.

Indigenous (Landscaping) Materials
Plants and landscaping materials generally recognized as being native to an area.

Infill
The process of developing vacant or redeveloping under-used parcels within existing urban areas.
Infill Housing
The construction of new residential units on land within existing neighborhoods, making available new housing without expanding into vacant land on the community’s periphery.

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

Intensity
The measurement of all use in a defined area.

Interconnectivity
The concept of enhancing linkages within and between neighborhoods, promoting and facilitating walking, bicycling and reduced automotive congestion by accommodating and dispersing traffic flow.

Land Bank
The practice of acquiring land independently of a specific development project for the express 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.

Landscaping Buffers
The separation of land uses from other land uses or sensitive environmental areas by a strip of unoccupied land, reducing potential conflicts and negative impacts by putting distance and screening between the two.

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.

Living Wage
Earned income sufficient to allow one individual wage earner per household to support that household.
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 one to two 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).

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. A 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. The means by which people move from place to place including, but not limited to automobiles, water vessels, trains, planes, bicycles, skateboards, and by foot.

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.

Open Space
Land in a predominantly natural state or altered for natural resource based uses (e.g., farming), and may include, but is not limited to: riparian areas, agricultural lands, watersheds, forests, floodplains, and habitat areas.

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
A designated area applying additional special regulatory requirements or standards to address unique circumstances, such as on land near airports, in environmentally sensitive areas or in historic districts.

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.
Pedestrian Infrastructure
Those elements that support those traveling on foot or by bicycle, often including sidewalks, benches, trash receptacles, awnings, bike racks, enhanced roadway crossings, public squares and plazas, and small-scale signs.

Plan Amendment
An amendment or change to the text or maps of a comprehensive plan.

Planning Area
Lands contained both within city limits and within the city’s Urban Growth Area (UGA) as established by Planning Commission and approved by the Cheney City Council in the Code of Ordinances.

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 five-to-seven years.

Policy
Guidelines establishing a definite course to guide present and future decisions. 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 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.

Program
A set of specific actions envisioned or undertaken to implement plan policy. Programs may include the development of more detailed and localized plans, policy, formal agreements, regulations or strategies deemed necessary to achieve community objectives.

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
Infrastructure including 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 Spaces
Those areas dedicated to use by the general public, such as streets, sidewalks, parks, community buildings, schools, public open spaces, plazas and other similar spaces.

Public Transportation
Multi-passenger transportation services available to the general public including buses, ferries, vans, airline and rail transit.

Purchase of Development Rights (PDR)
A mechanism typically used to help conserve open spaces, with public agencies or foundations acquiring from landowners the right to subdivide their land, keeping the land as open space in perpetuity.

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 of 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).

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

Sole Source Aquifer
Sole Source Aquifer is an Federal Environmental Protection Agency (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 development and expansion of urbanized areas at generally low residential densities, requiring the provision of roadways and urban services at costs exceeding provider income generated by such growth.

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 centralized.

Sustainability
Balancing the need for development and growth against the need to protect the natural and built environment, while at the same time meeting the needs of the present generation without
compromising the needs and aspirations of future generations. In planning, sustainability focuses on economic, environmental and social needs to ensure needs of future generations are met.

**Threshold Markers**
Those indicators of population density, transportation costs, employment commute patterns or household income used to determine at what point another action can or should be taken.

**Traffic Calming**
A set of strategies used by urban planners and traffic engineers that aim to slow 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.

**Transfer of Development Rights (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.

**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.

**Transition Zone**
That difficult-to-define area where one district ends and another begins, often featuring development and/or use patterns typical of each abutting district. In Cheney, one example are areas along the periphery of downtown.

**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 of ride-sharing options, changing parking policies, promoting work hour changes, and providing for telecommuting.

**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 Governmental Services
Includes 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 Growth Area
The area between the city limits and the outer boundary of the city planning area as adopted by the City Council and approved by the Spokane County Board of Commissioners.

Urban Sprawl
Urban sprawl manifests itself 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.

Urbanized Area
That space served by public utilities and services and characterized by development intensity of more than two residential units per acre.

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, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Workforce Housing
Residential units, regardless of housing form, designed to be affordable by households earning moderate or middle incomes.

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.