

---

**GLOSSARY**

- Accessory:** As applied to use, building, or structure, means customarily subordinate or incidental to, and located on the same lot with, a principal use, building, or structure.
- Access Management:** To limit the ability of traffic to enter, leave, or cross thoroughfares; regulating the spacing and design of driveways, medians, intersections, and traffic signals to promote the efficient flow of through traffic.
- Adequate Public Facilities:** Facilities that have the capacity to serve development without decreasing levels of service below locally established minimums.
- Affordable Housing:** Decent, quality housing that costs no more than 30% of a household's gross monthly income for rent/mortgage and utility payments. In the case of ownership housing, the purchase cost of a housing unit is equal to or less than three times a household's annual gross income.
- Aggregate Mining:** Lands primarily devoted to the extraction of aggregate minerals. Aggregate minerals are those minerals used essentially in the road building and construction industry.
- Agriculture:** The use of land for commercial production of the following: horticultural, viticultural, floricultural, dairy, apiary, vegetable, berries, grain, hay, straw, turf, seed, Christmas trees, or livestock and animal products.
- Agribusiness:** Also known as large-scale agriculture. The term has been coined to include all the technologies that mesh in the total inputs and outputs of the farming sector. In this light, agriculture encompasses the whole range of economic activities involved in manufacturing and distributing the industrial inputs used in farming; the farm production of crops, animals, and animal products; the processing of these materials into finished products; and the provision of products at a time and place demanded by consumers.
- Agriculture Land:** Land actively devoted to agriculture and a part of a bona fide profit-making agricultural venture.
- Agricultural Support Services:** Any non-agricultural use that is directly related to agriculture and directly dependent on agriculture for existence.
- Airport Master Plan:** A comprehensive analysis of airport needs and alternatives with the purpose of providing direction for the future development of the Coeur d'Alene Air Terminal, as adopted in 2000 Coeur d'Alene Airport Master Plan Update.
- Annexation:** The act of attaching unincorporated land lying contiguous or adjacent to a municipal corporation.
- Appropriate:** To legally obligate by contract or otherwise commit to use by appropriation or other official act of a governmental entity.
- Applicant:** A person submitting an application for development.
- Area of City Impact (ACI):** An area within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Regulatory control of land within the ACI remains with the County until the land is annexed into a city. The land and development controls within ACIs, however, may be subject to joint County/city interlocal planning agreements and concurrency.
- Aquifer:** A water-bearing layer of permeable rock, sand, or gravel. In an aquifer, ground water can move sideways, up, or down in response to gravity, differences in elevation, differences in pressure, and differences in the physical properties of the aquifer. Depending on the aquifer, the water can move from very fast (as much as hundreds of feet per day in fractured rock aquifers) to very slowly (as little as a few feet per year in very fine grained sedimentary aquifers). (IDAPA 58.01.11.007.02)

**Beneficial Uses:** The classification of surface waters by the state of Idaho according to the use for which they are presently suitable or intended to become suitable. The term is also commonly used to describe uses of land that are in the public's interest.

**Best Management Practices (BMP):** Policies, practices, procedures, or structures implemented to mitigate adverse environmental effects.

**Buffer or Buffer Zone:** A neutral area between two areas of concern of sufficient width and quality to ensure that activities on one property do not negatively impact the other. The buffer might consist of open space, other land uses, landscaped areas, undisturbed areas of natural vegetation, fences, walls, berms, or any combination thereof.

**Capacity, Vehicle:** The maximum number of vehicles that can pass over a given section of a lane or roadway in one direction (or in both directions for a two- or three-lane facility) during a given time period under prevailing roadway and traffic conditions. It is the maximum rate of flow that has a reasonable expectation of occurring.

**Capital Improvement:** Improvements with a useful life of 10 years or more, though new construction or other action, that increase the service capacity of a public facility.

**Capital Improvement Plan:** A plan adopted pursuant to Idaho Code Title 67 Chapter 82 that identifies capital improvements for which development impact fees may be used as a funding source.

**Carrying Capacity:** The maximum population that an area can maintain indefinitely.

**Carrying Capacity, Environmental:** The level of use that can be accommodated and continued within the limits set by existing infrastructure without unacceptable damage to natural or public resources, the ecosystem, and the quality of air, land, and water.

**Checklist:** A list in which items can be compared, scheduled, verified, or identified; a list of action items, steps, or elements needed for a task.

**City:** An incorporated urban area.

**Cluster Development:** A development design technique that concentrates buildings on a part of a site to allow the remaining land to be used for such purposes as recreation, common open space, and preservation of environmentally sensitive features. A zoning ordinance may authorize such development by permitting smaller lot sizes and density bonuses if a specified portion of the land is kept as permanent open space, usually through public dedication or designation on a site plan or plat.

**Community Design:** An analysis of needs for governing landscaping, building design, tree planting, signs, and suggested patterns and standards for community design, development, and beautification.

**Compatible Design:** The visual relationship between adjacent and nearby buildings and the immediate streetscape, in terms of a consistency of materials, colors, building elements, building mass, and other constructed elements of the urban environment, such that abrupt or severe differences are avoided.

**Compatible Land Use:** A use of land and/or building (s) that, in terms of development intensity, building coverage, design, bulk and occupancy, traffic congestion, parking requirements, access, and circulation, site improvements, and public facilities and service demands, is consistent with and similar to neighboring uses and does not adversely affect the quality of life of persons in surrounding or nearby buildings.

**Comprehensive Land Use Plan, Comprehensive Plan, or Plan:** The policies and proposals used for: (a) planning for the physical development of the county; (b) coordinating county programs and services; (c) aid in developing, correlating, and coordinating

official regulations and controls; and (d) promoting the general welfare. Such plan shall consist of the required elements set forth in Idaho statutes, which shall serve as a policy guide for the subsequent public and private development and official controls so as to present all proposed developments in a balanced and orderly relationship to existing physical features and general governmental functions.

**Comprehensive Plan Amendment:** An amendment or change to the text or maps of the Comprehensive Plan.

**Conditional Use:** As part of a zoning ordinance each governing board may provide by ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under Idaho Code 67-6509 for the processing of applications for special or conditional use permits. A special-use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Denial of a special-use permit or approval of a special-use permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by Idaho Code 67-8003, consistent with requirements established thereby.

**Conditional Use Permit:** A permit issued by the approving authority stating that the conditional use meets all conditions set forth in local ordinances.

**Conservation:** The protection, restoration, or sustainability of natural resources.

**Conservation Easement:** A non-possessory interest of a holder in real property, imposing limitations or affirmative obligations for retaining or protecting natural, scenic, or open space values of real property; for assuring its availability for agriculture, forest, recreation, or open space use; for maintaining or enhancing air or water quality; or for preserving the

historical, architectural, archeological, or cultural aspects of real property.

**Consistency:** A term that means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation.

**Context Areas:** A term used to describe the characteristics of the land and its relative intensity of development.

**Contiguous development:** Development of areas immediately adjacent to one another.

**Coordination:** Consultation and cooperation among jurisdictions.

**Cottage Industry:** A home occupation that does not require retail sales or courier delivery services (as used in this plan).

**Covenants:** Private restrictions placed on land regulating land use activities.

**Critical Aquifer Recharge Area (CARA):** An area that surrounds the immediate borders of an aquifer. For the purposes of this Plan, CARAs are the 19 watersheds and minor aquifers that recharge the Rathdrum Prairie Aquifer.

**Critical Areas:** Areas of environmental sensitivity, which include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

**Critical Facilities:** Facilities critical to the operation of a community such as schools, hospitals, police, fire, emergency response installations, and installations that produce, use, or store hazardous materials or hazardous waste.

**Cultural Heritage:** A community identity based on a unique historic background.

**Cultural Identity:** The totality of socially transmitted behavior patterns, arts, beliefs, institutions, and all other products of human work and thought typical of a population or community at a given time.

**Dedication:** The transfer of property or property rights by the owner to another party.

**Density:** A measure of the intensity of development, generally expressed in terms of dwelling units per acre.

**Design Guidelines:** A set of guidelines defining parameters to be followed in site and/or building design and development.

**Design Standards:** A set of standards defining the parameters to be followed in site and/or building design and development.

**Designation:** A distinguishing name or mark; title.

**Developer:** Any person or applicant undertaking development, including but not limited to a party that undertakes the subdivision of property pursuant to Idaho Code, sections 50-1301 through 50-1304.

**Development:** Any manmade 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. Any action requiring a land use permit or approval regulated by state statute, County regulations, Idaho Soil Conservation Commission (ISCC) including, but not limited to subdivisions, binding site plans, site specific rezones, unclassified special use permits, variances, building permits, shoreline permits, or flood area development permits.

**Development Ordinance:** Any land use regulation that affects the use and intensity of land development.

**Development Regulation:** Any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, subdivision ordinances, and binding site plan ordinances.

**Development Standards:** A set of expected norms and acceptable outcomes related to development.

**Easement:** A grant by a property owner to specific persons or to the public to use land for specific purposes. Also, a right of use acquired by prescription, if such right

has been adjudicated. No transfer of land title is implied.

**Enhancement:** Alteration of an existing resource to improve or increase its characteristics and processes without degrading other existing functions. Enhancements are to be distinguished from resource creation or restoration projects.

**Environmentally Sensitive:** An area with one or more of the following environmental characteristics: steep slopes; floodplain; soils classified as having high water tables; soils classified as highly erodible, subject to erosion, or highly acidic; land incapable of meeting percolation requirements; land formerly used for landfill operations or hazardous industrial use; fault areas; stream corridors; estuaries; mature stands of native vegetation; aquifer recharge and discharge areas; wetlands and wetland transition areas; and habitats of endangered species.

**Erosion:** The detachment and movement of soil or rock fragments by water, wind, ice, or gravity or human activity.

**Essential Public Facilities:** Facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes.

**Existing:** To occur under certain circumstances.

**Eutrophication:** The slow aging process during which a lake, estuary, or bay evolves into a bog or marsh and eventually disappears.

**Facilities:** The physical structure or structures in which a service is provided.

**Federal Functional Classification, Urban and Rural:** Functional classification is the process when streets and highways are grouped into classes or systems according to the character of service they provide. The designation of federal functional classification is made at least once every 10 years following the decennial census taken by the U.S. Bureau of the Census, or

whenever required by federal regulation. There are three functional classification categories that are common to rural and urban roads: Principal Arterial, Minor Arterial, and Local. In rural areas, there are two additional categories, Major Collector and Minor Collector, while urban areas have one additional category, Urban Collector. The rural or urban designation is part of the complete functional classification designation.

**Fire Flow:** The amount of water volume needed to provide fire suppression.

**Floodplain:** That area of land adjoining a body of water that has been or may be covered by floodwater.

**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. Floodways are identified in the Flood Insurance Study, on maps provided by FEMA or by other authoritative sources.

**Goal:** An aim or desired result.

**Grading:** Any excavation, filling, or movement of earth for the purposes of changing the shape or topography of the land.

**Greenbelt:** An open area that may be cultivated or maintained in a natural state surrounding development or used as a buffer.

**Groundwater:** Water beneath the earth's surface. It is the water that fills the natural open spaces in soil and rocks underground in much the same way as water fills a sponge.

**Group Home:** A single-family dwelling that provides residential shelter to eight or fewer unrelated, mentally and/or physically handicapped or elderly persons, who are supervised and reside as a single-family unit. No more than two, related or non-related, staff members shall reside in the dwelling at any one time.

**Habitat:** The place or type of site where a plant or animal naturally or normally lives and grows.

**Hazardous Areas:** Areas where hazards may result from susceptibility to surface ruptures from faulting, ground shaking, ground failure, landslides or mudslides; avalanche hazards resulting from development in the known or probable path of snowslides and avalanches, and floodplain or floodway hazards.

**Home-Based Business:** Any activity carried out for the gain by a resident, conducted as an accessory use with conditions as an accessory use to the primary residential use. An occupation, profession, or craft which is clearly incidental to the residential use of a site.

**Household:** All persons who occupy a housing unit which is intended as separate living quarters and having direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

**Idaho Transportation Department (ITD):** The state transportation department.

**Impact Fees:** 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. (See Capital Improvements chapter.)

**Implementation Strategy:** Regulatory and non-regulatory measures used to carry out the Plan.

**Industrial Use:** Activities predominantly associated with manufacturing, assembly, processing, or storage of products.

**Industrial Wastewater:** Water carrying wastes from businesses and industries that is a mixture of water and dissolved or suspended solids; excess irrigation water that is runoff to adjacent land.

**Infill:** The development of lots, housing, or other structures in vacant sites in already developed areas.

**Infrastructure:** Facilities and services needed to sustain industry, residential, commercial,

and all other land use activities. Infrastructure includes, but is not limited to, roads, water systems, sewer systems, schools, and police and fire protection.

**Intensity:** A measure of land use activity based on density, use, mass, size, and impact.

**Interim:** An intervening period; temporary.

**Landmark:** A building or site that has historical and often aesthetic importance, especially one marked for preservation by a municipal, state, or national government.

**Level of Service (LOS):** defines the quality and quantity of service provided by a community's infrastructure and services. It can be defined for a wide range of facilities and services, including transportation, potable water, sewer, fire, parks, and schools.

**Long-Distance Commuting:** Traveling regularly from one place to another, as from suburb to city and back.

**Lot:** A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built on as a unit.

**Low-Income Housing:** Housing that is economically feasible for the families whose income level is categorized as low within the standards promulgated by the U.S. Department of Housing and Urban Development (HUD) or the appropriate state housing agency.

**Manufactured Housing:** A manufactured building or major portion of a building designed for long-term residential use. It is designed and constructed for transportation to a site for installation and occupancy when connected to required utilities.

**Median Income:** The income level that divides the income distribution of a given area into two equal parts, one having incomes above the median income and the other having incomes below the median income. For households and families, the median income is based on the distribution of the total number of units,

including those with no income. (U.S. Bureau of Census)

**Metropolitan Planning Organization (RTPO, Spokane County):** An organization of cities and one or more counties (with representation from ports, tribes, and the state) whose goal is to coordinate transportation decisions among those jurisdictions.

**Mineral:** A naturally occurring, homogeneous inorganic substance with a specific chemical composition and characteristic crystalline structure, color, and hardness. Minerals include gravel, sand, and valuable metallic substances.

**Mineral Resource Lands:** Lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.

**Mitigation:** The process of avoiding, reducing, or compensating for the impact(s) of a proposal.

**Mixed-Use Development:** The development of a neighborhood, tract of land, building, or structure with a variety of complementary and integrated uses such as, but not limited to, residential, office, manufacturing, retail, public, and recreation, in a compact urban form.

**Mobile Home:** A dwelling unit that was built prior to June 15, 1976, and not certified, that is made up of one or more components, each of which is substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis.

**Modular Home:** A dwelling unit made up of components assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation as real property. A modular home may consist of two sections transported to the site in a manner similar to a mobile home, or a series of panels or room sections transported on a truck and erected or joined together on the site.

**Office:** A structure that generally houses a business, government, professional, medical or financial institution for the needs of individuals, groups, or organizations.

**Open Space:** Open space describes land that is valued for natural processes and wildlife, agricultural and forest production, aesthetic beauty, active and passive recreation, and other public benefits. Such lands include working and natural forests, rangelands, and grasslands, arms, ranches, parks, streams and river corridors, and other natural lands within rural, suburban, and urban areas. Open space may be protected or unprotected public or private.

**Performance Standards:** Criteria for testing the degree of hazard, environmental damage, or nuisance from land use activities creating smoke, dust, noise, glare, odor, erosion and sediment, runoff, liquid, solid, or airborne wastes, fumes, or traffic.

**Person:** A corporation, company, association, society, firm, partnership, or joint stock company, as well as an individual, a state, and all political subdivisions of a state or any agency or instrumentality thereof.

**Planned Unit Development (PUD):** A residential development that includes a mix of housing types such as single-family, townhouses, and other multifamily, and groups of uses to provide common open space or to include recreation, such as golfing, as part of the development.

**Policy:** A specific statement that guides decision making. It indicates a clear commitment of the local legislative body. A policy is based on a comprehensive plan's goals and objectives as well as the analysis of data. A policy may be effectuated by implementation measures (such as zoning, land division, and environmental ordinances).

**Preservation:** Saving from change or loss and reserving for a special purpose.

**Private Community Municipal Wastewater Treatment Plant:** A wastewater facility that treats municipal wastewater from a

private community or subdivision. These systems are typically initially owned, operated, and maintained by a developer with the ownership, operation, and maintenance transferring to a homeowners' association, sewer district, or similar entity as lots are sold within the development.

**Project:** A plan or proposal; an undertaking requiring joint effort.

**Public Facilities:** Facilities that are owned by the public or a municipality and are operated for the public's benefit. These include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, government buildings (including but not limited to fire, law enforcement and EMS facilities), hospitals, and schools.

**Public Services:** These include, but are not limited to, fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

**Public Sewer:** Any system other than an individual septic tank or drain field that is operated by a municipality, governmental agency, or a public utility for the collection, treatment, and disposal of wastes.

**Public Transportation:** A variety of passenger transportation services available to the public including buses, ferries, rideshare, or rail transit.

**Public Utility:** A closely regulated enterprise which provides to the public a utility service deemed necessary for the public health, safety, and welfare. Public utilities include systems for the delivery of natural gas, electricity, and telecommunications services.

**Public Water:** Any system providing water intended for, or used for, human consumption or other domestic uses. It includes, but is not limited to, facilities where water is furnished to any

community, or number of individuals, or is made available to the public for human consumption or domestic use, but excluding water systems serving one single family residence.

**Quality of Life:** A subjective set of values inherent among individuals or expressed through unified actions of groups or communities.

**Rathdrum Aquifer:** The sole source aquifer is that has been designated by the EPA as the sole or principal source of drinking water for the Rathdrum Prairie/Spokane Valley area, which receives special protection.

**Recreation:** Activities associated with any form of play, amusement, or relaxation, such as games, sports, or hobbies.

**Region:** A geographic area defined by some common feature, such as a river basin, housing market, commuter shed, economic activity, or political jurisdiction.

**Residential Use:** As used in this plan, all types of dwelling units such as single- and multifamily housing including mobile/modular homes.

**Resource Lands:** Those lands suitable for agriculture, timber, and mineral extraction and protected by resource lands regulations.

**Right-of-Way:** A privilege to pass over the land of another in some particular path, usually an easement over the land of another; a strip of land used in this way for railroad and highway purposes, pipelines, pole lines, and for private or public passage.

**Riparian Areas:** Lands adjacent to creeks, streams, lakes, and rivers that support vegetation dependent on free water in the soil. They are sometimes called "Ribbon-of-Green" because the vegetation on waterway banks forms a ribbon-like pattern when seen from the air. These areas, of water and vegetation, are important to fish and wildlife species, as well as to livestock. Since they dissipate water energy and filter the water flowing

through them, riparian-wetland areas can affect the health of entire watersheds.

**Roadway:** An open, generally public way for the passage of vehicles, persons, and animals. Limits include the outside edge of sidewalks, curbs and gutters, or side ditches.

**Runoff:** Water from rain, snowmelt, or irrigation that flows over the ground surface and returns to streams.

**Rural:** A sparsely developed area where the land is largely undeveloped or primarily used for resource purposes.

**Rural Lifestyle:** Subjective term based on individual values. A distinctive character identified by individuals or neighborhoods that involve lower population density, natural or agricultural land use, and a degree of privacy and quiet in contrast to an urban lifestyle.

**Sediment:** Deposited silt that is being or has been removed by water or ice, wind, gravity, or other means of erosion.

**Sense of Community:** A subjective feeling of togetherness, acceptance, and unified values within a given geographic area, which is determined by such factors as its built environment, natural features and open space elements, type of housing, architectural style, infrastructure, and the type and quality of public facilities and services.

**Sensitive Areas:** Areas that include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

**Sewer:** The closed pipe that carries raw sewage from a home or business to a treatment facility.

**Sewer District:** A sewer district is one responsible for providing for sewage disposal and for that purpose any such district shall have power to extend its sewer lines to an appropriate outlet.

**Shorelines:** An area near the interface of land and water, which may include but is not limited to lakes, reservoirs, rivers, streams, and creeks etc.

**Shall:** Describes a directive or requirement.

**Should:** Describes an expectation or action which is strongly encouraged.

**Single-Family (Detached):** A detached building containing one dwelling unit.

**Sole Source Aquifer:** A Sole Source Aquifer (SSA) is an aquifer designated by EPA as the “sole or principal source” of drinking water for a given service area; that is, an aquifer that is needed to supply 50% or more of the drinking water for that area and for which there are no reasonably available alternative sources should the aquifer become contaminated. A sole source aquifer receives special protection.

**Solid Waste:** All putrescible and non-putrescible solid and semisolid wastes, including, but not limited to, garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, and recyclable materials. Putrescible solid waste is waste that contains organic matter capable of being decomposed by microorganisms and of such a character and proportion as to cause obnoxious odors and to be capable of attracting or providing food for birds or animals.

**Special Needs Housing:** All housing that is designed for an individual or family who require(s) supportive social services in order to live independently or semi-independently. These households require all types of housing, including emergency, transitional and permanent housing. Special needs groups include, but are not limited to, the homeless; elderly; persons with AIDS; single parents; runaway and homeless youth; severely physically handicapped; mentally and emotionally disabled; farm workers (migrant worker households); and persons with substance abuse problems.

**Subdivision:** The division of a lot, tract, or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and including all divisions of land involving the dedication of a new street or a change in existing streets.

**Suburban:** Blending or characterized by the blending of the urban and the rural; a land use development pattern that is dispersed as opposed to decentralized.

**Taxing District:** In general, a political subdivision of one or more assessment districts where a governmental unit has the authority to levy taxes.

**Transfer of Development Rights (TDR):** The transfer of the right to develop or build, expressed in dwelling units per acre, either on land within one zoning district under contiguous ownership, or from land in one zoning district to land in another district where such density/development is permitted.

**Transportation Facilities:** Capital facilities related to air, water, or land transportation.

**Trip:** A one-direction movement, which begins at the origin at the start time, ends at the destination at the arrival time, and is conducted for a specific purpose.

**Urban Area:** A highly developed area that includes, or is appurtenant to, a central city or place and contains a variety of industrial, commercial, residential, and cultural uses.

**Urban Core:** An area consisting of a central place and adjacent urban fringe that together have a minimum overall population density of at least 1,000 people per square mile.

**Urban Density:** Density equal to or higher than 4 dwelling units per 1 acre.

**Urban Growth:** Growth (commercial, industrial, and residential) that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with

the primary use of such land for the production of food, other agricultural products, or timber or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. “Characterized by urban growth” refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban.

**Urban Sprawl:** Urban sprawl manifests itself in one or more of the following patterns: (a) leapfrog development that bypasses vacant parcels located closer to the urban area that are suitable for development and instead locates away from existing urban areas; (b) strip development that allows commercial, retail, and multifamily residential developments to locate in a linear pattern along both sides of a major artery; or (c) large expanses of low-density, single-family-dwelling development.

**Urbanization:** To make urban in character.

**Use:** The specific purpose for which land or a building is designated, arranged, or intended, or for which it is or may be occupied or maintained.

**Utilities:** The generation, transmission, and/or distribution of electricity, gas, steam, communications, and water; the collection and treatment of sewerage and solid waste; and the provision of mass transportation.

**Variance:** A modification of the requirements of the a development regulation\_as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots, upon a showing of undue hardship because of the characteristics of the site and that the variance is not in conflict with the public interest. (Idaho Code 67-6516)

**Visioning:** A process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

**Water District:** A district designated to supply water for domestic, commercial, and/or industrial purposes by any available means, and for that purpose any such district shall have power to extend its water lines to the source of water supply.

**Water Right/Meter Amount:** A right to a definite or conditional flow or quantity of water, usually for use at stated times and in stated quantities (e.g., for irrigation or for hydroelectric power development). A water right may be a right a right acquired by prescription (e.g., arising from the open, notorious, and undisputed use of water for the statutory term of years); a right acquired by appropriation (e.g., a grant from an agency of government with the right to distribute the unappropriated surplus waters of the state)

**Watershed:** The region drained by or contributing water to a stream, lake, or other body of water.

**Wetlands:** Areas that are covered by water or have waterlogged soils for long periods during the growing season. Plants growing in wetlands are capable of living in saturated soil conditions for at least part of the growing season. Wetlands such as swamps and marshes are often obvious, but some wetlands are not easily recognized, often because they are dry during part of the year. Wetlands are generally defined as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support vegetation that is typically adapted for life in saturated soil. Wetlands include bogs, marshes, shallows, muskegs, wet meadows, estuaries, and riparian areas.

**Wind Power Technology:** Wind power is the conversion of wind energy into useful form, such as electricity, using wind turbines. In windmills, wind energy is

directly used to crush grain or to pump water.

**Zoning:** Within a zoning district, the governing board shall where appropriate, establish standards to regulate and restrict the height, number of stories, size, construction, reconstruction, alteration, repair or use of buildings and structures; percentage of lot occupancy, size of courts, yards, and open spaces; density of population; and the location and use of buildings and structures. All standards shall be uniform for each class or kind of buildings throughout each district, but the standards in one district may differ from those in another district.