

Ordinance 935

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An ordinance amending Clallam County Code 29.03,
Definitions to redefine boundary line adjustment

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 1. Section 29.03.100, Definitions, is amended to read as follows:

Whenever the following words and phrases appear in this title, they shall be given the meaning attributed to them by this section. "Shall" is always mandatory, and the word "may" indicates a use of discretion in making a decision. Words not specifically defined herein shall be defined in the most recent edition of Webster's New Collegiate Dictionary.

(1) "Administrator" means the Director of the Department of Community Development or his/her designee.

(2) "Affected party" means those parties with standing to bring action on appeals of decisions rendered pursuant to this title and is limited to the following parties:

(a) The applicant or owner of property on which the development is proposed;

(b) Any person entitled to notice of the application pursuant to Chapter [29.07](#) CCC;

(c) Any person who deems himself/herself aggrieved by a decision and who will suffer direct and substantial impacts from the proposal.

(3) "Alteration" means the revision, redivision, or amendment of a short plat, plat or large lot division that does not create any additional lots.

(4) "Arterial" means a County road of high traffic volume, as designated by the Clallam County Road Department.

(5) "Binding site plan" means a drawing to a scale specified in this title which:

(a) Identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by this title;

(b) Contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by Clallam County; and

(c) Contains provisions making any development conform with the site plan. A binding site plan create lots for the purpose of lease or rent, not for sale or transfer.

(6) "Board" means the Board of Clallam County Commissioners.

(7) "Boundary line adjustment" means a ~~division made pursuant to this title for the purpose of adjusting boundary lines between two (2) parcels of land which does not create any additional lot, tract, parcel, or site; provided, that no unplatted lot which is greater than five (5) acres in size shall be made less than five (5) acres or 1/128th of a section by a boundary line adjustment.~~ conveyance made for the purpose of adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimensions to meet minimum requirements for building site.

(8) "Block" means a group of lots, tracts, parcels, or campsites within defined and fixed boundaries.

(9) "Community on-site sewage disposal system" means an on-site sewage disposal system which serves more than one lot within a land division or more than one individual use on a lot.

(10) “Community water supply system” means any publicly or privately owned system or water supply intended or used for human consumption or other domestic uses, including source, treatment, storage, transmission, and distribution facilities where water is furnished to any community, collection, or number of individuals, but excluding a water system serving one single-family residence.

(11) “Comprehensive Plan” means the Comprehensive Plan of Clallam County adopted by the Board as CCC Title [31](#).

(12) Condominium. Pursuant to RCW [64.34.020](#)(9), a “condominium” is defined as real property, portions of which are designated for common ownership solely by the owners of those portions.

(13) “Critical areas” means those areas defined by the Washington State Growth Management Act, Chapter [36.70A](#) RCW and the Critical Areas Code, Chapter [27.12](#) CCC, as now or hereafter amended.

(14) “Cul-de-sac” means a road closed at one end; a dead-end road.

(15) “Dedication” means the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner upon presentation for filing of a final plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval by the appropriate governmental unit of such plat for filing.

(16) “Density” means number of dwelling units per acre of land.

(17) “Dry site” means a site for use by a camper vehicle where sewer and water connections are not provided to the individual lots.

(18) “Dump station” means a designated location which is connected to an approved sewer system for the purpose of disposing wastes from holding tanks of camper vehicles.

(19) “Dwelling units” means space within a building designated for long-term residential use and which includes cooking and sleeping facilities.

(20) “Easement” means a written grant of one or more property rights to a person by a property owner.

(21) “Final plat” means the final drawing of the subdivision, short subdivision, binding site plan, or large lot division and dedication prepared for recording with the County Auditor and containing all elements and requirements set forth in Chapter [58.17](#) RCW and this title.

(22) “Hearing Examiner” means the Clallam County Hearing Examiner as established by Chapter [26.04](#) CCC.

(23) “Individual on-site sewage disposal system” means an on-site sewage disposal system serving only one lot within a development.

(24) “Land” means a parcel described in a deed, recorded in the County Auditor’s Office and, if privately owned, having only one tax parcel number assigned to it by the County Assessor’s Office. “Land,” “lot,” “parcel,” and “tract” shall have the same meaning.

(25) “Land divider” means a person or agent thereof who divides land pursuant to this title. The term “subdivider” shall have the same meaning as land divider.

(26) Land Division. For the purpose of this title, a “land division” shall include any application for division of land which is subject to this title, including a subdivision, planned unit development, binding site plan, short subdivision, or a large lot division.

(27) “Large lot division” means the division of land into two (2) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership where each lot or parcel is

1/128th of a section of land or larger, or five (5) acres or larger if the land is not capable of description as a fraction of a section of land.

(28) “Legal access” means the description and/or descriptions which identify in writing the physical location of the nonexclusive vehicular access rights to a public street as provided in a recorded document. The width of an easement required for legal access shall be a minimum of thirty (30) feet.

(29) “Legal description” means the description and/or descriptions which identify by writing the physical location of the land interest conveyed as it exists on a recorded deed and/or deeds of the area to be platted.

(30) “Lot” means a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels.

(31) Lot, Parcel, Tract or Site Size. For the purposes of computing lot, parcel, tract or site “size,” all or a portion of a road right-of-way shall be included when calculating size as defined by CCC Title [33](#).

(32) “Mobile home (manufactured home)” means a structure defined by RCW Title [46](#) as a transportable structure in one or more sections, built on a permanent chassis, to be used as a dwelling with or without a permanent foundation and with connections to required utilities that include plumbing, heating and electrical systems.

(33) “Mobile home lot” means a parcel of land within a mobile home park for the placement of a single mobile home and the exclusive use of its occupants.

(34) “Mobile home park subdivision” means a parcel of land divided into lots, under ownership or management of one person, firm, corporation, or unit of government for the purpose of locating mobile homes for dwelling or sleeping purposes on a rental or lease basis.

(35) “Owner” means an individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

(36) “Permanent control monument” means a three-fourths-inch galvanized iron pipe or other equivalent set into concrete to mark a controlling corner on the boundary of a division or a section marker.

(37) “Person” means every individual, firm, company, partnership, corporation, association, family, legal entity, or any other human group, or combination acting as a unit, or any agent of any of the above.

(38) “Preliminary plat” means a near and approximate drawing to scale of a land division showing the general layout of roads and alleys, lots and other elements of a land division which shall furnish a basis for approval or disapproval. The term “preliminary land division” has the same meaning as preliminary plat.

(39) “Public sewer system” means a sewerage system which is owned or operated by a city, town, municipal corporation, county, political subdivision of the State, or other approved ownership consisting of a collection system and necessary trunks, pumping facilities and a means of final treatment and disposal and approved or under permit from the Department of Ecology.

(40) “Recreational vehicle (camper vehicle)” means a travel trailer, pick-up camper, converted bus, tent-trailer, motor home, camping trailer, or similar vehicular dwelling used for travel, vacation, or recreational purposes.

(41) “Recreational vehicle park (camper vehicle park)” means a plat of ground divided into lots or sites under the ownership or management of one person, firm, or corporation for use by camper vehicles.

(42) Redivision. See "Alteration."

(43) "Short subdivision" or "short plat" means the division of land into four (4) or fewer lots, tracts, parcels or sites any one of which is less than five (5) acres or 1/128th of a section in area for the purpose of sale, lease or transfer of ownership.

(44) "Site registration for on-site sewage disposal systems" means a report verifying percolation test locations on each lot for on-site sewage disposal pursuant to Clallam County Board of Health Regulations, Chapter 4.045 C.C.H.R.

(45) "Street" means any vehicular way which:

(a) Is an existing State, County or municipal roadway; or

(b) Is shown upon a plat, short plat, or large lot division approved pursuant to County regulations; or

(c) Is approved by government action.

The street shall include all land within the boundaries of the road right-of-way whether improved or unimproved. "Road" and "street" shall have the same meaning.

(46) "Subdivision" means the division of land into five (5) or more lots, tracts, parcels, or sites any one of which is under five (5) acres or 1/128th of a section, for the purpose of sale, lease, or transfer of ownership.

(47) "Wet site" means a site for usage by a camper vehicle where sewer and water connections are provided to individual sites.

ADOPTED this 30 day of January 2018

BOARD OF CLALLAM COUNTY COMMISSIONERS

Mark Ozias
Mark Ozias, Chair

Randy Johnson
Randy Johnson

Bill Peach
Bill Peach

ATTEST:

Loni Gores
Loni Gores, Clerk of the Board