

Section 600

Definitions

Section 600 – Definitions

Developer - Any person, persons or firm making application to the Highway District.

Dedication - The setting apart of land or interest in land for use by the public. Land becomes dedicated when accepted by the Highway District as a public dedication, either by ordinance, resolution, or entry in the official minutes, or by the recording of a plat showing such dedication.

Easement - A grant by the Highway District of the use of a parcel of land by the public, corporation, or persons for specified use and purposes.

Highway District - Any one of the following official Highway Districts within Kootenai County, Idaho.

East Side Highway District
Lakes Highway District
Post Falls Highway District
Worley Highway District

Owner - The person or persons holding title by deed to land or holding title as vendees under land contract.

Plat - A map of a subdivision.

- a. Preliminary Plat - A preliminary map, including supporting data, indicating a proposed subdivision development, prepared in accordance with Kootenai County ordinances and the Idaho Code.
- b. Final Plat - A map of all or part of a subdivision providing substantial conformance to an approved preliminary plat, prepared by a Registered Professional Engineer or a Registered Land Surveyor in accordance with Kootenai County ordinances and the Idaho Code.
- c. Recorded Plat - A final plat bearing all of the certificates of approval required by ordinance and duly recorded in the County Recorder's Office.

Public Right-of-Way - A right-of-way open to the public and under the jurisdiction of a public highway agency, where the public highway agency has no obligation to construct or maintain said right-of-way for vehicular traffic, nor shall there be any liability for any injury or damage for failure to maintain it or any highway signs. [I.C. 40-117(6), I.C. 40-202(4) and I.C. 50-1301(7)].

Reserve Strip - A strip of land between a dedicated street or partial street and adjacent property, in either case, reserved or held in public ownership for future street extension or widening.

Right-of-Way - A parcel of land dedicated or reserved for use as a public way, which normally includes streets, sidewalks, utilities or other service functions.

Roadway - 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; or a street or way in a plat duly filed and recorded within the right-of-way boundaries whether improved or unimproved and may be comprised of pavement, shoulder, curbs, gutters, sidewalks, parking areas, and lawns.

- a. Arterial Route - A general term including expressways, major and minor arterial streets, and interstate, state or county highways having regional continuity.
- b. Collector Street - A street that provides for traffic movement within neighborhoods of the County and between major streets and local streets and for direct access to abutting property.
- c. Local Street - A street that provides for direct access to residential, commercial, industrial, or other abutting land for local traffic movements and connects to collector and/or arterial streets.
 - 1. Marginal Access Street - A minor street parallel and adjacent to an arterial route and intercepts local streets and controls access to an arterial route.
 - 2. Cul-de-Sac Street - A short local street having one end permanently terminated in a vehicular turnaround.
 - 3. Loop Street - A minor street with both terminal points on the same street of origin.
- d. Alley - A public service way used to provide secondary vehicular access to properties otherwise abutting upon a street.
- e. Roadway Prism - That portion of the right-of-way between the back of ditch (at the elevation of the adjoining roadway shoulder) or the back of sidewalk and including the roadway ditches, traveled way, shoulders and auxiliary lanes.

Subdivider - A subdivider shall be deemed to be the individual, firm, corporation, partnership, association, syndication, trust, or other legal entity having sufficient proprietary rights in the property to represent the owner, which submits the required subdivision application and initiates proceedings for the subdivision of land in accordance with these procedures.

Subdivision - The division of any lot, tract, or parcel of land into more than two (2) parts.

- a. Minor Subdivision - A subdivision that proposes to create four (4) or fewer lots, with no shared infrastructure or improvements other than a water system that does not require engineering that must be constructed to meet the requirements of the County or other agencies. Property that has been subdivided within the previous five (5) years cannot be re-divided as a minor subdivision, except where the two subdivisions together will create four or fewer lots.
- b. Major Subdivision - A subdivision that proposes to: a) create five (5) or more lots, or b) re-divide land that has been subdivided in the previous five (5) years, when the two

subdivisions together will create five or more lots, or c) create 2-4 lots with shared infrastructure or improvements, or a water system that requires engineering, that must be constructed to meet the requirements of the County or other agencies.

Terrain - The topography of the land traversed for the alignment of roads and streets. To characterize variations in topography, engineers generally separate terrain into three classifications:

- a. Level Terrain - Terrain where sight distances are generally long or can be made to be so without construction difficulty.
- b. Rolling Terrain - Terrain where natural slopes consistently rise above and fall below the road or street grade, and occasional steep slopes offer some restriction to normal horizontal and vertical roadway alignment.
- c. Mountainous Terrain - Terrain where longitudinal and transverse changes in the elevation of the ground with respect to the road or street are abrupt and benching and side hill excavation are frequently needed to obtain acceptable horizontal and vertical alignment.

The Highway District Board of Commissioners shall have sole discretion on the determination of terrain classification for a road.

Utilities - Installations or facilities, underground or overhead, furnished for use by the public, including but not limited to, electricity, gas, steam, communications, water, drainage, irrigation, sewage disposal, or flood control, owned and operated by any person, firm, corporation, municipal department, or board duly authorized by state or municipal regulations. Utility or utilities as used herein may also refer to such persons, forms, corporations, departments, or boards, as applicable herein.

Appendices

Standard Drawings

Supplemental Information

- Financial Guarantee Agreement

- Construction Observation Policy

- Application for Approach/Driveway Permit, Application for Permit to Use Right-of-Way - Utilities

- Utility Coordination Policy

- Engineer's Statement

- Memorandum with Kootenai County

- Plat Requirements - Minimum for Highway District Review

- Legal Description Essential Requirements Checklist

- Traffic Impact Study Guidelines