

Chapter 16.08 – Definitions

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16.08.010 Generally.

For the purposes of this Title, the following definitions shall apply.

16.08.020 Alley.

“Alley” means a minor public way providing secondary access at the back or side of a property.

16.08.030 Commission.

“Commission” means the Planning Commission of the City.

16.08.040 Comprehensive Plan.

“Comprehensive Plan” means the Comprehensive Plan for the city officially adopted by the Council for current City standards.

16.08.045 City Council.

“City Council” or “Council” shall mean the governing board of the City of Arco.

16.08.050 City engineer or surveyor.

“City Engineer” or “surveyor” means that Idaho registered surveyor or engineer appointed by the City Council to check plats and make such surveys, maps and plats ordered by the City.

16.08.060 County Recorder.

“County Recorder” means the office of the County Recorder.

16.08.070 Cul-de-sac.

“Cul-de-sac” means a dead-end street provided with turnaround space at its terminus.

16.08.080 Dedication.

“Dedication” means the setting apart of land or interests in land for use by the public. Land becomes dedicated when accepted by the Council as public dedication, either by ordinance or entry in the official minutes of the Council.

16.08.090 Development.

“Development” means 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 located within the area of special flood hazard.

16.08.100 Easement.

“Easement” means a grant of the right to use land for specific purposes. (Prior Code § 11-15-2).

16.08.110 Engineer.

“Engineer” means the City Engineer.

16.08.120 Flag lot.

“Flag lot” shall mean a lot that sits behind another lot, with a narrow entry point at a public street. Also known as a “key” lot.

16.08.130 Highway.

“Highway” means a street designated as a highway by the State or Federal agency responsible therefor.

16.08.140 Lot.

“Lot” means a portion of a recorded subdivision or a property defined by metes and bounds intended as a unit for transfer of ownership or for development.

16.08.150 Natural Drainage.

“Natural Drainage Courses” shall mean any natural channel of a stream, river, canal or other watercourse, whether containing water year-round or not.

16.08.160 Owner.

“Owner” means an individual, firm, association, syndicate, partnership or corporation having sufficient proprietary interest in land to be subdivided to commence and maintain proceedings under the regulations of this Title.

16.08.170 Plat, final.

Plat, final. “Final plat” means a plan of a subdivision, dedication or any portion thereof prepared for filing and recording by the County Recorder and containing those elements and requirements set forth in this Title.

A final plat, upon its being filed and recorded by the County Recorder, shall be known as an authorized plat, subdivision or dedication.

16.08.180 Plat, preliminary.

“Preliminary plat” means a preliminary plat of a proposed subdivision or dedication, containing the elements and requirements set forth in this Title.

- A. “Plat, correction” means a plat which is prepared for the purpose of correcting lot boundaries, to resolve errors in mapping, vacancies, overlaps and errors in surveys, descriptions or to correct some other error in a final plat.
- B. “Plat, amended, means a plat which is prepared to reflect alterations or changes in boundaries, lot sizes, lot divisions, numbers of lots, streets, easements, rights of ways or other changes in a platted parcel or platted subdivision. (Same as replat).

16.08.190 Standard specifications.

“Standard specifications” means the standard specifications for public works of the city officially adopted by the Council and including all subsequent amendments thereto also known as the Idaho Standards for Public Works Construction.

16.08.200 Street.

"Street" means any street, avenue, boulevard, road, land, parkway, place, viaduct, easement for access, or other way which is an existing state, county, or municipal roadway; or a street or way shown in a plat heretofore approved pursuant to law, or approved by official action and includes the land between street lines, whether improved or unimproved and may comprise pavement, shoulders, gutters, sidewalks, parking areas, and other areas within the right-of-way.

“Street” also means a thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare not less than 50 feet wide which has been made public by right of use and which affords the principal access to the abutting property, and/or provides vehicular circulation.

16.08.210 Street, arterial.

“Arterial Street” means a street with a high level of traffic mobility and a low level or access to land.

16.08.220 Street, collector.

“Collector street” means a street with medium level of traffic mobility and medium level of access to land.

16.08.230 Dead-end street.

“Dead-end street” means a street connecting to another street at one end only and not having provisions for vehicular turnaround at its terminus.

16.08.240 Street, loop.

“Loop street” means a minor street that forms a loop and returns to the same street from which it originated. A street forming a connection between two (2) other streets is not considered a loop.

16.08.250 Street, local.

“Local street” means a street intended to provide access to lots and serve the needs of a neighborhood.

16.08.260 Street, Partial.

“Partial street” means a dedicated right of way that provides only a portion of the required street width.

16.08.270 Developer.

“Subdivider or Developer” means an individual, corporation, firm or group who undertakes the subdividing of a lot, tract or parcel of land for the purpose of transfer of ownership or development, including dedicating of streets or changes in street or lot lines.

16.08.280 Subdivision.

“Subdivision” means the division of a lot, tract or parcel of land into more than one part for the purpose of transfer of ownership or for the construction of improvements thereon.

16.08.290 Utilities.

“Utilities” means the installation for conducting water, sewage, gas, telephone, cable television or electricity and similar facilities providing service to and used by the public.