



RESOLUTION #2010-37

**A BOISE COUNTY RESOLUTION TO ADOPT THE GLOSSARY
OF TERMS FOR USE IN ALL
BOISE COUNTY LAND USE APPLICATIONS**

WHEREAS, Idaho Code 31-714 authorizes the Boise County Board of Commissioners to approve and adopt rules and laws necessary to carry out the laws and rules of the State of Idaho; and

WHEREAS, Idaho Code Title 67, Chapter 65 authorizes the Boise County Board of Commissioners to direct and mandate all planning and zoning matters within all unincorporated areas of the County; and

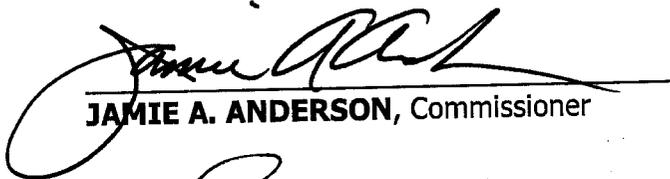
WHEREAS, the Boise County Board of Commissioners has approved and adopted various ordinances pertaining to land use within the unincorporated areas of Boise County; and

WHEREAS, the Boise County Board of Commissioners has directed that in order to maintain consistency and effectiveness in the implementation of the various land use ordinances that all terms within each ordinance shall have the same meaning in all applications.

NOW THEREFORE BE IT RESOLVED that the Boise County Board of Commissioners does hereby approve and adopt the attached Glossary of Terms for use in all land use applications.

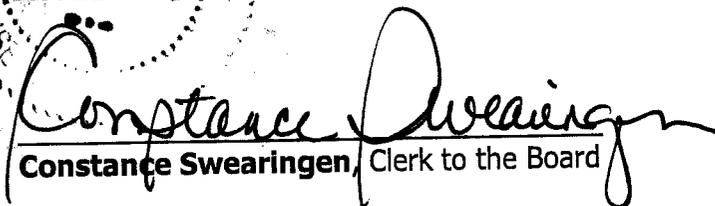
BOISE COUNTY BOARD OF COMMISSIONERS


TERRY C. DAY, Chairman


JAMIE A. ANDERSON, Commissioner


LINDA W. ZIMMER, Commissioner




Constance Swearingen, Clerk to the Board



BOISE COUNTY

LAND USE GLOSSARY

**ADOPTED BY RESOLUTION #2010-37
MAY 17, 2010**

Accessory Structures: Subordinate structures incidental to the main use or principal building of a property and which is located on the same lot or tract as the main structure but does not include any building containing a dwelling unit as hereinafter defined.

Accessory Use: Incidental and subordinate use to the principal use of the same premise.

Administrator: An official of the county or their designee, who is authorized by the Board to administer the various land use ordinances.

Administrator Fees: The fee charged any applicant for any permit for all reasonable administrative and other costs heretofore or hereafter incurred directly or indirectly by the County in processing the application and monitoring the construction, maintenance, and completion of all or part of the permit. (See county ordinances and resolutions for amounts.)

Agent: A person authorized to act on behalf of another person.

Agricultural Building: Any building designed and constructed to be used for agricultural purposes which are not intended for human habitation (including pump houses, barns, tool sheds, storage buildings, etc.)

Agricultural Uses: Farming, dairying, pasturage, cultivation, tillage, horticulture, floriculture, silvaculture, viticulture, vermiculture, animal, poultry, and fish husbandry, as the principal land use and the necessary accessory uses for packing, treating, or storing the produce. Agricultural uses shall not include commercial riding stables, race tracks, slaughterhouses, plants, factories, works for the reduction of animal matter, or commercial poultry, kennels, or feed lots.

Airport: Any runway, land area or other facility designed for the accommodation, servicing, landing, and take-off of aircraft.

Alley: A minor way which is used primarily for vehicular service access to the back or side properties usually abutting on a street.

Annex: To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Annexation: The act or process of adding land to a governmental unit, usually an incorporated place, by an ordinance, a court order, or other legal action.

Appeal: A request for a review of the interpretation of any land use ordinance; or a request for a formal change to an official decision.

Applicant: Any person initiating an application for subdividing, or the development of land for the building or modification of any improvement on land. The applicant need not be the owner of the property; however, he/she shall be an agent of the owner or have sufficient proprietary rights in the property to represent the owner.

Application: The form approved by the Board of County Commissioners and information required to be filed by the applicant, or agent, for any permit or variance or appeal under county ordinances.

Areas of City Impact Agreements: As required by Idaho Code, Title 67, Chapter 65, Boise County has negotiated impact boundaries and terms with Idaho City, Horseshoe Bend, Placerville, and Crouch. These agreements provide the cities authority input outside corporate

limits and provides cities and counties a process for the disposition of lands deemed part of the cities trade area or may be subject to annexation at a future date.

Area of City Impact: An area mutually agreed upon, including boundaries and Ordinances between the city and county as provided for in Idaho Code Title 67, Chapter 65.

Area of Shallow Flooding: Areas designated as AO, or AH Zone on the Flood Insurance Rate Map (FIRM). AO zones have base flood depths that range from one to three feet above the natural ground; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow; AH indicates ponding, and is shown with standard Flood Protection Elevations.

Area of Special Concern: A parcel of land identified in the Comprehensive Plan that may require additional analysis before development impacts these tracts.

Area of Special Flood Hazard: The land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. Designation on FEMA Flood Insurance Rate Maps (FIRM) always includes the letters A or V.

Attorney General's Checklist: A listing of six questions the county will ask to determine whether land use policies, restrictions, conditions, and fees do not constitute a taking of private property rights in any degree. Also considered will be an assessment if such actions are determined to be unconstitutional under the Idaho State Constitution. (See Appendix #1)

Bar/Lounge/Tavern: An area primarily devoted to the serving of alcoholic beverages and in which the service of food is only incidental to the consumption of such beverages.

Base Flood: The flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the "100-year flood"); designated on Flood Insurance Rate Maps by the letters A or V. Where Flood Protection Elevation (BFE) is not available either through the Flood Insurance Study, FIRM, or from another authoritative source (Section 4.3-2), the Administrator shall determine a reasonable base flood elevation. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

Base Flood Elevation (BFE): The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Basement: Any area of the building having its floor sub-grade (below ground level) on all sides, except has described and permitted in FEMA Technical Bulletin 11-01.

Bed and Breakfast: A residence used for the lodging of paying guests.

Board: The Boise County Board of Commissioners.

Building: Any structure which is designated or intended for the shelter, enclosure or protection of persons, animals, or property of any kind.

Building Envelope: An area within the property boundaries of a lot or tract within which an allowed building or structure may be placed; which may be shown on a plat as a shaded area.

Building Official: The Planning and Zoning Administrator is the designated authority charged with the authority to interpret and make recommendations to the appropriate official regarding any enforcement issues under the Boise County Wildland-Urban Interface Ordinance.

Building and Fire Code Construction Standards: A tabulation of building and fire code construction requirements needed to meet health and safety requirements.

Building Permit: A formal authorization, with associated fees and standards and guidelines, which will allow an applicant to construct an improvement on the designated property.

Bulk Plant: An establishment where commodities, including both liquids and solids, are received by pipelines, tank car, tank vehicle, or other container, and are stored or blended in bulk for the purpose of distribution by pipeline, tank car, tank vehicle, or container.

Bureau of Land Management (BLM): The agency within the United States Department of the Interior which administers America's public lands.

Certificate of Completion: Written documentation, from the appropriate official, that the project or work for which a permit was issued has been completed in conformance with requirements of a Boise County land use ordinance, as may be required.

Certificate of Occupancy: Written documentation that the project or work for which the building permit was issued has been completed in conformance with the building codes as adopted by the State of Idaho.

Charter School: Alternative schools authorized by Idaho State Law that allows the creation of the institution of learning enabling voluntary enrollment and a curriculum controlled by the parents of the students.

Church: Any structure or property which is used for religious services and worship.

City Limits: The boundaries of an incorporated city, town or village as described by the Articles of Incorporation and subsequent annexations. Not to be confused with Area of Impact.

Civic Uses: Types include governmental and quasi-governmental agencies providing utility, educational, cultural, major medical, protective, governmental, and other uses which are strongly vested with public or social importance.

Clinic: A building or portion of a building containing offices and facilities for providing medical, dental or psychiatric services for out-patients only.

Cluster Development: A site design technique that groups structures, or lots, into relatively concentrated and contiguous areas while providing the remaining land for open space, wooded area, recreational, agricultural land or preservation of environmentally critical areas.

Code of the West: *The Code of the West* is an informative document written by John Clark, a County Commissioner in Larimer County, Colorado. The document states that life in the country is different from life in the city. County governments are not able to provide the same level of service that city governments provide.

Commercial/Industrial Landscaping Standards: A listing of standards and guidelines developers of commercial and industrial land will be required to implement to improve the

aesthetic appearance by changing its contours, adding ornamental features, or by planting trees and shrubs.

Commercial Land Use: A use, other than agriculture, which involves the sale of products or services for profit or compensation; in the county traditionally located along state highways and in community centers with primary uses serving travelers through the area, the consumer needs of the residents, and agricultural needs.

Commercial Recreation Uses: Lands developed by the private sector for recreational use with the express purpose of making a profit or compensation.

Commission: The Boise County Planning and Zoning Commission appointed by the Board.

Community: A sub-area of the county consisting of residential, civic, and commercial uses sharing a common identity or location.

Community Plan: A detailed proposal for defining land use and facilities within a community. Separate community plans with goals may be recognized by the Boise County Comprehensive Plan.

Comprehensive Plan: A compilation of goals, objectives, maps and other data guiding the physical, social and economic development, both public and private, of the county and its environs, as defined in the Idaho Local Planning Act of 1975.

Conditional Use: Any use as defined by county ordinance which, because of its potential incompatibility with adjacent or traditional uses, is subject to review by the Commission and public comment at a public hearing to best insure compatible land uses.

Conditional Use Permit: A permit which may be granted under the provisions of the Zoning and Development Ordinance and which when granted authorizes a particular use to be made on a particular premise, subject to compliance with all the terms and conditions placed on the permit.

Condominium: A development in which individual dwelling units are platted and owned; or, are intended to be owned in severalty, while the land and at least the structural components and exterior surfaces of the buildings are owned in common by the owners of the dwelling units.

Conservation Easement: A non-possessor interest of holder in real property imposing limitations or affirmative obligations, the purposes of which include retaining or protecting natural, scenic, or open space values of real property, assuring its availability for agricultural, forest, recreational, or open space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.

County: Boise County.

County Emergency Services: The County office that coordinates with the Idaho State Department of Homeland Security in preparing for potential county-wide disasters and emergencies.

County Engineer or Surveyor: Person or company, appointed by the Board, who is responsible for the administration of engineering or surveying matters for the County and shall

be a licensed engineer and/or surveyor in the State of Idaho, as required by Idaho Code. All duties of the County Engineer or Surveyor shall be as set forth within county ordinances, by resolution of the Board, or as otherwise set by Idaho Code.

County Hazardous Areas: Designated sites where human health and safety could be at risk due to wildfires, steep slope mass failure, erosion, flooding, landslides, avalanches, earthquakes, hazardous materials or groundwater contamination. Therefore, additional mitigation maybe required.

County Planning: The decision-making process in which goals and objectives are established, existing resources and conditions analyzed, strategies developed, and controls enacted to achieve the goals and objectives as they relate to cities and communities and furthering the welfare of people and their communities by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations.

County Zoning and Development Ordinance: An ordinance adopted by the Board which specifies allowed uses, conditional uses, and non-allowed uses in the County.

Craig-Wyden Bill: This federal bill, known as Public Law 106-393, the Secure Rural School and Community Self-Determination Act of 2000, addresses the decline in revenues from timber harvest on Federal lands, typically earmarked for schools and roads within qualifying Counties.

Creek: A small stream, often a shallow or intermittent tributary to a river, including but not limited to: Mores Creek, Grimes Creek, Harris Creek, Rabbit Creek, and Alder Creek.

Critical Facility: A facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste, or community and/or public water and waste water supply and treatment facilities.

Critical Fire Weather: A set of weather conditions (usually a combination of low relative humidity and wind) whose effects on fire behavior make control difficult and threaten fire fighter safety.

Cul-de-sac: A dead-end street that provides a turnaround at its terminus.

Culture: The set of shared attitudes, values, goals, and practices that characterizes an institution, organization or group.

Customs: Traditional and widely accepted ways of behavior or doing something that is specific to a particular society, place or time.

Dedication: The setting apart of land or interest in real property for use by the public. Real property becomes dedicated only when accepted by the Board through written approval as a public dedication, either by the passage of a county ordinance, or by entry of a resolution of approval in the official minutes of the Board.

Defensible Space: An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.

Department of Environmental Quality, Idaho (IDEQ): An Idaho state department created by the Idaho Environmental Protection and Health Act (Idaho Code, Title 39) to ensure clean air, water, and land in the state and protect Idaho citizens from the adverse health impacts of pollution.

Density: A unit of measurement which specifies the number of dwelling units per acre of land.

Development: Any grading, vegetation removal, construction activity, or any other activity, excluding maintenance of agricultural or timber land, which changes the existing character or use of the land or has any impact on adjoining properties.

Development in a Flood Zone: 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 or storage of equipment or materials located within the area of special flood hazard.

Development Standards: An agreed level of development with an associated standard of quality to assure an established outcome and an aesthetically pleasing community.

Development, Residential: A land area designated for family dwelling construction.

Drive-In Establishment: An establishment, other than an automobile service station, that is designed to accommodate the motor vehicles or patrons in such a manner as to permit the occupants of such vehicles, while remaining in the vehicle, to make purchases or receive services.

Driveway: A vehicular ingress and egress route. A driveway may serve no more than four (4) residential building lots, unless specifically authorized by Boise County Land Use Ordinances.

Driveway Standards: Boise County standards as described in the Boise County Road Standards Ordinance.

Dwelling: A building, or portion thereof containing one or more dwelling units. The term "dwelling" does not include any recreational vehicle, hotel or motel as defined herein.

Dwelling, One-Family: A detached building containing one (1) dwelling unit designed for and occupied exclusively by one (1) family. For purposes of County ordinances the classification of Dwelling, One-Family shall include group homes, mobile homes and manufactured homes as herein defined.

Dwelling, Two-Family: A building containing two (2) dwelling units for two (2) families living independently of each other including duplexes, and semi-detached housing.

Dwelling, Multiple-Family: A building containing at least three (3) dwelling units for three (3) or more families living independently of each other.

Easement: A right of use, falling short of ownership, and usually for a certain stated purpose. (As defined by Title 50, Chapter 13, Idaho Code)

Economic Development: A development that provides a service, produces a good, retails a commodity, or emerges in any other use or activity for the purpose that enables greater production, increased employment, and a better distribution of goods and services.

Elevation Certificate: The official form (FEMA Form 81-31) used to track development provide elevation information necessary to ensure compliance with community floodplain management ordinances, and determine the proper insurance premium rate with Section B completed by Community Officials.

Elevated Building: For insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

Emergency Manager: The Boise County Emergency Manager. The Boise County Emergency Manager is tasked with making recommendations regarding all subdivisions and CUP applications to the Boise County Planning and Zoning Commission and the Boise County Commissioners. The Emergency Manager may require that a Fire Protection Plan be completed for subdivisions and CUP applications, but he/she is not the approving authority for fire protection plans.

Endangered Species Act: A Federal rule to protect certain species listed as either endangered (in danger of extinction) or threatened (likely to become endangered).

Environmental Impact Study/Statement: A document required by the National Environmental Policy Act for federal government agency actions "significantly affecting the quality of the human environment." A tool for decision making, an EIS describes the positive and negative environmental effects of a proposed agency action.

Evacuation Route, Emergency: A road or highway in Boise County that is specified by the County or other jurisdiction as a route for emergency evacuation. These routes will lead residents away from what would be considered the direction of movement of the most likely threat (flood or fire) to an individual residence, subdivision or populated area.

Existing Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations.

Expansion to an Existing Manufactured Home Park or Subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Fair Housing Act (Title VIII of the Civil Rights Act of 1968): As amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and handicap (disability).

Family: An individual or two (2) or more individuals related by blood, marriage, legal adoption or guardianship, or a group of four (4) or fewer persons who are unrelated and reside together using common cooking facilities.

Family Food Production: The non-commercial keeping of domestic animals and fowl for the production of food for the use of the family occupying the premises.

Family Split: The division of a parcel of land into no more than four (4) for the purpose of transferring ownership to an immediate family member, eighteen (18) years or older, for use by that immediate family member (Grandmother, Grandfather, Mother, Father, Daughter, Son, Brother, Sister, Granddaughter or Grandson by blood, marriage or adoption).

Federal Emergency Management Agency (FEMA): An agency of the US government tasked with disaster mitigation, preparedness, response and recovery planning.

Feed Lot, Commercial: An area where livestock is contained for the purpose of resale or slaughter at an average monthly confined animal density exceeding two (2) animal units per acre and using a primary feed supply other than grazing, excluding family food production or incidental sale.

Fees: A payment of funds to the county for any of the applications or other entitlements; see the county Fee Schedule Resolution.

Fire Area: The floor area of a structure, in square feet, used to determine the adequate water supply.

Fire Chief: The chief officer or the chief officer's authorized representative of the fire department serving the jurisdiction. The Fire Chief of a Fire Protection District created under Title 31 Chapter 14 of the Idaho Statutes may require a Fire Protection Plan for new subdivision or CUP applications submitted to Planning and Zoning. The Chief of a Fire Protection District is also the approving authority for such a plan.

Fire Chief-VFD: The Chief of a Volunteer Fire Department or subscription district may request a Fire Protection Plan be accomplished for new subdivisions and CUP applications within his area of service, but he is not the approving authority. In the un-incorporated areas not in a Fire Protection District of Boise County, the Boise County Sheriff is the approving authority.

Fire Protection District: An independent taxing district organized for the purpose of providing fire protection within the legal boundaries described at the time of its implementation by the voters within its boundaries. Fire Protection Districts are organized in accordance with Title 31 Chapter 14 of the Idaho Code.

Fire Protection Plan: A document prepared for a specific subdivision or CUP application. It describes ways to minimize and mitigate the fire problems created by the proposed subdivision or CUP application with the purpose of reducing impact on the community's fire protection delivery system. A Fire Protection Plan will address site-specific issues pertaining to location, topography, slope, flammable vegetation, climatic conditions, fire history, water supply, water sources, water storage capacity, distance/response time from the nearest fire station. The Plan will address road access, building ignition and fire resistance factors, fire protection/suppression systems, fire protection equipment, defensible space, evacuation routes and other considerations as required by the Building Official, Emergency Manager, Fire Chief, Fire Chief-VFD, or Sheriff.

Fire Weather: Weather conditions favorable to the ignition and rapid spread of fire. In wildfires, this generally includes high temperatures combined with strong winds and low humidity. See Definition for "Critical fire weather."

Fire-Resistance-Rated Construction: The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the (WUI) area.

Flame Spread Rating: As used herein refers to rating obtained according to tests conducted as specified by a nationally recognized standard.

Flood-plain Building Standards: County standards for building within a flood-plain within the county; see the county Flood Ordinance.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters; and/or, the unusual and rapid accumulation of runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flood Insurance Study (FIS): The official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood in detailed study areas.

Floodplain: An area of land adjacent to a stream which is subject to special flood hazards defined in County Ordinance and FEMA.

Flood protection elevation: An elevation that shall correspond to the elevation of the one percent (1%) chance flood (one hundred (100) year flood) plus any increased flood elevation due to **floodway** encroachment, plus any required freeboard.

Floodproofed: (1) Floodproofed means making a building watertight, substantially impermeable to floodwaters. (2) Floodproofed is described as a combination of adjustments and/or additions of features to buildings that eliminate or reduce the potential for flood damage. (Definition from FEMA Tech Bulletin 3-93)

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Fuel Break: An area, strategically located for fighting anticipated fires, where the native vegetation has been permanently modified or replaced so that fires burning into it can be more easily controlled. Fuel breaks divide fire-prone areas into smaller areas for easier fire control and to provide access for fire fighting.

Fuel, Heavy: Vegetation consisting of round wood 3 to 8 inches in diameter.

Fuel, Light: Vegetation consisting of herbaceous plants and round wood less than 1/4 inch in diameter.

Fuel, Medium: Vegetation consisting of round wood 1/4 to 3 inches in diameter.

Fuel Modification: A method of modifying fuel load by reducing the amount of Nonfire-resistant vegetation or altering the type of vegetation to reduce the fuel load.

Fuel Mosaic: A fuel modification system that provides for the creation of islands and irregular boundaries to reduce the visual and ecological impact of fuel modification.

Fuel-Loading: The oven-dry weight of fuels in a given area, usually expressed in pounds per acre (lb/a). Fuel loading may be referenced to fuel size or time lag categories, and may include surface fuels or total fuels.

Garden Valley Recreation District: The taxing district formed by citizens in an initiative in May of 2000, to "enhance the quality of life for residents living in northwest Boise County by working in partnership to foster and enrich healthy community environments, protect recreation access and promote these related activities."

Goal: The broad statement that is an expression of guiding principles and focuses on desired outcomes. They are broad directions that establish ideal future conditions toward which policies are oriented.

Greenbelt: Either:

1) A linear park, alternative transportation route, or open space conservation area approved by the Board that provides passive recreational opportunities, pedestrian and/or bicycle paths, and/or the conservation of open spaces or natural areas, as indicated in a greenbelt plan adopted by the Board; or

2) A fuel break designated for a use other than fire protection.

Greenhouse, Commercial: An establishment where flowers, shrubbery, vegetables, trees and other horticulture products are grown in the open and/or in an enclosed building for sale to the general public on a retail basis.

Greenhouse, Wholesale: An establishment where flowers, shrubbery, vegetables, trees and other horticulture products are grown in the open and/or in an enclosed building for sale on a wholesale basis, with retail sales on premises to be on an occasional and incidental basis.

Group Home: A residential shelter care facilities for mentally retarded, physically handicapped and elderly citizens. Group homes for eight or fewer people are considered single family dwellings for purposes of land use ordinances.

Hazardous Area: An area which has not yet been designated by the state or federal government as a geological hazard area but where historical evidence, climatological data, surface or subsurface geological, topographical, vegetative, or other on-site naturally occurring factors indicate a relatively greater risk of property damage than exists on other parcels in the county.

Hazardous Materials: As defined in the *International Fire Code*.

Half-Way House: A type of facility to allow people to begin the process of reintegration with society.

Health Authority: The Central District Health Department (Region IV), the Idaho Department of Labor and Industrial Services, Plumbing Division and the Idaho Division of Environmental Quality; or such agency or unit of government which may succeed in the powers, duties, and responsibilities of said authority.

Heavy Timber Construction: As described in the *2006 International Building Code*.

Highway, public: A street so designated as a county, state or federal highway by the governmental entity responsible therefore.

Highway Corridors: See State Highway Corridors (in this glossary).

Historic Use: Land use activities recognized as a use of the land in the past; it can also include the current present use.

Home-Based Business: A home-based business would consist of service oriented uses and typically be more intense than a home occupation, due to factors such as intensity of use or clients coming to the residence and would require a Conditional Use Permit.

Home Occupations: Any gainful commercial operation, profession or craft, which is customarily incidental to or carried on entirely within a dwelling place.

Hospital: An institution for health care providing patient treatment by specialized staff and equipment.

Hotel/Motel: The word "Hotel or Motel" shall mean a building in which lodging is provided and offered to the public for compensation and which is open to transient guests.

Idaho Batholith: The body of intrusive igneous (volcanic) rock in central Idaho about 250 miles long and a maximum of 100 miles wide. It is approximately 100 million years old.

Ignition-Resistant Construction, Class 1: A schedule of additional requirements for construction in the WUI areas based on extreme fire hazard.

Ignition-Resistant Construction, Class 2: A schedule of additional requirements for construction in Wildland-urban interface areas based on high fire hazard.

Ignition-Resistant Construction, Class 3: A schedule of additional requirements for construction in the WUI areas based on moderate fire hazard.

Impact Fees: A fee levied, as defined by Idaho Code 67-8202, and may be amended: development impact fee means a payment of money imposed as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve development. This term is also referred to as an impact fee in this chapter. The term does not include the following:

- (a) A charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;
- (b) Connection or hookup charges;
- (c) Availability charges for drainage, sewer, water, or transportation charges for services provided directly to the development; or
- (d) Amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements, unless a written agreement is made pursuant to section 67-8209(3), Idaho Code, for credit or reimbursement.

Impact Report: A report prepared by the County identifying the impact each development may have on the County infrastructure.

Incompatible Land Use: The proximity of one or more land uses to another use when the former is not compatible with the latter; for example, an odious factory next to a rose garden.

Industrial Use: Any manufacturing processing, testing, energy production, storing, assembling, and similar uses which generally generate by-products of noise, smoke, odor, glare, gas, vibration, dust, or light. It does not refer to the growing of agricultural crops, or the raising of livestock.

Industry, heavy: Manufacturing or other enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process.

Industry, medium: Enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Medium industry produces moderate external effects such as smoke, noise, soot, dirt, vibration, odor, etc.

Industry, light: A use that involves the manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominantly from previously prepared or refined materials (or from raw materials that do not need refining). Warehousing, wholesaling, and distribution of the finished products produced at the site is allowed as part of this use.

Infill Development: The construction of a building on a vacant parcel located in a predominately built up area. The local zoning regulations determine whether the new building fits harmoniously into the neighborhood.

Infrastructure: Facilities and services needed to sustain development and land-use activities including but not limited to utility lines, streets, fire stations, parks, schools, and other public facilities.

Intermittent Streams: A water channel contains flowing water for only a portion of the year. When not flowing, the water may remain in isolated pools, or surface water may be absent. Intermittent Streams are usually marked on topographic maps with a line of blue dashes and dots.

International Fire Code: The official version of the *2006 International Fire Code* submitted by the International Code Council.

Junkyard: An outdoor space where waste, discarded, or salvaged materials including inoperative automobiles are bought, sold, exchanged, baled, packed, disassembled, stored or handled. Junkyard also includes house wrecking and structural steel materials and equipment.

Kennel, Commercial: The commercial boarding, caring or breeding of four (4) or more dogs, cats and other household domestic animals in return for compensation or kept for sale. The sale of two or less litters of pets per year per animal shall not be deemed "commercial".

Ladder Fuels: Fuels arranged by natural growth or design in a vertical configuration so that a fire would easily carry from one level to the next.

Land Use: The occupation or use of land or water for any human activity for any purpose.

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

Land Use Planning: A process that creates the basic elements of a Comprehensive Plan designating the present and future location, form, class, and extent (size) within a planning jurisdiction for residential, commercial, industrial, and civic (public areas and buildings) use or reuse. The land use plan includes a map and written description of the different land use areas or districts and serves as the guidance for official land use decisions.

Land Use Regulation: Laws enacted by the local government for the regulation of any aspect of land use and community resource protection, including zoning, subdivision, special use permit or site plan regulation, or any other regulation that prescribes the appropriate use of property of the scale, location or intensity of development.

Long Term Sustainability: A development that maintains or enhances economic opportunity and community well-being while protecting the natural environment upon which people and economies depend. It is development that meets the need of the present without compromising the ability of future generations to achieve their needs.

Livestock: Hoofed domesticated animals, poultry, rabbits and fur bearing animals.

Log Wall Construction: A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches.

Lot: A parcel, plot, tract, or other land area of suitable size as required by county ordinance and created by subdivision for sale, transfer or lease.

Lot Area: The total area of a lot measured on a horizontal plane within the boundary lines exclusive of public and private roads, and access easements to other property.

Lowest Floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of the Boise County Flood Ordinance.

Lumber Mill, Permanent: The site, equipment, and buildings necessary to saw, plane, or mill tree logs into posts, poles, building logs, lumber, dimensional lumber or similar products.

Lumber Mill, Portable: A temporary enterprise where trees are harvested, cut, and milled on the same site.

Manufactured Home: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities (consistent with the National Manufactured Housing Construction and Safety Standards Act of 1974, and as amended). The term "manufactured home" does not include a "recreational vehicle."

Manufactured/Mobile Home Park: Any area, tract, plot or parcel of land developed as a planned unit development (PUD) and designed primarily for placement of manufactured/mobile

homes located and maintained for dwelling purposes on a permanent or semi-permanent basis; but, not on a transient basis.

Mineral Extraction: Any mining, quarrying, excavating, processing, storing, separating, cleaning or marketing of any natural mineral resource.

Minimum Standards for Building Construction: Construction procedures and techniques necessary to insure the structure meets health and safety requirements per the applicable code.

Mitigation: Measures to avoid impacts, minimize impacts, restore impacted areas, and compensate for impacts to a natural resource attributable to a proposed action.

Mitigation, Appropriate: Mitigation which avoids impacts to, minimizes impacts to, restores, or replaces the functions and values of a natural resource, and is consistent with the scope and degree of those impacts attributable to a proposed action.

Mitigation, Practical: Mitigation which is available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes.

Mobile Home: A transportable, factory-built residential dwelling, (trailer house) which was constructed prior to enactment of the National Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976 or has been rehabilitated according to standards, set by Title 44 of the Idaho Code.

Modular Building: Any building or building component, other than a manufactured home, and is either entirely or substantially prefabricated or assembled at a place other than the building site. Modular homes are subject to the same standards as site-built homes. Modular buildings are not required to comply with the National Manufactured Home Construction and Safety Standards Act of 1974.

Multilayered Glazed Panels: Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

Natural Resources: One of the Comprehensive Plan's components that includes the climate, geology (mountains and valleys), hydrology (rivers and streams), soils, vegetation (forests and all other plants), wildlife (game, fisheries and aviaries), scenic vistas, and air quality.

National Scenic Byway: A road recognized by the U.S. Department of Transportation for its archeological, cultural, historic, natural, recreational, and scenic qualities. The program was established by Congress in 1991, to preserve and protect the nation's scenic but less traveled roads and promote tourism and economic development. The program is administered by the Federal Highway Administration.

Neighborhood: means an area of a community with characteristics that distinguish it from other community areas and that may include schools, or social clubs, or boundaries defined by physical barriers, such as major highways and railroads, or natural features, such as rivers.

New Construction: Structures for which the "start of construction" commenced on or after the effective date of this ordinance.

New Manufactured Home Park or Subdivision: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

No Adverse Impact: An approach that ensures the action of any property owner, public or private, does not adversely impact the property and rights of others.

No-Net-Loss: Measure of the success of mitigation that requires avoidance, minimization, restoration, and compensation of all functions and values of a natural resource impacted by a proposed action.

Noncombustible: As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

- 1) Material of which no part will ignite and burn when subjected to fire. Any material conforming to ASTM E 136 shall be considered noncombustible within the meaning of this section.
- 2) Material having a structural base of noncombustible material as defined in Item 1 above, with a surfacing material not over 1/8 inch thick, which has a flame spread rating of 50 or less. Flame spread rating as used herein refers to rating obtained according to tests conducted as specified in ASTM E 84.
- 3) "Noncombustible" does not apply to surface finish materials. Material required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to Item 1. No material shall be classed as noncombustible that is subject to increase in combustibility or flame spread rating, beyond the limits herein established, through the effects of age, moisture or other atmospheric condition.

Noncombustible Roof Covering: One of the following:

- 1) Cement shingles or sheets.
- 2) Exposed concrete slab roof
- 3) Ferrous or copper shingles or sheets.
- 4) Slate shingles.
- 5) Clay or concrete roofing tile.
- 6) Metal roofs.
- 7) Approved roof covering of noncombustible material.

Non-conforming Building: A building or structure or portion thereof lawfully existing or being lawfully constructed prior to March 1997 when the first Zoning and Development Ordinance was passed, which was designed, erected or structurally altered for a use, or to dimensional standards that do not conform to the requirements for structures and/or uses as outlined by this Ordinance.

Non-conforming Lot: A lot of record which was lawfully existing prior to March 1997 when the first Zoning and Development Ordinance was passed, but which, because of the application of this Ordinance to it, no longer conforms to lot area or width requirements prescribed in this Ordinance.

Non-conforming Use: A use which was lawfully established and maintained prior to March 1997 when the first Zoning and Development Ordinance was passed, but which, because of the application of this Ordinance to it, no longer conforms to the use regulations.

Non-Profit: As defined by the 501 (c)(3), IRS code.

Noxious Weed Ordinance: A regulation established by the County that directs the control of noxious weeds.

Noxious Weeds: Any living stage, such as seeds, and reproductive parts, of any parasitic or other plant of a kind, which is of foreign origin, is new to or not widely prevalent in the United States, and can directly or indirectly injure crops, other useful plants, livestock, or poultry or other interests of agriculture, including irrigation, navigation, fish or wildlife resources or the public health.

Objectives: Statements of attainable, quantifiable, intermediate-term achievements that help accomplish goals contained in the Comprehensive Plan.

Off-Street Parking: An improved hard surfaced area for vehicle parking either within a structure or in the open and connected to a public street, alley, or other public way by a permanently surfaced driveway or access drive.

Official Rural Addressing System Numbering Maps: The maps showing all of the roads within Boise County with the official address numbering grid system and address number ranges.

Official Road Name List: The list containing the official road names within the incorporated and unincorporated areas of Boise County. Said list shall be composed of all road names having been given official recognition by the Board and the Councils.

Official Road Name Maps: The maps showing all of the roads within Boise County with the official name shown thereon.

Ordinance: A regulation set forth and adopted by a governmental authority.

Original Parcel: An original parcel of land is hereby defined as a lot or tract as recorded on any plat of record on file in the office of the Boise County Recorder, or any un-platted contiguous parcel of land held in one ownership and of record on December 28, 1978.

Overlay: An area with special standards and concerns.

Overlay Land Use: A use where certain additional requirements are superimposed upon an existing land use and where the requirements of the underlying use may or may not be altered and address special land use circumstances or environmental safeguards over the underlying existing land use. Permitted uses in the underlying use shall continue subject to compliance with the requirements of the overlay use.

Owner: An individual, firm, association, organization, partnership, trust, company, corporation, or any other legal entity who owns or holds title to real property.

PCU-Collector Road: A service class of a vehicular travel way which is privately owned but serves to provide access to more than 50 lots.

PCU-Local Road: A service class of a vehicular travel way which is privately owned, but serves to provide access to 50 or fewer lots.

PCU-Minor Road: A service class of a vehicular travel way which is privately owned, but serves to provide access to 4 or fewer lots.

Parcel: A tract of unplatted land or contiguous land (if applicable), in single ownership, considered a unit for purposes of development.

Payment in Lieu of Tax Monies Fund (PILT): Funds paid by the Federal Government to a county to compensate for losses in property tax revenues. These funds have historically been used to partially finance County transportation and School Districts.

Performance Bond: An amount of money or other negotiable security paid by the developer or his surety to the County Treasurer, which guarantees that the subdivider will perform all action required by the governing body regarding an approved plat, and provides that if the developer defaults and fails to comply with the provisions of an approved plat, the subdivider or his surety will provide funds to the County up to the limit of the bond, or the surety will itself complete the requirements of the approved plat.

Permanent Foundation: A concrete or timbered structure, the primary purpose of which is the support of a structure or sign.

Person: Any person, individual, firm, partnership, trustee, entity, corporation or syndication.

Planned Community: A subdivision development with a minimum of 640 acres and is located outside existing areas of City Impact. The Planned Community has a boundary that enhances the area's ability to incorporate or be annexed. A variety of residential, commercial and industrial uses develop in a pre-planned environment.

Planned Community Base District: An area of land with a minimum of 640 acres which is located outside existing areas of City Impact. The Planned Community has a boundary that enhances the area's ability to incorporate or be annexed. A variety of residential, commercial and industrial uses develop in a pre-planned environment; which may become a taxing district.

Planned Unit Development: An area of land in which a variety of residential, commercial and industrial uses develop under single ownership or control are accommodated in a pre-planned environment with more flexible standards, such as lot sizes and set backs, than those restrictions that would normally apply under these regulations.

Planning & Zoning Administrator: The chief administrator of the Boise County Planning and Zoning Department.

Plat: The drawing, map or plan of a subdivision, condominium, cemetery, or town site, into lots, blocks, and roads in accordance with Idaho Code Title 50, Chapter 13.

Plat, Minor Subdivision: A drawing for a Minor Subdivision of land containing not more than four lots, parcels or tracts.

Plat, Full Subdivision: A drawing for a subdivision of land containing more than four, but less than 30 lots, parcels or tracts.

Plat, Large Scale Subdivision: A drawing for a subdivision of land containing thirty or more lots, parcels, or tracts.

Plat, Amendment: A drawing for an amendment to a platted Subdivision.

Plat, Partial Amendment: A drawing for an amendment to a platted Subdivision consisting of not more than four lots, parcels or tracts.

Plat, Preliminary Subdivision: A drawing for a subdivision which meets the requirements of the county ordinance, but has not yet been accepted by the Board.

Plat, Final Subdivision: A drawing and plan for a subdivision prepared for filing and recording and containing those elements and meeting those requirements set forth in the county ordinance and which has been approved by the Boise County Commissioners and filed with the Boise County Recorder.

Population Forecast: Specific estimating techniques used to make statistical determinations of population growth/decline using parameters that establish population dynamics.

Prescribed Fire: Planned burning of wild-land vegetation to reduce the risk and severity of unplanned forest or range land fire occurrence, to improve wildlife winter range conditions or to attract wintering animals back from private property.

Principal Use: The specific purpose for which a lot is arranged, intended, designed, occupied or maintained.

Private Property: Property protected from public appropriation; over which the owner has exclusive and absolute rights.

Private Property Rights (Idaho Code 67-6508(a)): An analysis of provisions which may be necessary to insure that land use policies, restrictions, conditions, and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property as prescribed under the declarations of purpose in Chapter 80, Title 67, Idaho Code. (See Appendix #1 - Idaho Attorney General's checklist)

Private Property Rights Legislation: Laws, procedural requirements, and ordinances established to protect property rights while accommodating other types of development and the health, safety, and general welfare of the people of Idaho.

Private Road/Street: A private access not dedicated to public use or maintained by Boise County. These can be PCU Collector, Local or Minor Roads as defined in Boise County Road Ordinance 96-11 or its successor.

Public Lands: Land owned by local, state, or federal government, used for purposes which benefit public health, safety, general welfare and other needs of society.

Public Law RS 2477: Public rights of way on federal land within the context of Revised Statute 2477. RS2477 public rights of way are under the jurisdiction of the county.

Public Participation: The active and meaningful involvement of the public in the development of the land use/planning process.

Public Road/Street: Those vehicular travel ways with right-of-way owned by Boise County or dedicated to public use and maintained by Boise County. State Highways are also considered as Public Roads.

Quality of Life: The attributes or amenities that combine to make an area a good place to live. Examples include the availability of political, educational, and social support systems; good relations among constituent groups; a healthy physical environment; and economic opportunities for both individuals and businesses.

Racial Composition: The composition or mix of individual races/cultures that comprise the population of a study area.

Record of Survey: A map filed as a result of a land survey by a licensed surveyor, in accordance with requirements of Idaho Code Title 55, Chapter 16, and/or Chapter 19.

Recreation: The pursuit of leisure-time activities.

Recreation Land: Land allocated for recreational uses.

Recreational Vehicle: A vehicle which is:

- 1) built on a single chassis;
- 2) 400 square feet or less when measured at the largest horizontal projection;
- 3) Designed to be self-propelled or permanently towable by a light duty truck; and
- 4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Recreational Vehicle Park: A parcel of land which has been planned and improved or which is rented or used for the placement of two (2) or more transient recreational vehicles. Recreational vehicle parks are for temporary living quarters and not permanent housing. (A Conditional Use Permit is required.)

Recreationist: A person who comes to recreate, usually at public forest lands and rivers.

Redzone: A software database used to evaluate and compile information on individual homes. Is used by Fire departments to identify access, water supply, construction type and other information useful prior to responding to an actual fire.

Regulatory flood: A flood determined to be representative of large floods known to have occurred in Idaho and which may be expected to occur on a particular stream because of like physical characteristics. The regulatory flood is based upon a statistical analysis of stream flow records available for the watershed or an analysis of rainfall and runoff characteristics in the watershed. In inland areas, the flood frequency of the regulatory flood is once in every one hundred (100) years; this means that in any given year there is a one percent (1%) chance that a regulatory flood may occur or be exceeded.

Repetitive Loss: Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on

the average, equals or exceeds 25 percent of the market value of the structure before damage occurred.

Residence: A building used by its occupants as a permanent place of abode, which is made one's home as opposed to one's place of business and which has housekeeping and cooking facilities for its occupants only.

Resident: A person who lives in a particular place.

Residential: A description of building/buildings which is regularly used by its occupants as a permanent place of abode, which is made one's home as opposed to one's place of business and which has housekeeping and cooking facilities for its occupants only.

Residential and Development Patterns: Geographical sites of capital improvements identified and mapped by the location and date of issued residential and conditional use permits.

Residential Building Standards: A measure, norm, or model in comparative evaluations that would meet health and safety standards, plumbing and electrical Idaho Building Codes that allow for phased building over a period of time; as defined in the county adopted building standards.

Resolution: A recorded expression of the will of a public body.

Restaurant: Any land, building or part thereof, other than a boarding house or bed and breakfast, where meals are provided for compensation, including, among others, such uses as cafe, cafeteria, coffee shop, lunch room, and dining room.

Riding Stable/Equestrian Use: A building or structure used or designed for the boarding or care of riding horses for remuneration, hire or sale.

Right-of-Way: A strip of land dedicated or reserved for use as a public street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for other special uses.

Right-of-Way and Access Standards: See County Road Ordinance.

Riparian Area: All lands within and adjacent to areas of groundwater discharge, or standing and flowing surface waters where the vegetation community is significantly affected by the temporary, seasonal, or permanent presence of water. Examples include springs, seeps, creeks, streams, rivers, ponds, and lakes and their margins.

Riparian Community: All plant and animal species within a given riparian area.

Riparian Habitat: An area where a plant or animal lives; the sum total of environmental conditions in the area. It may also refer to the place occupied by an entire community of plants or animals.

Road Construction Standards: See County Road Ordinance.

Roadside Stand: A temporary or mobile structure designed or used for the display or sale of products or services.

Rural: A sparsely developed area where the land is primarily used for farming, forestry, resource extraction, very low-density residential uses, or open space uses.

Rural Character: Rural areas include the mixture of agricultural uses, green fields, open space, rangeland, forest, high desert and other rural land characteristics. County land use ordinances may not threaten rural character; however, ordinances should take in account these attributes.

Rural Residential Land: Those parcels of private land in Valley County which are rural in character and used primarily for residential purposes.

Scenic Byway: Typically, secondary roads having significant cultural, historic, scenic, geological, or natural features.

Scenic Route: A road or path designed to take one past a pleasant view or nice scenery; usually not the most used or most direct route.

School: An organization specializing in the instruction of students.

School Bus Routes: Roads used for transporting children to and from school by busses that have been designated by the school districts and recognized by the county.

School Development Agreement: Voluntary funding allocated by developers of new residential or commercial facilities to the affected School District to help offset the affects caused by increased demands on the School District infrastructure/services.

Screen: A visual barrier which may consist of natural or manmade materials.

Setbacks: The space between every structure and all property lines on the lot on which structures are located, required to be left open and unoccupied by buildings or structures, either by the front, side, or rear yard requirements of county ordinance, or by delineation on a recorded subdivision map.

Setback Average: The minimum front or rear yard setbacks may be adjusted to conform to the average setback of existing similar buildings on the adjoining four (4) properties (two on each side of the proposed use).

Shall: A term which means that the requirement is mandatory.

Sheriff: The elected law enforcement officer within Boise County. The Sheriff, or his deputy, is the official designated by Title 41 Chapter 2 of the Idaho State Statutes as an assistant to the state fire marshal to enforce the *2006 International Fire Code* and rules of the state fire marshal in all unincorporated areas not included in a fire protection district. As such, the Sheriff is the approving official for all Fire Protection Plans required for subdivision and CUP applications in the un-incorporated areas of Boise County not served by a Fire Protection District.

Significant Change: A deviation from the original plan, between the preliminary plat submitted and the final plat submitted; including; 1) change in lot density, 2) change in exterior boundary of subdivision, or 3) change in road access points.

Signs, On-Premises: Any sign or advertising structure that the message identifies the property on which the sign is located, its owner or tenant, or directs attention to an offer for sale, lease or rent of said property, or warns the public as to danger, or trespassing thereon, or

directs the public upon said property, or informs the public as to current or proposed use of the property, or recites the name of the land use, business, proprietor or nature of products or services provided or manufactured upon said property.

Signs, Off-Premise or Outdoor Advertising: Any sign that directs attention to the use, name, business, commodity, service, entertainment or land use conducted, sold, or offered elsewhere than the sign location.

Signs, Non-Conforming: Any sign, sign structure or use of sign existing before enactment of this Ordinance that does not conform to the standards cited by this Ordinance.

Site Plan: A scaled drawing of existing and planned conditions to facilitate review and approval of an application.

Slaughterhouse/Meat, Poultry or Fish Packing: A facility which includes slaughtering, meat canning, curing, smoking, salting, packing, rendering, or freezing of meat products or a facility in which meat products are so processed for sale to the public and where the inspection of meat, meat by-products and meat food products are maintained.

Slope: The variation of terrain from the horizontal; the number of feet (meters) rise or fall per 100 feet measured horizontally, expressed as a percentage.

Snow Routes: Roads given priority for snow removal by allocating individual or groups of snow plows under varying levels of service and availability of equipment, weather conditions, driving hazards, and special treatment areas to maintain winter access.

Special Areas: Special areas of the county include its individual cities, the Boise National Forest, the county's river systems, its trail network, Bogus Basin Ski Resort, and highway corridors.

Special Planning Area: Those areas of Boise County that, due to unusual aspects of the property, require additional planning and design considerations. This includes, but is not limited to, steep slopes, flood prone areas, unstable soils, access and fire hazard; also known as Area of Special Concern.

Special Use Permit: See Conditional Use Permit.

Start of Construction: The date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State Highway: A term applied to streets and roads that are under the jurisdiction of the state highway commission.

State Highway Corridors: Belts of land, 300 ft on each side of the right-of-way, following a State of Idaho highway, especially one connecting major towns or cities.

Street: A right-of-way which provides vehicular and pedestrian access to adjacent properties. It shall include the terms, street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place and other such terms.

Strip Development: Commercial, retail, or industrial development, usually one lot deep, which fronts on a major street.

Structure: Anything constructed or erected, except fences, which requires permanent location on or below grade, or is attached to something having permanent location on the ground.

Subdivision: The division of any parcel of land of whatever size into two or more parts for the purpose of transfer of ownership or development, including condominiums, either by deeds, mortgages, deeds of trust or contracts of sale of portions thereof.

Subdivision Ordinance: A regulation which places conditions upon the development of subdivisions in the county-from design and construction of public amenities to lot sizes. The purpose is to prevent the development from having negative impacts on surrounding, existing property owners and to closely control the impact, financial or otherwise, that the development might have upon county services.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- 1) Before the improvement or repair is started; or
- 2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

Boise County Flood Ordinance excludes:

- 1) Any project for improvement of a structure to correct pre-cited existing violations of state or local health, sanitary, or safety code specifications which have been previously identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or
- 2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Temporary Use: A use established for a fixed period of time with the intent that such use will terminate automatically upon expiration of the fixed time period unless permission to conduct the use is renewed.

Timber Harvesting: The cutting and removal of trees from their growing site, and the attendant operation of cutting and skidding machinery but not the construction or creation of roads. Timber harvesting does not include the clearing of land for construction approved under an approved development ordinance.

Tourism: The business of providing services for persons traveling for pleasure. Tourism contributes to the vitality of the community by providing revenue to local business. Level of tourism can be measured through changes in the transient occupancy tax or restaurant sales.

Tourist: A person who visits Boise County as a destination point, and he/she comes to see historical, archeological, or other special sites as part of their travel plans.

Transitional Housing: A building where families who may or may not have access to traditional or permanent housing but who are capable of living independently within a reasonable period of time, generally about 18 months, reside on a 24-hour-per day basis for at least 30 days and participate in appropriate program activities designed to facilitate independent living.

Transportation Corridors: Routes identified and reserved for future development and use when population growth expands sufficiently to warrant construction.

Transportation Master Plan: A map, and plan, of the county that shows current, planned, and future transportation needs when growth warrants.

Tree Crown: The primary and secondary branches growing out from the main stem, together with twigs and foliage.

U.S. Forest Service (USDA Forest Service): An agency of the Department of Agriculture that manages forest and range resources, primarily in the western United States.

Unenclosed Accessory Structure: An accessory structure without a complete exterior wall system enclosing the area under roof or floor above.

Unincorporated: Un-chartered as a self-governing village or city; lacking the tax, police, and other powers conferred by the state on incorporated towns.

Urban: All population and territory within the boundaries of urbanized areas and the urban portion of places outside of urbanized area that have a decennial census population of 2,500 or more.

User Fees: A fee charged by the federal government or other unit of government to recipients of its goods or services. User fees generally apply to activities that provide special benefits to identifiable recipients, and the amount of the fee is usually related to the cost of the good or service provided.

Utilities: All water supply, drainage, sewer, gas, electrical, telephone, television and other communications lines, and related features.

Value Added Development: An enterprise which creates a product using what would have normally been waste, scrap material or natural resource and converting it into a marketable product for resale.

Variance: (1) A grant of relief from certain provisions of a county Ordinance when, because of unique, natural site characteristics of a property, compliance would result in undue hardship upon the owner as distinguished from a mere inconvenience or inability to receive greater profit, and which would not be contrary to the public interest, health and safety. (Idaho Code Title 67, Chapter 65).

(2) if specifically set forth in such ordinance, a grant of relief from the requirements of a Boise County land use ordinance that permits action that would otherwise be prohibited by the ordinance.

Veterinary Health Clinics: Any building or portion thereof designated for the care or treatment of cats, dogs, or other animals.

Vicinity Map: A small scale map showing the location of a tract of land in relation to a larger area.

Volunteer Fire Department: A fire department organized and supported by volunteers that may operate from donations, subscriptions, but not tax dollars. The service boundaries of a volunteer department may be designated to avoid confusion between departments, but it does not have legal boundaries, does not collect taxes and does not have legal basis in the Idaho Code. A subscription department may charge for their services, however.

Water Dependent: A structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

Wetlands: Those areas that are within the definition of wetlands as defined by the Environmental Protection Agency and within the jurisdiction of the U.S. Army Corps of Engineers, and also may include areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include saturated swamps, marshes, bogs and similar areas.

Wetland, Riparian Functions & Values: The recognized wetland and riparian functions and values include water quality protection & improvement, habitat for fisheries & wildlife, nutrient retention & removal, channel stability, food chain support, flood storage & desynchronization, groundwater recharge & discharge, active & passive recreation, aesthetics, and cultural resources.

Wildfire: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

Wildland: An area in which development is essentially nonexistent, except for roads, railroads, power lines and similar facilities.

Wildland-Urban Interface Area (WUI): A geographical area where structures and other human development meet or intermingle with Wildland or vegetative fuels.

Wood Processing Plant: A site, equipment and buildings necessary to convert wood into chips or fibers, or fibers into byproducts, or to extract byproducts from wood fibers.

Wrecking Yard: Any lot or place which more than five (5) motor vehicles of any kind incapable of being operated and not currently licensed are placed, located, or found.

Zoning: A map and ordinance which divides a city or county into land use "zones" and specifies the types of land uses, setbacks, lot sizes and size restriction for buildings within that zone.

Zoning Ordinance: An ordinance that gives some direction on the types of development that may occur in the county, placement of such development, and allows for the imposition of

certain conditions of the development to assure it will not negatively impact the surrounding property owners. Signing standards have been adopted as part of the zoning ordinance to place
esthetic and safety standards upon signs being placed upon private property and in the public right-of-way.