

Chapter 17.08

DEFINITIONS

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17.08.010 **In general.** Whenever the following words and phrases appear in this title, they shall be given the meaning attributed to them by this chapter. When not inconsistent with the context, words used in the present tense shall include the future; the singular shall include the plural and the plural the singular; the word "shall" is always mandatory, and the word "may" indicates the use of discretion in making a decision. (Ord. 398 S1 (part), 1981.)

17.08.020 **Administrator.** "Administrator" means the mayor or his designated representative who is vested with the duty of administering subdivision

and platting regulations within the incorporated areas of the city. (Ord. 398 S1 (part), 1981.)

- 17.08.040** **Alley.** "Alley" is a strip of land dedicated to public use providing vehicular and pedestrian access to the rear side of properties which abut and are served by a public street. (Ord. 398 S1 (part), 1981.)
- 17.08.050** **Block.** "Block" is a group of lots, tracts or parcels within well defined and fixed boundaries. (Ord. 398 S1 (part), 1981.)
- 17.08.050** **City.** "City" means the city of Benton City. (Ord. 398 S1 (part), 1981.)
- 17.08.060** **Comprehensive plan.** "Comprehensive plan" is the current comprehensive plan, as adopted by the city pursuant to State law. (Ord. 398 SI (part), 1981.)
- 17.08.070** **Council.** "Council" means the city council of Benton City. (Ord. 398 S1 (part), 1981.)
- 17.08.080** **Cul-de-sac.** "Cul-de-sac" is a street closed at one end by an area of sufficient size for turning vehicle around. (Ord. 398 S1 (part), 1981.)
- 17.08.090** **Dedication.** "Dedication" is the deliberate appropriation of land by an owner in fee simple, for any general and public use. (Ord. 398 SI (part), 1981.)
- 17.08.100** **Easement.** "Easement" is the grant by a property owner to specific persons or to the public to use land for a specific purpose or purposes. (Ord. 398 S1 (part), 1981.)
- 17.08.110** **Engineer.** "Engineer" means an engineer appointed by the administrator. (Ord. 398 S1 (part), 1981.)
- 17.08.120** **Environmental health standards.** "Environmental health standards" are those rules and regulations for the provisions of adequate water and sewage treatment facilities in Benton County which were adopted by the district board of health of the Benton-Franklin Health District. (Ord. 398 S1 (part), 1981.)
- 17.08.130** **Final Plat.** "Final plat" is the final drawing of the subdivision and dedication prepared for filing with the county auditor and containing all elements and requirements set forth in Chapter 271, Laws of 1969, First Ex. Sess., codified as Chapter 58.17 RCW and in this title adopted pursuant thereto. (Ord. 398 S1 (part), 1981.)

- 17.08.140** **Floodplain.** "Floodplain" is land adjacent to a channel of rivers, streams or ravines which has been or may hereafter be covered by floodwater consisting of the floodway and the floodway fringe and includes but is not limited to the intermediate regional flood. Specifically, it means the land in the floodplain within the community subject to a one percent or greater chance of flooding within any given year. (Ord. 398 S1 (part), 1981.)
- 17.08.150** **Frontage.** "Frontage" denotes the property line which butts the principal means of access to the property. (Ord. 398 S1 (part), 1981.)
- 17.08.160** **Land.** "Land" as a unit for determining subdivision, means all contiguous real property in one ownership, but not including parcels of record prior to the adoption of the ordinance codified in this title and not including parcels separated by a public road or a stream in excess of twenty cubic feet per second mean annual flow. A parcel shall be considered "of record" if recorded in the office of the Benton County auditor and if the disposition of the parcel was in conformance to the subdivision regulations in force at the time of filing. (Ord. 398 S1 (part), 1981.)
- 17.08.170** **Lot.** "Lot" is a fractional part of subdivided lands having fixed boundaries being of sufficient area and dimensions to meet minimum zoning requirements for width and area. The term shall include tracts and parcels. (Ord. 398 S1 (part), 1981.)
- 17.08.180** **Plat.** "Plat" is a map or representation of a subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, streets and alleys and other divisions, dedications and information. (Ord. 398 S1 (part), 1981.)
- 17.08.190** **Preliminary Plat.** "Preliminary plat" is a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks and restrictive covenants to be applicable to the subdivision, and other elements of a plat or subdivision which shall furnish a basis for approval or disapproval of the general layout of a subdivision. (Ord. 398 S1 (part), 1981.)
- 17.08.200** **Road.** "Road" is a dedicated right of way which provides a location for vehicular circulation and a means of access to abutting properties. A road may also serve as a location for public utilities, pedestrian walkways, public open space and recreation area, cut and fill slopes and drainage. (Ord. 398 S1 (part) 1981.)
- 17.08.210** **Road -- Private.** "Road - private" is a road intended for the use of one or more private individuals and developed and maintained by those private individuals who benefit from its establishment. (Ord. 398 S1 (part), 1981.)

- 17.08.220** **Road - Public.** "Road - Public" is a city road, county road, or state highway established and adopted by the proper authorities for the use of the general public, and over which every person has a right to pass and use for all purposes of travel or transportation to which it is adapted and developed. (Ord. 398 S1 (part), 1981.)
- 17.08.230** **Roadway.** "Roadway" is that surfaced portion of a street or alley right of way that is improved for vehicular traffic only. (Ord. 398 S1 (part), 1981.)
- 17.08.240** **Short plat.** "Short plat" is the map or representation of a short subdivision. (Ord. 398 S1 (part), 1981.)
- 17.08.250** **Short subdivision.** "Short subdivision" is the division or re-division of land into four (4) or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership. (Ord. 602, August 1994.)
- 17.08.260** **Subdivider.** "Subdivider" is a person, firm, corporation, partnership, or association which causes land to be divided or re-subdivided into a subdivision for himself or others. (Ord. 398 S1 (part), 1981.)
- 17.08.270** **Subdivision.** "Subdivision" is the division of land into five or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer and includes all re-subdivision. (Ord. 398 S1 (part), 1981.)
- 17.08.280** **Zoning ordinance.** "Zoning ordinance" means the current zoning ordinance of the city, as amended. (Ord. 398 S1 (part), 1981.)