



2030 OSAGE COUNTY COMPREHENSIVE PLAN



GLOSSARY OF ABBREVIATIONS AND PLANNING TERMS

Words used in the singular number include the plural, words used in the plural number include the singular and words used in the present tense include the future tense.

For the purposes of the 2030 Osage County Comprehensive Plan, the following abbreviations, usage and definitions shall apply:

100 - Year Frequency Flood. See “**Base Flood.**”

2030 Plan. The 2030 Osage County Comprehensive Plan.

Access Limited. The condition of a street or highway where no direct access from abutting property is permitted as denoted on the face of a subdivision plat as “Limits of No Access (LNA)”.

Activity Center. Areas designated on the 2030 Plan map for the location of Medium Intensity land use at designated intersections of major streets. Activity Centers are classified as Type 1, 2 or 3; depending upon the classification of the arterial involved according to the Major Street and Highway Plan (MSHP), differing amounts and types of intensities and/or uses are permitted. Not all arterial intersections are designated Activity Centers in the 2030 Plan and the timing of such designation within the Planning Period is critical – premature zoning of major street intersections should be avoided.

Annexation Fenceline. The unincorporated area enclosed in a strip of incorporated land that defines the area into which a city or town plans to grow. Preferably, the city or town and the applicable county, in this case Osage County, will have a Referral Process within the Annexation Fenceline whereby the County will notify the city or town of any development related requests located within the Annexation Fenceline (such as for rezoning, board of adjustment, or subdivisions) and allow the city or town the opportunity to comment on such actions prior to a public hearing and action by the Planning Commission or Board of County Commissioners of Osage County. Comments from the city or town are not binding on the County within the Annexation Fenceline area. However, if Osage County adopts the city or town comprehensive plan for the Annexation

Fenceline area, that plan will become an element of the 2030 Plan and thus become the land use policy guide for the County.

BFE. Base Flood Elevation. See also Floodway – Regulatory Flood.

Base Flood. The flood that has a 1-percent probability of being equaled or exceeded in any given year, also referred to as by FEMA as the Special Flood Hazard Area; this area is also referred to as the 100 year Floodplain.

Board of Adjustment. The Board of Adjustment of Osage County.

CBD. The Central Business District of a city or town.

Corridors. Corridors are defined as areas designated in the 2030 Plan that are located along major highways. Corridors may contain major employment and region serving business and industry in concert with a relatively high intensity residential base. The “C” in Corridor does not specifically mean only Commercial or other Medium or High Intensity non-residential uses. Corridors can be developed as appropriate locations for Medium and High Intensity residential uses as well as Medium and High Intensity non-residential uses.

County. Osage County, Oklahoma, as may be applicable.

County Commissioners – Osage County Board of County Commissioners.
The governing body of Osage County, Oklahoma.

Cropland. A land cover/use category that includes areas used for the production of adapted crops for harvest. Two subcategories are recognized: cultivated and noncultivated. Cultivated cropland comprises land in row crops or close-grown crops and also other cultivated cropland, for example, hayland or pastureland that is in a rotation with row or close-grown crops. Noncultivated cropland includes permanent hayland and horticulture cropland. (Source: National Resource Conservation Service, National Resources Inventory, 1997)

Density. The measure of residential intensity of development, as expressed in dwelling units per acre.

Development Sensitive and Conservation Area. An area, which if developed, deserves special attention. A Development Sensitive and Conservation Area designation may be superimposed over any land use classification. Development Sensitive and Conservation Areas may be characterized by the following:

- Frequent flooding (as defined by the Federal Emergency Management Agency);
- Steep slopes, with or without erodible soils, which may be identified by the Natural Resource Conservation Service (NRCS) topographic maps and US Department of Agriculture Conservation Service data;
- Areas having unique environmental qualities, such as wildlife habitat, forested areas or areas with special aesthetic qualities; and/or
- Areas where development involves special considerations of public safety, such as areas of intense past or present oil and gas production, airport approach zones or sewage lagoons.

The use of the Planned Unit Development Concept and reduced development densities or intensities is generally recommended for development in a Development Sensitive and Conservation Area unless measures are put in place to mitigate any negative impacts from such development.

Engineering Design Criteria. The minimum standards and criteria adopted by the County and required for the engineering design of public infrastructure in conjunction with the subdivision or development of land.

FAR. Floor Area Ratio – See also “Intensity”.

FEMA. The Federal Emergency Management Agency.

Federal Land. Land that is owned by the Federal Government, but does not include trust lands administered by the US Bureau of Indian Affairs. No data are collected for any year that land is in this ownership. (Source: National Resource Conservation Service, National Resources Inventory, 1997)

FIRM. The FEMA Flood Insurance Rate Map.

Floodplain. The area subject to inundation by floodwaters from any source, defined by FEMA as Special Flood Hazard Area subject to inundation by the 1% annual chance flood.

Floodplain Management. The operation of an overall program based on an adopted ordinance for corrective and preventative measures for improving public safety and reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Floodway - Regulatory Floodway. A floodplain management tool that is the regulatory area defined as the channel of a stream, plus any adjacent floodplain areas that must be kept free of encroachment so that the 100-year flood discharge can be conveyed without increases of more than a specified amount in the Base Flood Elevation (BFE).

Flood Fringe. The portion of the 100-year floodplain that is not within the floodway and in which development and other forms of encroachment may be permitted in accordance with local floodplain management regulations and under certain other circumstances such as by reduced densities or intensities.

Goal. A broad statement of what is desired to be accomplished.

Green Building, also known as **Green Construction** or **Sustainable Building.** The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and deconstruction. This practice expands and complements the classical building design concerns of economy, utility, durability, and comfort. Source: **Wikipedia Encyclopedia**

Although new technologies are constantly being developed to complement current practices in creating greener structures, the common objective is that green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water and other resources
- Protecting occupant health and improving employee productivity
- Reducing waste, pollution and environmental degradation

Growth Area. See Annexation Fenceline.

Horizon Year. The year established by the 2030 Plan as the end of the Planning Period; this year is 2030 for the Osage County Comprehensive Plan.

Impaired Streams. Section 303 (d) of the federal Clean Water Act requires each state to submit biannual reports on all impaired water bodies within the state. By definition of the Oklahoma Water Resources Board, an impaired stream is any stream on which a “beneficial use” is not possible. A beneficial use for a stream could be considered for fishing or swimming.

INCOG. The Indian Nations Council of Governments, of which Osage County and the Osage Nation are full members along with Pawhuska and Hominy. Other Osage County towns are associate members. INCOG is one of eleven officially created sub-state planning districts in the State of Oklahoma. INCOG provides local and regional planning and support, information, coordination,

communications, implementation and management services to member governments and their constituent organizations.

www.incog.org

Intensity. An intensity of use designation may be applied to all land use categories and measures the density (such as units per acre for residential) or concentration of activity (as measured by floor area ratio - FAR) for non-residential use. "Intensity of Land Use" is expressed in the 2030 Plan in terms of High, Medium, Low Intensity, as well as Ranching and Agriculture.

LID - Low Impact Development. LID is a term used to describe a land planning and engineering design approach to managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime of watersheds through infiltrating, filtering, storing, evaporating and detaining runoff close to its source. Source: **Wikipedia Encyclopedia**

Long term. That time period from eleven years after adoption of the 2030 Plan to the end of the first Planning Period and the year 2030.

Major Streets. Those categories of street and roadway classifications included on the Rural Functional Classification (RFC). The RFC has been adopted as the Osage County Major Street and Highway Plan in the 2030 Plan.

Metropolitan Statistical Area. The Tulsa Metropolitan Statistical Area (MSA) includes Osage, Creek, Rogers, Tulsa and Wagoner Counties. The MSA is the area for gathering of census related data as defined by the US Department of Commerce. In 2000, the MSA area was expanded to include Pawnee County.

Mid-term. That time period from six to ten years after adoption of the 2030 Plan.

Municipal Centers. The suburban and more urbanized areas of the County where further urbanization is appropriate, based on the presence of the necessary services and infrastructure to support the residential, office, commercial, industrial and institutional land uses that are required to maintain and sustain a concentration of population as would not be expected within the unincorporated ranching and agricultural environs of the County. It is within Municipal Centers that such further urban development and orderly urban expansion is encouraged during the Planning Period. It is discouraged that such urban development, sprawl or spot zoning take place in an unplanned manner across the County's Ranching and Agricultural Areas.

NRCS - The Natural Resources Conservation Service. The NRCS works with landowners through conservation planning and assistance to benefit the soil, water, air, plants, and animals for productive lands and healthy ecosystems.

Working at the local level, – in field offices at USDA Service Centers in nearly every county in the Nation, -- NRCS employees' understanding of local resource concerns and challenges result in conservation solutions that last. Seventy percent of the land in the United States is privately owned, making stewardship by private landowners absolutely critical to the health of our Nation's environment. Source: www.nrcs.usda.gov

Neighborhood Improvement Program. A comprehensive program intended to focus public and private resources on the stabilization and improvement of the neighborhood, including housing rehabilitation programs, code enforcement, improvements to public and private utilities, street improvements, and public and private property maintenance, formation of Neighborhood Associations and/or Homeowners Associations, Community Policing Programs and Neighborhood Watch Groups.

OCIA - Osage County Industrial Authority. The industrial authority established by the Osage County Board of Commissioners to manage, direct and develop the industrial and economic development programs of Osage County. Referred to herein as the "OCIA".

ODEQ - Oklahoma Department of Environmental Quality. The **Oklahoma Department of Environmental Quality (DEQ)** is a [department](#) of the [government of Oklahoma](#) under the [Governor of Oklahoma](#). It is responsible for protecting human health and for safeguarding the natural environment: air, water, and land. DEQ is chiefly responsible for the environmental policy of Oklahoma. It is governed by a thirteen member Environmental Quality Board appointed by the Governor, which in turn appoints an Executive Director to administer the Department.

Source:

http://en.wikipedia.org/wiki/Oklahoma_Department_of_Environmental_Quality#Mission

ODOT - State of Oklahoma Department of Transportation. The Oklahoma Department of Transportation is primarily funded by motor vehicle fuel taxes, legislative appropriations, and a return of federal matching dollars from the Federal Highway Trust Fund. ODOT's annual budget of both federal and state funds is applied to highway construction and maintenance activities, railways, waterways, public rural transit programs and administration statewide. While the primary business is construction and maintenance of the state's highways, the agency also promotes intermodal transportation such as railroads and waterways.

Source:

http://en.wikipedia.org/wiki/Oklahoma_Department_of_Transportation#Overview

OTA - Oklahoma Turnpike Authority. Oklahoma has an extensive [turnpike system](#), maintained by the state government through the [Oklahoma Turnpike](#)

Authority. All of Oklahoma's turnpikes are controlled-access. Tolls on Oklahoma's turnpikes are collected through several methods, particular to each turnpike, involving mainline and sidegate [toll plazas](#). Tolling is not ticket-based, as on other turnpikes, like the [Kansas Turnpike](#) to the north. Tolls can be paid through cash (at either unmanned exact-change bays or manned booths, depending on the plaza) or through the Pikepass transponder system. Source: http://en.wikipedia.org/wiki/Turnpikes_of_Oklahoma

OWRB - Oklahoma Water Resources Board. The **Oklahoma Water Resources Board (OWRB)** is an [agency](#) in the [government of Oklahoma](#) under the [Governor of Oklahoma](#). OWRB is responsible for managing and protection the water resources of Oklahoma as well as for planning for the state's long-range water needs. The Board is composed of nine members appointed by the Governor with the consent of the [Oklahoma Senate](#). The Board, in turn, appoints an Executive Director to administer the agency.

Source: http://en.wikipedia.org/wiki/Oklahoma_Water_Resources_Board

Objective. A specific task, aim, project or program, which will be the result of the implementation of the goals and policies set forth in the 2030 Plan.

PUD - Planned Unit Development Concept. A PUD is a discretionary form of development consisting of a zoning overlay applied in combination with the underlying zoning and requiring specific conditions of approval to be met before development can take place. In Osage County and absent such provisions in the Zoning Ordinance, only the **concept** of PUD development is applied to the County and referred to in the 2030 Plan as the “PUD Concept”.

Pawhuska-Osage County Planning Commission – Planning Commission.

The official ten (10) member Planning Commission composed of representatives from Osage County and Pawhuska, which was established in accordance with Oklahoma Statutes Title 19: Section 866 and referred to herein as the “Planning Commission”.

Planning Area. The Planning Area is that area enclosed by the boundaries of Osage County, excluding the areas within the County that have been annexed and incorporated into a city or town. In those cases where such a city or town has prepared and adopted a comprehensive plan for those unincorporated areas within its annexation fenceline and that plan is adopted by Osage County, the plan of the city or town becomes an official element of the 2030 Osage County Comprehensive Plan.

Planning Period. The period of time from which the 2030 Osage County Comprehensive Plan is adopted until the year at which the period of applicability of the 2030 Plan is scheduled to end. In the case of Osage County, this period is scheduled to begin at the adoption of the 2030 Plan until the year 2030, which year is also said to be the “Horizon Year”. The Planning Period is further divided

into short term (from adoption of the 2030 Plan and five years beyond), mid-term (from six to ten years after adoption of the 2030 Plan) and long term (from eleven years after adoption of the 2030 Plan to the end of the first Planning Period and 2030).

Policy: The official procedures, guidelines and regulations that will be the basis for decision-making in the pursuit of implementing local goals.

Prime Farmland. Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is also available for these uses. It has the soil quality, growing season and moisture supply needed to reproduce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity, acceptable salt and sodium content and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time and they either do not flood frequently or are protected from flooding. Source: SSM, US Department of Agriculture Handbook No. 18, October 1993

Referral Process. The process whereby the Planning Commission shares information on applications for development with an affected County, city or town seeking comment and input prior to holding public hearings and deciding or making recommendations to the County Commission on such applications. The template for this process is described in Chapter IV in the section on Special Districts. It is also anticipated that area cities and towns will share such information with the County and reciprocate by adopting such a practice.

Short term: That time period from the adoption of the 2030 Plan and five years beyond.

Spot Zoning. Zoning not in accordance with the 2030 Plan, which generally results in serious cases of incompatibility with existing or planned adjacent or abutting land use and also typically results in such further unplanned zoning on adjacent and abutting properties.

Strip Zoning. Zoning of those areas along streets and roadways in an arbitrary manner and otherwise not in accordance with the 2030 Plan. Strip zoning is common to areas where residential development has been allowed to front arterial streets. Redevelopment of such areas causes an inordinate number of curb cuts on lot depths not suited for other than residential development, poor and unsafe ingress and egress to the abutting streets and incompatibility with abutting less intense development.

Subdivision Regulations. The Subdivision Regulations adopted by the Pawhuska-Osage County Planning Commission, which regulate the platting and division of land into lots and blocks setting minimum standards for physical improvements, such as streets and utilities and establishing a process whereby the Planning Commission processes applications for platting of land, lot splits, and similar land development matters. Companion regulations that work in concert with the Subdivision Regulations are the Zoning Ordinance, Engineering Design Criteria and the Construction Standards and Specifications.

Sustainability. The capacity to endure. In ecology the word describes how biological systems remain diverse and productive over time. For humans it is the potential for long-term maintenance of well being, which depends on the maintenance of the natural world and natural resources.

Sustainability has become a wide-ranging term that can be applied to almost every facet of life on Earth, from local to a global scale and over various time periods. Long-lived/ healthy wetlands and forests are examples of sustainable biological systems. Invisible chemical cycles redistribute water, oxygen, nitrogen and carbon through the world's living and non-living systems, sustaining life since it first emerged. As the earth's human population has increased, natural ecosystems have declined and changes in the balance of natural cycles have had a negative impact on both humans and other living systems. Paul Hawken has written that "Sustainability is about stabilizing the currently disruptive relationship between earth's two most complex systems—human culture and the living world.

Ways of living more sustainably can take many forms from reorganizing living conditions (e.g., eco-villages, eco-municipalities and sustainable cities), reappraising economic sectors (permaculture, green building, sustainable agriculture), work practices (sustainable architecture), using science to develop new technologies (green technologies, renewable energy) to adjustments in individual lifestyles that conserve natural resources. Source: **Wikipedia Encyclopedia**

TMA. The Transportation Management Area as established by federal regulations and administered and managed by INCOG.

THE OSAGE. The rolling hills studded with blackjack trees and strewn with rocks that give way to the wide green vistas of undisturbed large plains and the bluestem grass, where there is an abundance of water resources, rich oil deposits and ranches of thousands of acres. Osage County - The Osage Nation - THE OSAGE - Different ways of describing the same place according to Mr. Jenk Jones (see article quoted and paraphrased in the section on History in the 2030 Plan and cited in Sources Consulted. Mr. Jones prefers "THE OSAGE" because its geography, geology, plentiful wildlife, mixes of vegetation, rich history and extraordinary cast of characters stretch far beyond mere legal jurisdiction or tribal

legacy, giving it almost a mystical cast. Here live the Osage Indians, once per capita the richest people on earth, due to oil. Here is bluestem grass that many call the best grazing land in America. Here the wooded and eastern half of the nation fades away as the drier conditions of the west take over, inhibiting tree growth. Here lived remarkable Indian leaders, a future president, men and women who would become entertainment stars, a war hero, oilmen who staked fortunes on formations hidden deep underground, cattlemen who braved drought, blizzard and the vagaries of markets and even an outbreak of outlaws, famous or otherwise.

Urban Sprawl. Also referred to a Suburban Sprawl, which includes the spreading outwards from a city and its suburbs into low density and auto-dependent development on rural land. **Wikipedia Encyclopedia**

Wetlands. According to the **Classification of Wetlands and Deepwater Habitats of the United States Abstract**, and in general, wetlands are lands where saturation with water is the dominant factor determining the nature of the soil development and the types of plant and/or animal communities living in the soil and on its surface.

Zoning Ordinance. The officially adopted Zoning Ordinance of the Pawhuska-Osage County Planning Commission.