

GLOSSARY OF TERMS

Affordable Housing: Owned or rented housing costing less than 30 percent of a household's total gross income, assuming that this income equals the median for a county or an area.

Agriculture: The production, keeping or maintenance for sale, lease or personal use, of plants and animals useful to man including, but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds and vegetables.

Agriculture Protection: Production for commercial purposes of crops, livestock products if 50 percent or more of the material processed or marketed is produced by the farm operator. Production of forage, grains, livestock, trees and fruits, vegetables; nursery, floral and ornamental stock with reasonable expectation of profit is agricultural production activity.

Amenity: A desirable or useful feature or facility of a specific location.

Annexation: The process of incorporating an area of land into a municipality.

Aquifer: An underground geologic formation that contains sufficient saturated, permeable material to yield significant quantities of groundwater to wells and springs.

Bike Lane: A division of a road marked off with painted lines, for use by cyclists.

BLM: Bureau of Land Management

Building: Any structure built for the support, shelter and enclosure of persons, animals, chattels or movable property of any kind. Building includes yurts, removable sheds, and similar uses, but does not include signs or fences.

Building Code: Code requirements that a building or construction site is legally obligated to follow.

Business Development: The process of employing numerous techniques with the goal of attracting new business and strengthening existing businesses.

Capital Improvements: A physical asset that is large in scale or high in cost, typically capital improvements have a useful lifespan greater than five years and are valued above \$5,000.

Class I Air Quality: Established by the Clean Air Act, a Class I area is one in which visibility is protected more stringently than under the national ambient air quality standards and includes national parks, wilderness areas, monuments, and other areas of special national and cultural significance.

Class B County Road: Roads/highways for which the county receives state gas tax funds to help with maintenance; all are identified on state maps and are possible with a regular 2-wheel drive passenger vehicle.

Critical Habitat: Areas designated as critical for the survival and recovery of threatened or endangered species.

Conservation Easement: A recorded legal agreement between a landowner and a qualified conservation agency that transfers development rights from the owner to the agency to protect natural or historic features.

County: Grand County, a duly constituted political subdivision of the state of Utah.

Density: The maximum number of dwelling units per acre of land permitted in a zone district.

Design Standards: A set of guidelines on the appearance and aesthetics of buildings or improvements that governs construction, alteration, demolition or relocation of a building or improvement, including land improvements.

Development: Any man-made change to improved or unimproved real property, the use of any principal structure or land, or any other activity that requires issuance of a building permit.

Development Impact Fee: A payment of money imposed as a condition of development approval to pay for a proportionate share of the cost of public facilities. This term is also referred to as an impact fee in this LUC.

Earning Power: A quantifiable measure of an individual's ability to earn income.

Economic Development: A program, a group of policies, and/or activity that seeks to improve the economic well-being and quality of life for a community. Ideally, it will create and retain jobs and provide a stable tax base. This can include programs to encourage business growth and investments to improve business attraction, retention and expansion, tourism, startup and emerging business to the county.

Economic Diversity: The degree to which an economy's mix of industries, sectors, skill levels and employment levels differ from a larger reference economy.

Ecosystem: The naturally interacting community of plant and animal species and their physical environment.

Federal Lands Policy and Management Act: Passed in 1976, the federal law that governs the way in which the public lands administered by the Bureau of Land Management are managed.

Fee-in-lieu: A payment to a local government entity that takes the place of a required capital investment for affordable housing or land dedications.

Floodplain: Any land area (typically adjoining a river, stream, lake, or other body of standing water) that is susceptible to inundation by a 100-year flood. A 100-year flood is a flood that has a 1 percent chance of being equaled or exceeded in any given year.

GWSSA: Grand Water and Sewer Service Agency

Green Building: The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from sitting to design, construction, operation, maintenance, renovation and deconstruction.

Goal: A broad statement of desired outcomes to which effort is directed in order to bring a community closer to its overall vision of the future. It expresses the broad desired results of the Plan.

Incentive: Any factor (financial or non-financial) that enables or motivates a particular course of action, or counts as a reason for preferring one choice to the alternatives. It is an expectation that encourages people to behave in a certain way.

Infrastructure: Public facilities and services needed to support and sustain industry, residence, commerce and all other land use activities. It includes transportation, water and sewer, energy, telecommunications, recycling and solid waste disposal, parks and other public spaces, schools, police and fire protection, and health and welfare services.

Key Pad Polling: Wireless polling technologies that facilitates community participation in events and to bring a focus to discussion and decision making.

Land Trust: A private, nonprofit organization that protects natural and cultural resources through conservation easements, land acquisition, and education.

Land Use Code: The implementation tool which provides regulations for how and where future land development may occur in Grand County. The land use development code is the regulatory and legal framework for achieving the goals and strategies articulated in the comprehensive plan.

Land Use Map: A map, usually officially adopted, that geographically and specifically locates existing and future land uses such as residential, commercial, industrial and institutional (public areas and buildings) that have been established in the land use plan.

Mineral Lease: The right given to use land for purpose of exploration, specifically for minerals, with rights to remove minerals, if found, for a finite period of time, or indefinitely, upon payment of royalties to the landowner.

Mixed Use: A development pattern where a variety of complementary land uses occupy buildings in close proximity to each other, generally including residential, commercial, civic and business accommodations in one area.

Buy Local First Program: 501(c)(3) not-for-profit organization that seeks to strengthen communities and local economies by promoting, preserving, and protecting local, independently owned businesses throughout Utah.

Multi-Family: A land use categorized by three or more families living independently of one another within the same building.

Multi-modal: A holistic view of circulation in which individual modes work together or within their own niches to provide users with the best choices of service. Multi-modalism considers how policies for a single mode affect all other modes.

Native Species: A species that originates and occurs naturally in a particular region or environment.

Natural Hazards: Any atmospheric or earth or water related occurrence, the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Natural Resources: Viable and/or renewable products of nature; natural environments of soil, air and water; plants and animals on grasslands, rangelands, croplands, forest, lakes, and streams.

Non-Residential Development: Any development approved by a local government that is not intended for residential use, includes churches, schools, government, and commercial development.

Open Space: A primarily undeveloped landscape that provides scenic, ecological, or recreational values or that is set aside for resource protection or conservation; an area of managed production such as forestland, rangeland, or agricultural land that is essentially free of visible obstructions.

Payment in Lieu of Taxes: Federal payments to local governments that help offset losses in property taxes due to nontaxable Federal lands within their boundaries.

Private Property Rights: The basic rights of individuals to the peaceful possession, control and enjoyment of the things they own as well as their rights to make contracts to rent, sell or give away all or part of their various ownership rights over these possessions (or these possessions' services) to any other people willing to accept the owners' terms.

Renewable Energy: An energy source that is replenished continuously in nature or that is replaced after use through natural means. Renewable energy sources include the sun, the winds, flowing water, biomass and geothermal energy.

Review Process: The process for determining the appropriateness of a proposed development project.

Residential Development: Any development approved by the local government for residential use.

Riparian Area: A plant community contiguous to and affected by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes, or drainage ways). Riparian areas have one (1) or both of the following characteristics: (1) distinctively different vegetation species than adjacent areas, and (2) species similar to adjacent areas but exhibiting more vigorous or robust growth forms. Riparian areas are usually transitional between wetland and upland.

Rural: Of or relating to the country, country people or life, or agriculture.

Rural Centers: A centralized, concentrated area of locally oriented commercial, public, and semipublic services and activities.

Scenic Resources: Landscape patterns and features that are worthy of preservation because they are visually or aesthetically pleasing with distinctive cultural, historic, natural, or other unique qualities which contribute affirmatively to the definition of Grand County.

Setback: Unobstructed, unoccupied open space between a structure and the property line of the lot on which the structure is located.

Single Family: Land use characterized by lots containing individual residential homes surrounded by yards.

SITLA: School and Institutional Trust Land Administration

Sole Source Aquifer: An aquifer that supplies 50% or more of the drinking water of an area.

Special Service District: A body corporate and politic with perpetual succession, separate and distinct from the county or municipality that creates it; a quasi-municipal corporation

Strategies: Statements that outline the approach or specific action to achieve a particular goal. A strategy is a short term action, policy, or regulation that is specific enough to be implemented.

Steep Slopes: Terrain with sustained grades greater than 30%.

Subdivision: Any land that is divided re-subdivided or proposed to be divided into 2 or more lots, parcels, sites, units plots, or other divisions of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any other plans, terms, and conditions. "Subdivision" includes the division of land whether by deed, metes and bounds description, devise or testacy, lease, map, plat, or other recorded instrument. "Subdivision" does not include a bona fide division or partition of agricultural land for agricultural purposes.

Sustainable Development: Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. It is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable, Sustainable Practices: Improving the quality of human life while living within the carrying capacity of supporting eco-systems.

Tax Incentives: A tax benefit offered in order to encourage or discourage targeted activities.

Terrestrial Wildlife: The large, primarily undomesticated (wild) vertebrate animals, the fauna that live on the land.

Trail: A linear, multiple-use, public-access route for recreation or circulation.

Trail Corridor: An area or stretch of land identified as having the common purpose of providing trail use.

Trail Network: A system of interrelated and connected trails.

Transit: A transportation mode that moves larger numbers of people than an automobile; generally refers to passenger service provided to the public along established routes with fixed or variable schedules at published fares.

UDOT: Utah Department of Transportation

Unincorporated: Areas of the county not chartered as a self-governing village or city; lacking the tax, police, and other powers conferred by the state on incorporated municipalities by the State of Utah.

Vision: A description of a realistic and credible desired future for the county. A vision is a key part of strategic planning process.

Vision Statement: A statement which concisely expresses the mutually agreed upon vision of the county's future, reflecting the aspirations of the residents.

Vulnerable Populations: Portion of the population that are disadvantaged by their financial circumstances or place of residence, health, age, personal characteristics, functional or developmental status, ability to communicate effectively, and presence of chronic illness or disability.

Wastewater: Used water drained from homes, business, and industries; primarily sewage flow.

Water Source Protection Zone: a boundary intended to protect ground water and the recharge basin for current and future public, culinary water supplies in Grand County.

Watershed: The land area that contributes runoff to a given stream, river, or reservoir.

Wetlands: Areas that are inundated often enough to support plants and animals adapted to saturated soil conditions.

Wildlife Corridor: An often limited or constrained area providing connectivity to larger animal habitats.

Working Group: A group of local residents that represent a broad cross section of the community, that establishes direction and reviews draft materials prepared by the staff, consultants and community

Workforce: the total number of people who could be employed in a defined geographic area.

Zoning: The delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

Zoning Code: A set of legally binding provisions adopted by ordinance by the board of county commissioners to govern zoning. Along with the subdivision ordinance, the zoning ordinance is used to implement the goals, objectives, and policies of the comprehensive plan.

Zoning Map: The certified Official Zoning Map upon which the boundaries of the various zoning districts are drawn.

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