

An ordinance amending Clallam County Code 29.30, Standards for Subdivisions, Short Subdivisions, Large Lot Subdivisions to amend improvement requirements and street standards

BE IT ORDAINED BY THE BOARD OF CLALLAM COUNTY COMMISSIONERS:

Section 1. Section 29.30.100, Improvement requirements for all land divisions, to read as follows:

All applications shall comply with the minimum standards and improvement requirements set forth in this title. Those lots within a development that are to be utilized for common areas, open space, resource protection, or nonresidential or commercial development, for example, are not subject to these standards. The land divider shall demonstrate compliance with design standards during preliminary review and approval. All required improvements shall be installed after preliminary approval and prior to final approval, except as provided by CCC [29.30.900](#). The improvement standards set forth by this chapter shall be consistent with the goals and policies set forth by CCC Title [31](#), Comprehensive Plan, for public services and facilities, which shall be specifically conditioned at the time of preliminary approval.

Section 2. Section 29.30.150, Minimum improvement requirements within urban growth areas is amended to read as follows:

Land divisions located within an Urban Growth Area, as designated by CCC Title [31](#), shall comply with all subdivision improvement requirements set forth by the appropriate municipal jurisdiction. Coordination of compliance with the improvement standards as adopted by the appropriate city shall be made for the applicant by Clallam County and the appropriate city, which may include inspections and concurrence with the appropriate city.

The improvement standards set forth by this chapter shall apply to those proposals located within a designated urban growth area should the applicable city not address such standards; provided, that the improvements are consistent with the goals and policies set forth by CCC Title [31](#), Clallam County Comprehensive Plan, for public services and facilities within urban growth areas, which shall be specifically conditioned at the time of preliminary approval

Section 3. Section 29.30.200, Minimum access, street standards and improvement requirements outside urban growth areas is amended to read as follows:

(1) Access to a Land Division. A land division shall have legal, nonexclusive vehicular access rights to a public street, and all such access to public streets shall meet the standards outlined below. Private road standards within the land division shall meet the right-of-way requirements as established in subsection (2) of this section.

(a) The minimum County road surface width accessed by the development is sixteen (16) feet ~~and shall meet the Clallam County City and County Design Standards dated January 1995, which should apply to most County roads constructed prior to 1996.~~ Information about County road widths are on record with the County Road Department of which most are listed in the Clallam County Comprehensive Plan.

(b) The minimum private road graveled surface width to be accessed by the development is twenty (20) feet: except for land divisions proposing ~~three (3)~~ four (4) or less lots, which shall have a minimum twelve (12) foot wide graveled surface with approved turn-outs located every 750 feet, as

measured from the public road. ~~Dimensions for approved~~ Turn-outs shall provide an additional 12 feet of width for a length of 60 feet. are a minimum of sixty (60) feet in length, and twelve (12) feet in width. The minimum depth of the road bed shall comply with subsection (2)(b) of this section.

(c) Minimum private road right-of-way width accessed by the development is thirty (30) feet.

(2) Street Right-of-Way, Surface Widths and Surfacing Requirements. A subdivider shall have the option of designating streets within a land division as public or private streets. The following standards apply:

(a) Public Streets. Streets designated as public streets shall be designed and constructed to current or adopted Clallam County road standards. Additionally, right-of-way shall meet County standards and shall be dedicated to the County on the face of the plat. Streets so constructed and dedicated shall be maintained by the County. As-built construction plans stamped by a civil engineer registered in the State of Washington are required.

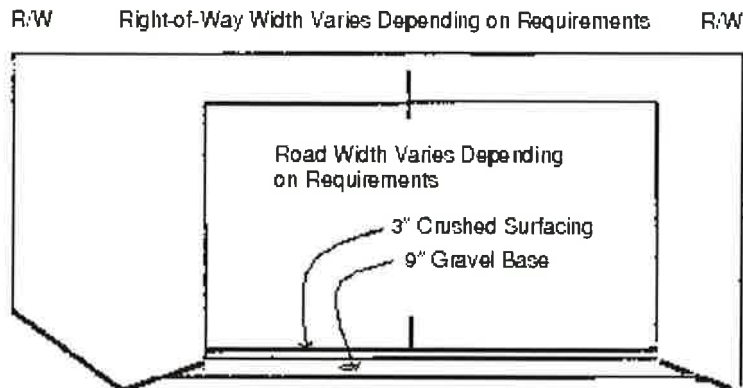
(b) Private Streets. Private streets shall be designated and shall be maintained as common facilities, pursuant to Chapter [29.30](#)CCC and shall meet the following standards:

Private Road Standards within Land Divisions

Number of Lots with Legal Access to Private Street	R/W Width	Surface Width	Surface Type
2 – 3 <u>4</u>	30 feet	12 feet	Gravel
4 <u>5</u> -9	40 feet	20 feet	Gravel
<u>10-20</u> ¹	<u>40 feet</u>	<u>20 feet</u>	<u>Asphalt</u>
<u>21 and over</u> ¹	<u>50 feet</u>	<u>24 feet</u>	<u>Asphalt</u>

¹ Asphalt requirement applies to parcels less than five acres in size. The asphalt surface must have two inches of hot mix asphalt in addition to nine inches of gravel base and three inches of top course

Typical Cross Section



(c) Private Streets, Commercial and Industrial Zones. Private streets shall be designated and shall be maintained as common facilities, pursuant to Chapter [29.30](#) CCC. Private streets shall be consistent with vicinity street plans adopted by the County, if any. Street improvement standards are based on adopted County standards, if applicable.

(d) Large lot divisions have the option of completing improvements for access (as required in subsections (2)(a) and (2)(b) of this section), power, and phone utilities at the time of final plat approval, or prior to issuance of any development permit within the large lot division. If improvements are chosen to be installed after final plat approval, a note on the final plat and within the lot owners' association are required stating that no building permit shall be issued by Clallam County until such improvements are completed. In addition, by-laws for a lot owners' association are required to be prepared and submitted at the time of final approval. Said document shall state the responsibility of the construction of said improvements and shall also comply with Chapter [29.30](#) CCC.

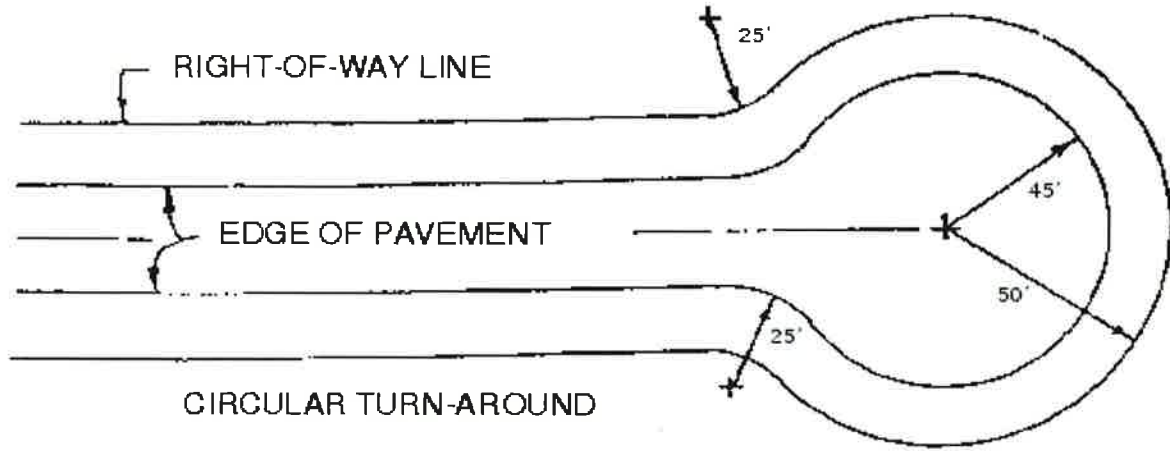
(3) Right-of-Way Dedication. Whenever public streets exist adjacent to or within a land division which have rights-of-way of less than sixty (60) feet in width, the divider shall provide the additional right-of-way to attain County street standard. For public streets adjacent to a land division the divider shall provide additional right-of-way to obtain one-half of the road right-of-way width standard as measured from the centerline of the subject public street or the section subdivision line at the discretion of the Road Department. When topographical problems require additional right-of-way as determined by the County Road Department, it may be provided by the applicant.

(4) Number of Streets. A minimum of one street shall serve land divisions having twenty-five (25) or fewer lots. A minimum of two (2) streets shall serve land divisions having twenty-six (26) or more lots provided that one access street shall be acceptable if it enters and exits the land division at two (2) separate locations such that public safety and convenience will be maintained.

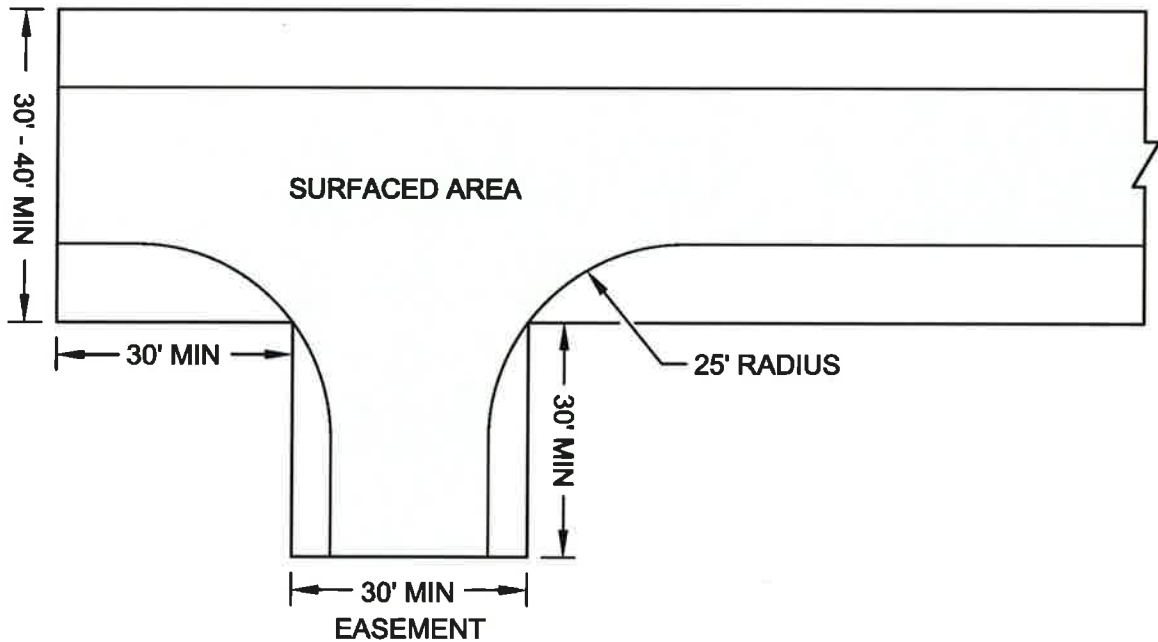
(5) Dead-End Streets. Streets which dead-end shall terminate with a turnaround or cul-de-sac approved by the fire district of jurisdiction which has a minimum right-of-way radius of fifty (50) feet and improved surface width radius of forty five (45) feet to safely facilitate the reverse movement of vehicular traffic; provided, that a turnaround or cul-de-sac is not required for a division where the access easement road is not greater than 150 feet in length. A hammerhead-design turnaround, or other turnaround designs is permitted for roads less than five (5) lots or as an

acceptable alternative on lots where a cul-de-sac formation is not feasible. Hammerhead-turnaround dimensions are on file with the Administrator.

Cul-De-Sac Design



Hammerhead Design



(6) Curves. Centerline of radii of private street curves shall be not less than eighty-five (85) feet, and may be increased when the Road Department determines that a greater radius is required for the public safety, based upon anticipated speed limits, traffic counts, and super-elevation.

(7) Grades. Street grades shall not exceed twelve (12) percent. All streets shall be crowned to facilitate drainage.

(8) Street Layout. The street layout within all land divisions shall be consistent with vicinity road plans adopted by Clallam County. Owners of adjoining developments are encouraged to design connecting streets in lieu of dead-end roads to enhance public safety and welfare.

(9) Street Intersection Requirements. Streets intersecting with other streets shall have an approach angle of not less than seventy-five (75) degrees and said road must be aligned with streets approaching from the opposite direction. If the street is off-set to a street approaching in the opposite direction, the off-set interval shall not be less than 125 feet. Edge of lane radii at intersections shall be thirty (30) feet.

(10) Street intersection site distance and vertical clearance. Intersections of private streets with County streets shall be located and designed to minimum stopping sight distances consistent with standards of the Washington State Department of Transportation Design Manual. A minimum vertical clearance of fourteen (14) feet should be maintained on each private road for emergency vehicle access.

(11) Half Streets. Half streets are prohibited unless the land divider constructs a road to surface width and type standards outlined in subsection (2) of this section, and an easement is provided from the adjoining property guaranteeing the additional right-of-way width necessary to meet the standards in subsection (2) of this section.

(12) Street Names. All streets shall be named and such names shall not conflict with existing public or private street names. Street names may be provided on the final plat.

(13) Street Name Sign. Street name signs shall be placed at all street intersections within or abutting the land division. Sign type and location shall be as approved by the County Road Department and shall be as required by the Manual of Uniform Traffic Control Devices.

(14) Traffic Control. The streets in a land division shall be marked and signs posted for traffic control in conformance with the Manual of Uniform Traffic Control Devices for streets and highways as determined by the Road Department.

(15) Sidewalks. Sidewalks or other planning features that assure safe walking conditions for students who walk to and from school may be required if the land division is within one mile of a public school.

Section 4. Section 29.30.300, Minimum water supply standards and improvement requirements outside urban growth areas is amended to read as follows:

(1) Type of Water Supply and Minimum Requirements.

(a) Individual Wells. Prior to final plat approval, one well shall be drilled within the plat. The demonstration well or surface water source shall provide at least 800 gallons per day as evidenced in a pump test, well driller's log or water right permit from the Washington State Department of Ecology. The quality of water shall be approved by the Clallam County Environmental Health Division, including location and construction as per well log, site plan and/or site visit, bacteria, and nitrates, as applicable. It shall be shown prior to land division approval that (i) each lot will have sufficient area to satisfy well setback radius requirements of WAC [246-272-20501](#)(2)(b) and at the same time accommodate all improvement requirements of this title; (ii) each well shall tap into a groundwater supply that provides a year-round supply of water that is adequate for domestic requirements and is safe from septic tank drainfield and surface water contaminants as determined by the County Health Officer.

(b) Community Water System. Land divisions which propose any lots one acre or less in size or unable to meet the requirements for individual wells shall be provided with a water supply in accordance with State and County requirements, as follows:

(i) Existing Community Water System. When an existing, private or public community water supply which has been approved by the Washington State Department of Health is available adjacent to or across the street from the land, the developer shall consider utilization of the system to serve the land division. If the system has sufficient capacity to serve such land division and the system has been designed by the owners of the water system with the express intent of providing water to surrounding properties, connection shall be made thereto and its supply used exclusively. A distribution system shall be provided to all lots within the land division prior to final plat approval. A letter of commitment from the purveyor is required at the time of final plat approval.

(ii) New Community Water System. When an existing community water supply system is not available to serve the proposed land division, the applicant shall provide a community water system, as follows:

(A) The land divider shall provide a community water supply facility and a complete water distribution system and may dedicate it to the lot owners' association or a public agency approved by the appropriate agency for operation and maintenance. The dedication shall include a water supply and distribution system which includes the well, reservoir and treatment system and the land upon which they are located or upon land which the lot owners' association shall have control and shall grant utility easements for the distribution system. The land divider may retain ownership of the system or dedicate it to a responsible person, either of whom shall operate and maintain the system consistent with State requirements, as required in RCW [70.116.134](#).

(B) The community water system must also demonstrate compliance with Chapter [246-290](#) WAC as now or hereafter amended, including monitoring data on record and satisfactory, construction records and plans on file, and not under any compliance or enforcement order. The community water system shall also demonstrate adequate water rights if required from the Washington State Department of Ecology.

(C) Construction of Water Supply System. All water system improvements required in this section shall be designed by a certified professional acceptable to the public agency of jurisdiction and constructed pursuant to plans and specifications approved by the public agencies of jurisdiction. Prior to final plat approval, the designer of the water system, as well as the agency of jurisdiction, shall certify that the water system has been constructed pursuant to approved plans and specifications.

(2) In the Instream Flow Area, additional water supply requirements may apply. See Chapter 173-518 WAC.

(23) Requirements for Final Plat Approval. Prior to final plat approval, the applicant shall demonstrate to the Department of Community Development that a potable water source is available to serve the land division, as specified above.

Section 5. Section 29.30.400, Minimum sewage disposal standards and improvement requirements outside urban growth areas for approval to read as follows:

(1) Type of System Proposed and Minimum Standards.

(a) Individual On-Site Sewage Systems. Individual on-site sewage systems as the means for sewage disposal may be proposed. Each individual system shall be entirely contained on the same lot as the dwelling which it is intended to serve or on other land on which the lot owner possesses an easement interest. If conditions will allow individual on-site sewage consistent with

applicable State and County health regulations, the County may allow individual sewage systems to serve the sewage disposal needs of the land division. If conditions are found to be unsuitable for individual on-site sewage systems and to be inconsistent with State and County health regulations, individual on-site sewage systems shall not be allowed.

(b) Community On-Site Sewage Systems. The land divider may propose community on-site sewage disposal systems. If conditions will allow community on-site sewage systems consistent with applicable State and County health regulations, the County shall allow community sewage systems to serve the sewage disposal needs of the land division. If conditions are found to be unsuitable for community on-site sewage systems and to be inconsistent with State and County health regulations, community on-site sewage systems shall not be allowed. The system shall be entirely within the boundaries of the land division or on land controlled by the system ownership.

(c) Public Sewer System Available. When a public sewer system is available to serve the land division, it shall utilize the sewer system to satisfy its sewage disposal requirements.

(2) Requirements for Final Plat Approval.

(a) Individual Systems Proposed. Prior to final approval, it shall be the responsibility of the land divider to obtain approved site registrations for each lot within the development, when required. The required site registrations shall meet State and County health codes, Chapter [246-272](#) WAC, and Chapter 4, Clallam County Board of Health.

(b) Community Systems Proposed. Prior to final approval the system shall be constructed by the land divider in accordance with engineering plans approved by all public agencies of jurisdiction, including distribution lines to each lot served by the system. The lot owners' association or other operation and maintenance entity approved by public agencies of jurisdiction shall own and manage the community sewage disposal system consistent with applicable State and County requirements.

(c) Public Sewer Proposed. Prior to final plat approval, a letter from the purveyor shall be provided stating that connection to said system is approved. Installation of distribution lines is required to be provided to each lot served by the system.

Section 6. Section 29.30.500, Irrigation, fire protection, drainage and utility standards and improvement requirements outside urban growth areas is amended to read as follows:

(1) Irrigation Water. Those land divisions within an irrigation district organized pursuant to Chapter [87.03](#) RCW shall provide irrigation water right-of-way to each lot pursuant to RCW [58.17.310](#). The water rights-of-way shall be shown on the face of the final plat. The right-of-way shall be exclusively available in perpetuity for development, adjudicated use and conveyance of irrigation water to serve lots within the plat and other land owners as specified. **If required by the irrigation company/district, irrigation improvements shall be installed by the developer prior to final plat approval.**

(2) Fire Protection Facilities. Facilities adequate for fire protection purposes shall be provided as specified below:

(a) Where a public water purveyor is able and willing to provide fire flow, and when water mains of such water purveyor are within 250 feet of the exterior boundary of a land division, water mains and fire hydrants, or fire protection systems shall be installed pursuant to plans and specifications of the County Fire Marshal, regardless of the size of lots.

(b) Facilities adequate for fire protection purposes shall be provided to all lots under one acre in size, and within commercial or industrial zoning districts.

(3) Minimum Drainage and Erosion Control Standards and Improvement Requirements.

(a) Drainage and Erosion Control Standards. Drainage and erosion control standards shall be specified by Clallam County Code, if adopted.

(b) Community Drainage and Erosion Control Improvements. Community drainage and erosion control improvements required by an approved drainage and erosion control plan shall be installed by the land divider prior to final approval. Drainage improvements required by the County approved lot specific drainage plan shall be installed by the lot owner at the time the lot is developed and shall be approved by the County prior to issuing occupancy certification for any building on the lot. Said improvements shall be maintained by each respective lot owner.

(c) Maintenance of Common Drainage Improvements. Required common drainage improvements shall be maintained by the land divider, or his designee approved by the County or a lot owners' association established prior to the final plat. The County shall have the right of entry to maintain drainage easements and facilities only when the lot owners' association or land divider or his designee is unable to adequately maintain the facilities. The County shall bill the lot owners' association for the cost of the maintenance or attach liens to all lots located within the land division sufficient to reimburse the County for said maintenance costs.

(4) Minimum Electrical, Telephone and Television Systems Standards and Improvement Requirements.

(a) Every land division shall have electrical services provided to each lot. The land divider shall install common electrical lines underground prior to final approval.

(b) Every land division shall have telephone service provided to each lot. The land divider shall install common telephone lines underground prior to final approval.

(c) Cable television lines may be installed at the option of the land divider. If cable lines are installed, they shall be installed underground.

(d) Easements. Easements for sewers, water mains, electric lines, other utilities or irrigation shall be reserved wherever necessary.

Section 7. Section 29.30.600, Lot configuration requirements to read as follows:

(1) Lot Frontage. Each lot shall abut upon a road right-of-way other than an alley and shall have a minimum lot frontage of thirty (30) feet. Double frontage lots that abut public right-of-way shall be accessed only by streets within the land division, with only one approach onto the public road; except for land divisions where two (2) or more roads are required. Land divisions located adjacent to County arterials shall be designed so that access to each lot is provided by a public or private road other than the arterial.

(2) Lot Shape. Lot width and depth shall comply with the minimum standards of this title and the Zoning Code, CCC Title [33](#).

(3) Zoning. All land divisions shall conform to the Zoning Code, CCC Title [33](#) in effect at the time the land division is submitted for preliminary approval. If commercial or industrial uses are proposed the land division shall be designed in accordance with special standard requirements for industrial and commercial land divisions pursuant to this title.

(4) Critical Areas. All final plats shall comply with applicable requirements to protect critical areas as specified in Chapter [27.12](#) CCC.

(5) Water Courses. If a land division is traversed by a water course such as a drainage way, channel or stream not designated as a critical area, a storm water easement or drainage right-of-way conforming substantially with the high water lines of the water course may be required, and with such further width as will be adequate for the purpose. Open lands parallel to major water courses

may be required to assure safe conveyance of surface runoff and to minimize disruption of the water course by land development and land use activities.

(6) Waterfront Property. Land divisions contiguous to lakes, streams, or other bodies of water shall be required to take the following precaution to prevent pollution of said bodies of water from septic tank effluent: A setback line from the ordinary high water mark consistent with State health law shall be established, within which no part of a sewage storage or treatment facility shall be permitted.

Section 8. Section 29.30.700, Common facilities ownership and maintenance requirements to read as follows:

(1) The responsibility for the maintenance and operation of common facilities shall be determined prior to final approval. Said facilities may be maintained and operated by the land divider, a lot owners' association, a public agency or a private agency consistent with applicable State requirements.

(2) Common facilities within a land division may be dedicated to an association of lot owners. Common facilities may include, but are not limited to, sewage disposal, water supply, drainage, streets and recreation areas intended to serve primarily the lot owners of the land division. If said common facilities are to be owned and managed by a lot owners' association, said lot owners' association shall be established prior to final approval. The association is responsible for operating and maintaining all common facilities which have been dedicated or deeded to it by the land divider. The by-laws of the association shall authorize, at a minimum, the following responsibilities and authorities:

(a) To enforce covenants and conditions required by this title, or in the lot owners' association.

(b) To levy and collect assessments against all lots to adequately accomplish the association's responsibilities.

(c) To collect money from unit owners to finance future improvements.

(d) To collect delinquent assessments through the courts, including money to pay for the costs of court action.

(e) To enter into contracts to build, maintain and manage common facilities required by this title.

(f) To allow for the ability for a single lot owner to authorize the collection of assessments and the expenditure of funds for the construction of those improvements required by the large lot subdivision requirements as specified in Chapter [29.30](#) CCC.

(g) To allow amendments to the by-laws for improvements required by this title require a land division alteration to be submitted, approved and finalized in accordance with this title.

(3) The final plat shall include a statement which requires indefinite existence of the association and automatic membership in the association upon assumption of ownership of a lot within the plat. The association by-laws shall be submitted and approved by the Administrator prior to final approval. The by-laws required for this section shall be separate from any by-laws or private covenants established by the subdivider.

(4) Any private covenants or restrictions proposed by the subdivider shall not be included with any required by-laws set forth by this title.

Section 9. Section 29.30.800, Installation, construction and inspection requirements to read as follows:

All required improvements shall be installed by the land divider after the County has granted preliminary approval and prior to final approval in accordance with the following procedures:

(1) For new public roads, work shall not begin until detailed plans, if applicable, have been approved by the agency of jurisdiction.

(2) For new public roads, work shall not begin until the agency of legal jurisdiction has been notified in writing in advance. If work has been discontinued for more than ten (10) days for any reason, it shall not be resumed until the agency of jurisdiction has been notified in writing. Required road and drainage improvements shall be constructed consistent with approved specifications and inspected by the Road Department. (See Typical Cross Section in CCC [29.30.200](#).) The Road Department may allow changes in typical sections and details if unusual soil or geologic conditions discovered during construction warrant a change. Required community sewer and water systems shall be constructed pursuant to approved designs. Additionally, such improvements shall be inspected and approved by the governmental agency with jurisdiction.

(3) Underground utilities, sanitary sewers, and storm drains installed in the road right-of-way shall be constructed before surfacing of streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed so as to avoid disturbance of street improvements when service connections are made.

(4) A drawing showing required improvements as constructed shall be signed by the designer or installer, retained by the land divider and shall be submitted and filed with the Road Department upon completion of the improvements.

(5) Lot Grading. Grading and filling of lots in a land division having an average slope of ten (10) percent or more shall be in compliance with the most recent edition of the Uniform Building Code adopted by Clallam County, and comply with the Chapter [27.12](#) CCC, and the Clallam County Drainage Manual, if applicable.

(6) Minimum improvements required by this title shall be installed at the expense of the land divider prior to final approval.

(7) The County Road Department shall inspect and approve all required construction prior to final approval.

Section 10. Section 29.30.900, Performance bond in lieu of required improvements to read as follows:

(1) The Board of Commissioners may approve a performance bond or escrow account in lieu of the improvements that are required prior to final plat approval. Escrow accounts may be approved only when remaining required improvements are \$5,000 or less, and shall be held and invested by the Clallam County Treasurer until such time as all improvements have been certified as completed and installed. Any interest from such accounts shall accrue to the County general fund. Applications for performance bonds or escrow accounts in lieu of improvements must be received at least 120 days prior to the expiration of preliminary plat approval. Applications for approval of a performance bond or escrow account in lieu of improvements must contain all of the following:

(a) A certification by a professional engineer registered in the State of Washington that improvements totaling at least seventy-five (75) percent of the cost of all required improvements have been installed;

(b) An itemized estimate of the remaining cost of improvements prepared by a professional engineer registered in the State of Washington;

(c) As determined in subsection (1)(b) of this section, a performance bond for four times the cost of the remaining improvements, or an escrow account that shall be a maximum of two times the cost of the remaining improvements;

(d) Evidence that all permits and licenses necessary for the construction and installation of the remaining improvements have been obtained;

(e) Evidence that the applicant has met all other requirements and conditions for final plat approval; and

(f) All applications shall be acted on within forty-five (45) days of being accepted as a complete submittal.

(2) In determining whether to accept a performance bond or escrow account in lieu of improvements, the Board of Commissioners shall consider any specific hardship preventing timely completion of improvements, the degree of risk the County would be assuming, and any other factors the Board deems relevant to the protection of the public interest. The Board of Commissioners may, at its sole discretion, reject the bond or escrow account application if it deems there is a significant risk to the County or its citizens. No performance bond or escrow account in lieu of improvements shall be allowed for any land division for which an extension of time pursuant to CCC [29.19.300](#) has previously been approved. The Board's decision on any request for a performance bond or escrow account shall be the final decision of the County.

(3) If the Board of County Commissioners approves of an escrow account in lieu of installation of the improvements, the Zoning Administrator and the applicant shall jointly instruct the County Treasurer in writing as follows:

The Treasurer shall hold the amount of _____ (\$ _____) in escrow and shall release the monies:

(a) To the applicant upon the first occurring event:

The Zoning Administrator provides written certification to the Treasurer that the required improvements for which the subject escrow account was created have been timely and fully installed; or

Eighteen (18) months have elapsed since the date of filing of the final plat and no claim has been made against the escrow account by the County for installation of the required improvements.

(b) To the Zoning Administrator upon written certification by the Zoning Administrator that twelve (12) months have elapsed since the filing of the final plat and the required improvements for which the escrow account was created have not been installed by the applicant, in whole or in part. The Zoning Administrator shall provide proof to the Treasurer of any costs associated with the installation of the required improvements by the County or its agents and the Treasurer shall release to the Zoning Administrator an amount not to exceed the County's actual costs of installation, including any administrative costs or expenses incurred by the Zoning Administrator in having the required improvements completed. Any monies remaining after the disbursement to the Zoning Administrator shall be released to the applicant upon written application therefor.

The escrow instructions shall be signed by the Zoning Administrator and applicant and the applicant shall further provide a mailing address and telephone number.

(4) The commencement of foreclosure of any performance bond or escrow account accepted by the Board of Commissioners shall occur within eighteen (18) months from the filing of the final plat. Required improvements must be constructed and installed by the land developer within twelve (12) months of the filing of the final plat. Failure on the part of the land developer to satisfy the requirements of the bond or escrow account shall result in the County's foreclosure on the bond or

escrow account. Upon foreclosure, the County shall construct or complete the improvements or contract for the construction or completion of improvements.

(5) All final plats approved with a bond in lieu of improvements or escrow account, shall contain a plat note listing the improvements yet to be completed, and stating:

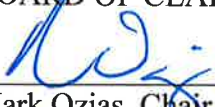
(a) The improvements yet to be completed are the obligation of the land developer. The County has approved a performance bond/escrow account for these improvements, as outlined in Auditor's File No. _____, recorded on _____, _____.

(b) The Administrator shall file a Notice of Completion of Improvements regarding Auditor's File Number _____, recorded on _____, _____, with the County Auditor's Office within seven (7) days of the County's determination of completion. A copy of such Notice of Completion shall be provided to the developer for purposes of releasing the bond/escrow account.

(6) Clallam County, the citizens thereof, and the purchasers of the lots in the approved subdivision have no financial liability with regard to the installation of improvements.

ADOPTED this 30th day of January 2018

BOARD OF CLALLAM COUNTY COMMISSIONERS



Mark Ozias, Chair



Randy Johnson



Bill Peach

ATTEST:



Loni Gores, Clerk of the Board