

# APPENDIX

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# DEFINITIONS

**100-year flood** – a flood event anticipated to occur on average once every 100 years (i.e., having a 1% chance of occurring in any given year)

**aquifer** – a saturated underground body of rock or similar material capable of storing water and transmitting it to wells or springs.

**accessory dwelling** – a dwelling secondary and subordinate to the primary dwelling on a property

**agricultural qualities** – mostly privately owned and associated with farming enterprises; form the matrix of the valley fabric – their continuity is critical to the quality of the greenway

**amelioration** – to make better or improve

**Benton County Environmental Assessment Priority List** – a list of areas and conditions that represent known or suspected health hazards or environmental problems in Benton County – the list is updated every year or two by the Benton County Environmental Health Division

**Benton County Fire Defense Board** – a coalition of local fire protection agencies including special districts and municipal departments that are working to coordinate and improve fire protection and response activities

**best management practices** – a preferred set of methods or practices for accomplishing a given task, which, when followed, will accomplish the task with a desired outcome – commonly used in relation to water quality; for example, roadside maintenance best management practices may prescribe mowing (rather than spraying herbicide) and ditch-cleaning during certain times of the year

**biodiversity/biological diversity** – the variety of living organisms within and between species, communities and ecosystems in a given area.

**Citizen Advisory Committee (CAC)** – committees representing citizens from designated areas throughout the county that are outside of incorporated city boundaries – the role of the CAC is to seek citizen participation throughout the county

**Committee for Citizen Involvement (CCI)** – committee responsible for implementing and evaluating the County's citizen involvement program – this committee is the responsibility of the Planning Commission

**community water system** – a public water system that has 15 or more service connections used by year-round residents, or that regularly serves 25 or more year-round residents

**community sewage system** – a system owned and operated by a private or non-profit entity

**conditional use/conditional use permit (CUP)** – process by which the County may approve a proposed use for a particular property if the use meets criteria concerning compatibility with neighboring properties and with the purpose of the zone

**conservation** – limiting or minimizing the use or depletion of natural resources, including such things as land, energy, water, wildlife habitat

**conservation easement** – a legal restriction that landowners voluntarily place on their property to meet conservation objectives, with potential for benefits including tax relief – easements can be purchased by government agencies or non-profit organizations and provide income to the landowner

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**Corvallis Federal Urbanized Area**

– a continuous urban area as designated by the United States Bureau of the Census having a population of at least 50,000 and an overall population density of at least 1,000 people per square mile – the Corvallis Federal Urbanized Area includes the cities of Corvallis, Philomath, and Adair Village, as well as intervening and adjacent areas

**defensible space** – an area around a home or structure, which is either man-made or natural, where the vegetation is modified and maintained to slow the rate and intensity of an advancing wildland fire – it also provides room for firefighters to work and helps protect the forest from becoming involved should a structure fire occur

**density transfer** – general concept that can be implemented in a variety of ways, all of which result in relocating development rights away from one area and increasing the development rights (i.e., density) in another area – often used to reduce development pressure on sensitive sites and correspondingly increase development opportunities on well-suited sites, thereby protecting sensitive sites while keeping the overall density unchanged

**Drinking Water Protection Area**

– designation to protect from contamination the surface and subsurface areas surrounding a water well, well field, or surface water source that supplies a public water system – an extension of the Wellhead Protection Program to include surface water sources – the designated protection area results from a voluntary plan developed by the operator of a public water system and Oregon Department of Environmental Quality

**ecological function** – physical, chemical and/or biological process(es) that constitute a definable role in maintaining the integrity of an ecosystem – as scientific understanding of ecosystems increases, the concept of ecological function evolves

**ecological health** – the status of an ecosystem in terms of its long-term ability to self-regulate and self-perpetuate, including maintenance of plant and animal populations

**ecological process** – physical, chemical and/or biological process(es) whose effects shape and form the ecosystem

**ecological qualities** – ecological processes, functions and services that embrace biological values such as fish and wildlife habitats and physical features e.g. channel morphology, oxbows and off-channel habitats

**economic qualities** – include agriculture, aggregate mining and forestry – these resources are protected by their respective statewide planning goals: Goal 3 Farming, Goal 4 Forestry, and Goal 5 Natural Resources

**ecosystem** – the physical and biological components and processes occurring in a given area, which interact to create a dynamic equilibrium

**ecosystem services** – processes by which the environment produces or regulates resources such as clean water, timber, fish habitat, and pollination of native and agricultural plants

**ESEE analysis** – a part of the process of planning for natural resources under Statewide Planning Goal 5, in which the County analyzes the Environmental, Social, Economic and Energy (ESEE) consequences

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of prohibiting, limiting, or allowing uses that would conflict with protection of a specified Goal 5 resource – for certain resource categories, the local government has the option of forgoing the ESEE analysis and adopting generalized provisions developed by the state

**exception** – see **goal exception**

## **FEMA - Federal Emergency**

**Management Agency** – agency that produced the floodplain maps and promulgated the floodplain regulations which Benton County has incorporated into the Development Code

**finding** – a fact, determination or reason, based on existing information, which, by itself or in conjunction with other findings, leads to a particular conclusion or course of action

**floodplain** – the area inundated by a flood - floodplains are mapped based on hydrologic modeling of the anticipated recurrence interval or the probability of occurrence in a given year – the “100-year floodplain”, which is referenced by most Benton County floodplain regulations, is the area that would be inundated by a flood event anticipated to occur on average once every 100 years (i.e., having a 1% chance of occurring in any given year)

**flow regimes** – the volume of stormwater runoff (or streamflow) over time, considered in terms of a long-term pattern in a given drainage or system

**goal** – a desired condition or circumstance toward which the planning effort is directed; a “destination” that is by nature generalized; used to give policy direction and indicate intention

**goal exception** – a land use process through which a local jurisdiction justifies, based on factual evidence, that a policy embodied in a particular statewide planning goal should not apply to a particular property or set of properties – a common example is demonstrating that land developed in small-lot residential outside urban growth boundaries (UGBs) should not be subject to Goals 3 and 4, which generally require land outside UGBs to be zoned for farm or forest use

**green builder** – person employing design and construction practices that significantly reduce or eliminate the negative impact of buildings on the environment and occupants – such practices may include but are not limited to demolition and construction debris recycling, energy efficient design, engineered lumber, recycled-content materials, low-toxic paints and finishes, and water-conserving landscape design

**green infrastructure** – a strategically planned and managed network of natural areas, parks, greenways, drainage ways, conservation easements, and working lands with conservation value that supports diverse native plant and animal species, maintains natural ecological processes, sustains air and water resources, absorbs and filters storm water, and contributes to the health and quality of life for communities and people

**greenspace** – undeveloped lands, especially those in naturally occurring vegetation, located in and around communities

**Greenway Boundary** – a boundary line shown on the County Zoning Map which includes lands along the Willamette River that are necessary to carry out the purpose and intent of Statewide Planning Goal 15

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**Greenway Management Area** – the land and water area within the Greenway Boundary and the associated county segment of the Willamette River

**groundwater** – water that sinks into the soil and either moves toward a surfacing location (e.g., a spring or a stream), or is stored in slowly flowing and slowly renewed underground reservoirs called aquifers

**groundwater limited areas** – one of eleven areas in the northern Willamette Valley, established in 1992 by the Oregon Water Resources Commission, where additional pumping is restricted to prevent excessive water declines, restore aquifer stability, and preserve aquifers with limited storage capacity for designated high public-value uses

**groundwater recharge area** – the area where water soaks into the ground and enters an aquifer; the area where groundwater recharge can occur varies depending on the soil, bedrock and aquifer characteristics: areas with permeable layers overlying an aquifer experience rainfall percolating directly through to the aquifer; areas with impervious surface, shallow bedrock or impermeable clay will likely cause rainfall to move (on the ground surface or within the soil) to more permeable areas where the water can infiltrate to the aquifer

**habitat** – a place that provides seasonal or year-round food, water, shelter, and necessities for an organism, community, or population of plants and animals

**headwaters** – the upper-reaches of watersheds, where ephemeral and intermittent streams form

**high priority areas** – areas within the Greenway Management Area in which important ecological functions and services occur, such as sediment trapping, shade, gravel accumulation and flow reduction

**historic areas** – land with sites, structures, and/or objects that have local, regional, statewide or national historical significance

## **Historic Context Statement**

– a document summarizing the history of Benton County, from Euro-American settlement through 1945, with a focus on the historical patterns of growth and development as they pertain to the built environment; the document also identifies the types and quality of historic resources, and provides an outline of preservation activities that will be undertaken in the future – the Context Statement was prepared under the guidance of the Benton County Historic Resources Commission and approved by the Board of County Commissioners

**historic resources** – those buildings, structures, objects, sites, or districts that have a relationship to events or conditions of the human past

**historical qualities** – covers a broad range of features including archeological, historic structures, remnants of past eras such as abandoned riprap and cutoff dams

**hyporheic** – the underground zone near and beneath a stream or river where groundwater mixes with the surface water of the stream

**invasive species** – plants, animals, and microbes not native to a region which, when introduced either accidentally or intentionally, out-compete native species for available resources, reproduce prolifically, and dominate regions and ecosystems –

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because they often arrive in new areas unaccompanied by their native predators, invasive species can be difficult to control – left unchecked, many invasives have the potential to transform entire ecosystems as native species are displaced

**landslide** – any of the various geologic hazards involving downslope movement of soil and/or rock, including earthflow, rockfall, rockslide, slump, debris flow

**LEED certification** – one of several certification standards developed to define “green building” and establish a common standard of measurement – the LEED (Leadership in Energy and Environmental Design) Green Building Rating System is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings

**life-cycle costing** – a method of evaluating alternative building projects and products based on initial, operating, and maintenance costs over the economic life of the project, including disposal

**mass movement** – the downslope movement of earth material in response to gravity, including falling rock, soil creep, earth flow, slumping, landslide and debris-flow (landslide mixed with streamflow)

**meander rehabilitation** – restoring a river’s natural tendency to establish a migrating, sinuous channel

**mitigation** – reducing the impact of an event or activity, or reducing the potential of an event occurring – for example: planting a hedge could mitigate the visual impact of an industrial use, installing an engineered retaining wall when excavating on a steep slope could mitigate the risk of landslide

**mitigation banking** – a program for offsetting impacts to wetlands at a landscape or watershed scale, wherein a property owner is allowed to negatively impact a wetland in one location in exchange for the property owner paying into a “bank” that subsequently pays to create, restore or enhance wetlands elsewhere

**municipal water system** – a system owned and operated by a municipality that distributes potable water through pipes

**natural area** – land and/or water that has substantially retained its natural character and that, even if altered in character, is important as habitat for plant, animal or aquatic life, for the study of its natural historical, scientific or paleontological features, or for the appreciation and enjoyment of its natural characteristics

**natural hazard** – natural events or processes that can harm people, property and/or environmental quality – both the risk of natural hazards occurring and the potential for an occurrence to cause harm are affected by human land use activities

**nonpoint source** – any source of pollution that does not result from a discharge at a specific, single location or point source (such as a pipe) but generally is distributed by runoff, precipitation, groundwater flow, or atmospheric deposition

**open space** – consists of lands used for agricultural or forest uses, and any land area that, if preserved and continued in its present use, would achieve the following:

- a. conserve and enhance natural or scenic resources,
- b. protect air or streams or water supply,
- c. promote conservation of soils, wetlands, or other natural functions,

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- d. enhance the value to the public of parks, forests, wildlife preserves, natural areas or sanctuaries or other open space,
- e. conserve landscaped areas such as public or private golf courses that reduce air pollution and enhance the value of abutting or neighboring property, or
- f. promote orderly urban development

**open space tax deferral** – the assessed value of lands with open space uses having public benefits is determined to be less than fair market value (Note: Benton County does not offer a general open space tax deferral program.) Property owners may qualify for more specific programs such as the Wildlife Habitat Conservation and Management Plan special assessment program, in which farm or forest tax rates may be maintained for property that is converted from those resource uses to wildlife habitat through a plan approved by Oregon Department of Fish and Wildlife.

**point (source) discharge site** – a discernable, confined, and discrete conveyance, including but not limited to a pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, vessel or other floating craft, or leachate collection system from which pollutants are or may be discharged – point source does not include agricultural storm water discharges and return flows from irrigated agriculture [from DEQ Administrative Rules]

**policy** – a course of action or statement of priority selected from among alternatives, and in light of given conditions and findings, to guide and influence present and future decisions

**pollution** – the addition to water, air, or soil of matter or energy that has a negative or injurious impact to human, plant, or animal life

**post-acknowledgement plan amendment (PAPA)** – an amendment to the Comprehensive Plan adopted subsequent to LCDC’s acknowledgment of the County’s Comprehensive Plan (which occurred on Feb. 5, 1987) – the term is most frequently used in relation to the procedure for adding a mineral or aggregate site to the list of significant resources, allowing mining and possibly protecting the mine from conflicting uses

**pre-disaster mitigation plan** – a plan for determining areas that are vulnerable to natural disasters and for determining ways to reduce or eliminate injuries, loss of life, and property damage; also emergency preparedness

**primary structure** – a structure containing or relating to the primary use of a property; for example, in a residential zone, a dwelling would be a primary structure; in an industrial zone, a warehouse or factory would be a primary structure – distinguished from “accessory structure”

**properly functioning condition** – state of the physical, chemical and biological aspects of watershed ecosystems that will sustain healthy native fish and wildlife populations

**public water system** – a system for the provision to the public of piped water for human consumption, when such system has more than three service connections, or supplies water to a public or commercial establishment that operates a total of at least 60 days per year, and is used by 10 or more individuals per day. Public water system can

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also be a system that provides water to the public through constructed conveyances other than pipes serving at least 15 service connections or regularly serving at least 25 individuals daily at least 60 days of the year. A public water system can be either a Community Water System, a Transient Non-Community Water System, a Non-Transient Non-Community Water System or a State Regulated Water System.

**Community Water System** is a public water system that has 15 or more service connections used by year-round residents, or that regularly serves 25 or more year-round residents.

**Non-Transient Non-Community Water System (NTNC)** is a public water system that is not a Community Water System and that regularly serves at least 25 of the same persons over 6 months per year.

**Transient Non-Community Water System** is a public water system that serves a transient population of 25 or more persons.

**State Regulated Water System** is a public water system, which serves 4 to 14 service connections or serves 10 to 24 people. Monitoring requirements for these systems are the same as those for Transient Non-Community water systems.

**recreational qualities** – boating, water trails, camping, picnicking, swimming and general enjoyment; public access being key to Greenway recreational use

**regulatory mixing zone** – a river reach in which, rather than imposing strict end-of-pipe concentration requirements for NPDES, water quality permits are relaxed for conventional and toxic discharges

**resource land** – land with existing or potential resource value for uses such as forestry, agricultural, unique natural or scenic areas, etc.

**restoration** – reestablishment of pre-disturbance habitat functions and related physical, chemical, and biological characteristics, for the purpose of increasing native species density and diversity and/or improving naturally occurring ecosystem processes

**riparian area** – the zone of interaction between a waterbody and the adjacent land in which processes on land affect the waterbody and vice-versa – examples of these interactions include but are not limited to: erosion of land causing sedimentation in the waterbody; the moderating effect of the waterbody on adjacent soil and air temperature; vegetation on the land shading the waterbody and thereby maintaining cooler water temperatures; water and land combining to form highly valuable habitat for numerous wildlife species

**Safe Harbor** – an optional course of action for satisfying Goal 5 process requirements to identify and protect Goal 5 resources, usually involving a more simplified process such as applying standard setback requirements or determining significance based on existing listings, mapping, or other documentation of significance

**scenic area** – land that is valued for its aesthetic appearance

**significant** – in its specific sense, this term refers to a resource that has been determined to be of substantial value to the community, region or state, through a procedure specified in Goal 5

**statewide planning goals** – goals that express the state's policies on land use and related topics, such as natural resources – local comprehensive plans must be consistent with the statewide planning goals

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**structural fire protection** – protecting dwellings and accessory buildings as distinguished from wildfire abatement

**sustainable/sustainability**  
– simultaneously meets environmental, economic, and community needs throughout the county – using, developing, and protecting resources at a rate and in a manner that meets the current needs of people, maintains natural systems in the short and long term, and does not compromise the ability of future generations to meet their needs (from Benton County Sustainability Resolution)

**sustainable economic development**  
– improvement to an economy – not necessarily involving growth – that achieve economic and social goals over the long term and adheres to the following principles:

conservation of resources and protection of the environment

ensuring human health and welfare

quality of life is at least as important as standard of living

retaining local dollars within the local economy

**tax deferral** – a preferential property tax rate, such as that applied to land in commercial farm or forest use

**transportation modes** – categories for the means by which people and goods are transported, including: automobile, foot, bicycle, mass transit, rail, air, etc.

**unincorporated communities** – defined in OAR 660-022-0010 as a settlement with the following characteristics:

- a. made up primarily of lands subject to an exception to Statewide Planning Goal 3, Goal 4, or both;

- b. either identified in a county’s acknowledged comprehensive plan as a “rural community”, “service center”, “rural center”, “resort community”, or similar term before this division was adopted (October 28, 1994), or it is listed in the Department of Land Conservation and Development’s January 30, 1997 “Survey of Oregon’s Unincorporated Communities”;
- c. located outside the urban growth boundary of any city;
- d. not incorporated as a city; and
- e. meets the definition of one of the four types of unincorporated communities in sections (6) through (9) of this rule, and included the uses described in those definitions, prior to the adoption of this division (October 28, 1994)

**urban conversion plan** – a plan showing how a parcel can ultimately be developed at urban densities, including natural features, utility corridors, roads, and other urban facilities

**urban fringe management agreement** – a formal agreement between Benton County and one of the four cities located in Benton County, detailing responsibilities and procedures relating to land use within the urban fringe of the city

**urban fringe** – the area outside of city limits and inside the urban growth boundary of a city

**urban growth boundary** – for each incorporated city, a boundary established to define the land area needed to accommodate 20 years of growth of the city – the location of the UGB is agreed to by the affected city and county(ies); only lands within the UGB are potentially eligible for annexation to the city

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**water rights** – a right to use the publicly owned waters of the state of Oregon, granted by the Oregon Water Resources Department: all water, whether surface water or groundwater, is publicly owned; to use water, the user must apply for a water right, obtain a permit to use the water, begin use of the water, and then have a water rights examiner report on how and where the water is being used; if the water has been used according to the provisions of the permit, a water right certificate is issued based upon the report findings – certain uses are exempt from needing a water right, such as domestic wells not exceeding a certain usage

**watershed** – all the land area that drains to a given point – typically, the term is used to denote the area drained by a given river or stream; the watershed includes all land from the ridgetop to the mouth of the stream

**water trail** – a designated and signed route of travel along a river providing access, landing, picnic and camping sites to allow people in small boats to explore a waterway – a segment of the Willamette River Water Trail extends from River Mile 72 to 107

**wetland** – an area of land in which the soil is saturated for a sizable portion of the year, resulting in ecological processes that contribute to water quality and wildlife habitat – wetlands are generally identified by: the presence of water at the ground surface during a portion of the growing season; soils that show evidence of repeated, long periods of saturation; and vegetation adapted to life in saturated conditions

## **Willamette River Greenway**

**Management Plan** – a plan that outlines the preferred management practices within and along the Willamette River Greenway

**zero net energy building** – a building that is capable of producing as much energy as it uses

**zone** – a governmental designation applied to land, defining the uses that are allowed and not allowed, and typically containing standards for the uses and subdivision of the land

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