

SHORELINE MANAGEMENT PERMIT

ACTION SHEET

Application #: SDP 2019-005 SCUP 2019-005

Administering Agency Chelan County Department of Community Development

Type of Permits: ☒ Shoreline Substantial Development Permit
☒ Shoreline Conditional Use Permit

Action: ☒ Approved ☐ Denied

Date of Action: June 20, 2019

Date Mailed to DOE/AG

Pursuant to Chapter 90.58 RCW and the Shoreline Master Program of Chelan County, the following permit is hereby approved:

Robert & Allison Headlee
14708 98th Ave NE
Bothell, WA 98011

To undertake the following development: Applications for a shoreline substantial development permit and shoreline conditional use permit were submitted by Grette Associates, LLC (agent) on behalf of Robert and Allison Headlee (owner) for the installation of a 444 sq. ft. single use dock, a 125 sq. ft. boatlift, a 16 cu. ft. concrete shore abutment on Lake Wenatchee. The dock is made of four sections, one 4 ft. x 30 ft. grated fixed-pile pier, one 4 ft. x 19 ft. (15 ft. of which is overwater) grated gangway, one 8 ft. x 22 ft. grated float, and one 8 ft. x 11 ft. grated float located parallel to the shoreline. The dock would extend a total of approximately 67 ft. waterward of the OHWM to a depth of approximately 12 ft. The boatlift is to be installed on the up lake side of the float approximately 50 ft. waterward of the OHWM at a water depth of approximately 6-8.5 ft.

Upon the following property: 17671 N Shore Drive, Lake Wenatchee, WA 98826.

Within 200 feet of the Lake Wenatchee and/or its associated wetlands.

The project will be within a shoreline of statewide significance (RCW 90.58.030). The project will be located within a rural shoreline environment designation.

CONDITIONS OF APPROVAL

All conditions imposed by this decision shall be binding on the applicant, which includes the owner or owners of the properties, heirs, assigns, and successors.

1. Pursuant to WAC 173-27-150 and RCW 90.58.130(2), prior to commencement of this project, the applicant shall obtain any necessary aquatic permits from agencies with jurisdiction which may include, but is not limited to, the Washington State Department of Fish and Wildlife, the Army Corps of Engineers, the Washington State Department of Ecology, Chelan County PUD, Chelan County Building Department and the Washington Department of Natural Resources.
 - 1.1. A residential building permit is required for the dock and boatlift.
2. Pursuant to Chelan County Shoreline Master Program Section 30.3.5 and 30.3.6, this shoreline permit shall be valid for the activities described within the JARPA and shown on the site plan of record, date stamped February 12, 2019 except as modified by this decision or other jurisdictional agencies.
3. Pursuant to Chelan County Shoreline Master Program Section 5.7, the applicant may use emergency actions if necessary to protect life, property, or unique historical or archaeological sites from imminent danger.
4. Pursuant to RCW 27.53.020, and CCSMP Section 27, the owner/developer/contractor shall contact the Confederated Tribes of the Colville Reservation and the Washington State Department of Archaeology and Historic Preservation prior to any ground disturbing activities to arrange for a Secretary of Interior-qualified archaeologist to be present on site during the clearing of the 20 foot access corridor. If any Native American grave sites or archaeological resources are discovered or excavated, work shall stop immediately.
 - 4.1. An Inadvertent Discovery Plan shall be submitted with the building permit application and kept onsite during all land disturbing activities.
5. Pursuant to Chelan County Shoreline Master Program Section 30.3.10, substantial progress toward construction for which a permit has been granted must be accomplished within two (2) years for the granting of the permit.
6. Pursuant to Chelan County Shoreline Master Program Section 30.3.11, a project which has been granted a permit shall be completed within five (5) years of the issuance of a permit. The Administrative authority may extend the permit for one additional year.

FINDINGS OF FACT

1. The applicant/owners are Robert and Allison Headlee, 14708 98th Ave NE, Bothell, WA 98011.
2. The agent is Anne Hessburg, Grette Associates, LLC., 151 S Worthen Street, Suite 101, Wenatchee, WA 98801.
3. The project location is 16578 South Lakeshore Rd., Chelan, WA 98816.
4. The parcel number for the subject property is 27-16-14-700-495.
5. The proposed development is not within an Urban Growth Area.
6. The Comprehensive Plan designation and zoning for the subject property is Rural Waterfront (RW).

7. As stated in the JARPA, questions 5(m) and 5(o), the subject property is currently used for recreational use with residential use being developed.
8. The following permits have been issued to the property:
 - 8.1 VAR 17-254 – Variance request to reduce front yard setback from 25’ to 13’3” to the property line. (Approved by Hearing Examiner 12/12/2017)
 - 8.2 FM-DEMO 17-043 – Demolition permit for the demolition of existing SFR. (Closed 12/14/2017)
 - 8.3 BP 180097 – Building Permit for a new 4 bedroom 4 bathroom single family residence. 786 sq ft basement; 958 sq ft main floor; 543 sq ft second floor; 521 sq ft decks; 581 sq ft garage. (Issued 08/21/2018, Expires 02/21/2020)
 - 8.4 SV18-095/RIP-V 18-096 – Shoreline Variance and Riparian Variance request to reduce setbacks to 22’6” from OHWM. (Approved by Hearing Examiner 06/04/2018)
 - 8.5 VAR 18-216 – Variance request to reduce front yard setback to 0’ to the property line. (Approved by Hearing Examiner 09/21/2018)
 - 8.6 BP-MOD 180063 – Modification to BP 180097 to include: proposed house to be located further NE on property than shown on original site plan due to variances allowing smaller setback on front yard/road-side of property. Also, crawlspace in basement level shown on original plans to be less deep and placed on an excavated terrace on the property. Also, deck depth to be decreased from 10 feet to 8 feet deep. Also, garage depth to be decreased to within setback restrictions. (Closed 08/21/2018)
9. As stated in the JARPA, question 5(l), the property is steeply sloped upland leading to a flat area near the shoreline where the residence is under construction. Rock is armoring the shoreline at the OHWM along the eastern half of the shoreline. The upland property is minimally vegetated with a few shrubs along the shoreline and side property boundaries. Below OHWM habitat consists of shallow sloping sand, rock and cobble with limited shrub vegetation near the shore and vegetated rock and cobble below.
10. The property to the north of the subject property is in recreational use and is zoned Rural Waterfront (RW).
11. The property to the south of the subject property is a vacant lot and is zoned Rural Waterfront (RW).
12. The property to the east of the subject property is N Shore Drive.
13. The property to west of the subject property is Lake Wenatchee.
14. The applicant submitted an Environmental Checklist. Pursuant to WAC 197-11 and RCW 43.21C of the State Environmental Policy Act (SEPA), environmental review and a threshold determination was completed, and a Determination of Non-Significance (DNS) was issued on June 11, 2019. The SEPA Checklist and DNS are included within the file of record and adopted by reference.
15. The Comprehensive Plan has been reviewed. Specifically the goals and policies related to the Rural Waterfront (RW) Comprehensive Plan designation for consistency with public and recreational land uses.
16. According to the Washington State Department of Fish and Wildlife, Priority Habitat and Species Maps, the subject site does not contain any priority species habitat.
17. According to the Federal Emergency Management Agency, FIRM panel # 5300150750B, there is no floodplain on the subject parcel.

18. According to the Chelan County GIS mapping, the property is not located within an identified geologically hazardous area. CCC Chapter 11.86, Geologically Hazardous Overlay District, does not apply to the project.
19. According to the Washington State Department of Natural Resource Maps, the subject property is adjacent to the Lake Wenatchee, a type S shoreline.
20. According to the National Wetlands Inventory Map prepared by the US Department of Fish and Wildlife Services, the subject site does not contain wetlands.
21. There are no known cultural resources on the subject property. Pursuant to CCSMP Section 27, developers shall notify local governments of any possible archaeological materials uncovered during excavation. Staff recommended as a condition of approval, prior to any ground disturbing activities, an inadvertent discovery plan be kept on site at all times during the ground disturbing phases of the project.
22. Construction will begin upon receipt of all permits, and within the in-water work window. Construction will end approximately four weeks after it starts.
23. Access is provided by N Shore Drive, a 60-foot county right-of-way.
24. The noise impacts will be short-term noise associated with construction of this project. The construction time is not expected to take longer than four weeks. Long-term, noise associated with the recreational use of the property would likely be negligible. The project is required to comply with Chelan County Code Chapter 7.35, Noise Control.
25. Minor visual impacts will be from the water only. No views in the immediate vicinity will be altered or obstructed as a result of the proposed project.
26. The Notice of Application was referred to surrounding property owners within 300 feet (excluding 60 feet right-of-way), jurisdictional agencies and departments of the County. These agencies and surrounding property owners were notified on April 10, 2019, with comments due May 17, 2019. Agency comments are considered by the Hearing Examiner and, when appropriate, incorporated into the Conditions of Approval. The following is a list of Agencies who received notice and the date comments were received.
 - 26.1 Chelan-Douglas Health District responded on April 17, 2019.
 - 26.2 Fire District #9 responded on April 15, 2019.
27. The following agencies were notified but did not respond:
 - 27.1 Chelan County Assessor
 - 27.2 Chelan County Fire Marshal
 - 27.3 Chelan County PUD
 - 27.4 Chelan County Public Works
 - 27.5 WA State Department of Natural Resources
 - 27.6 WA State Department of Ecology
 - 27.7 WA State Department of Fish & Wildlife
 - 27.8 US Department of Fish & Wildlife
 - 27.9 US Army Corps of Engineers
 - 27.10 Cascade School District
 - 27.11 Department of Archaeology & Historic Preservation

- 27.12 Yakama Nation
- 27.13 Chelan County Natural Resources
- 27.14 Confederated Tribes of the Colville Nation
- 28. No public comments were received.
- 29. The application materials were submitted on March 13, 2019.
- 30. A Determination of Completeness was issued on April 4, 2019.
- 31. A Determination of Completeness was issued on November 14, 2018.
- 32. The Notice of Application was provided on April 10, 2019.
- 33. The Notice of Public Hearing was provided June 7, 2019.
- 34. The project is consistent with Chelan County Code (CCC) Section 11.04.020 in the following respects:
 - 34.1 A dock, boatlift, and concrete shore abutment are considered accessory uses/structures. Accessory uses/structures are permitted in the RW zoning district.
 - 34.2 The proposed dock, boatlift, and concrete shore abutment are permitted in the RW zoning district.
- 35. The project is consistent with Chelan County Shoreline Master Program (CCSMP) 29.1(C) in the following respects:
 - 35.1 The provisions of the SMA and WAC have been met through the adoption of the CCSMP. The appropriate CCSMP requirements are addressed below.
 - 35.2 According to JARPA, question 6(g), the fair market value of the project is about \$55,000. The project is not exempt from the substantial development permit requirement
 - 35.3 The project is consistent with the provisions of the SMA, WAC and CCSMP
- 36. The project is consistent with CCSMP Section 29.3.2(A) in the following respects:
 - 36.1 In order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights consistent with the public interest, the State of Washington developed the Shoreline Management Act of 1971. This Act “contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto” (RCW 90.58.020). The proposed installation of the boatlift is consistent with the policies of this act. Best Management Practices have been incorporated into project design and construction methodologies to ensure that the project minimizes the potential for pollution and damage to the natural environment and any interference with the public’s use of the water (i.e., position of the lift, etc.).
 - 36.2 The applicant is requesting to install a new 125 sq ft boatlift. The proposed boatlift is not addressed in the CCSMP and therefore requires review under a Shoreline Conditional Use Permit.
 - 36.3 The policies of the CCSMP and SMA provide for recreational use of the shoreline.
 - 36.4 The proposed development is consistent with the CCSMP as a recreational use.
- 37. The project is consistent with CCSMP Section 29.3.2(B) in the following respects:

- 37.1 The property is located within a portion of the shoreline designated for rural uses. Current use of the property is residential and recreational. Adjacent properties contain piers, dock, mooring buoys, swimfloats, jetski lifts and boatlifts. The proposal will occur on privately owned property and will not interfere with normal public use of the shoreline.
- 37.2 The boatlift will be installed adjacent to the dock, 67 feet waterward of the OHWM on the uplake side of the dock, at a water depth of approximately 12 feet.
- 37.3 As identified on the site plan of record, all proposed development is located on private property.
- 37.4 This section of the lake is approximately half a mile wide (according to Chelan County GIS measurements), providing room for public use and navigation.
- 37.5 The proposed use/development is located on private property and will not interfere with use of public shorelines.
- 38. The project is consistent with CCSMP Section 29.3.2(C) in the following respects:
 - 38.1 The proposed installation of the boatlift will be compatible with other permitted uses in the area, including private residences, associated structures and recreational use. The lift will be located adjacent to the existing pier. Lifts are present on many of the properties along the north shore of Lake Wenatchee.
 - 38.2 Boatlifts and other in-water structures are common along the Lake Wenatchee shoreline. This section of the lake is highly developed and subdivided for residential and recreational use of the shoreline. Properties within this reach of the shoreline contain docks, boatlifts and other in-water structures.
 - 38.3 The proposed development is compatible with the surrounding land uses in the area.
- 39. The project is consistent with CCSMP Section 29.3.2(D) in the following respects:
 - 39.1 The shoreline designation is 'rural.' The 'rural' designation permits residential and recreational uses and development with appropriate permits. The proposed conditional use is for the placement a 10' x 12.5 (125 sq ft) boatlift.
 - 39.2 The proposed development is consistent with the 'rural' shoreline designation and will cause no unreasonable adverse effects to the shoreline environment designation.
- 40. The project is consistent with CCSMP Section 29.3.2 (E) in the following respects:
 - 40.1 Much of the northern shoreline of Lake Wenatchee is privately owned and subdivided for rural and recreational development. The proposed installation of the boatlift is not covered in the Chelan County Shoreline Master Program; however, lifts have been authorized by Chelan County on many lake front properties. The proposed use will be compatible with other permitted uses in the area including private residences, associated structures and recreational use. The installation of lifts is not specifically prohibited by the Shoreline Master Program and would be consistent with the use regulations of the master program. The proposed boatlift would not have a detrimental effect on the public interest or use of the shoreline.
 - 40.2 The proposed boatlift will be located on private property, as indicated on the site plan of record, and will be for private use of the property owner.
 - 42.3 The proposed development is for private use, on private property. The public interest will not suffer substantial detrimental effect.
- 43. The project is consistent with CCSMP Section 29.3.3 in the following respects:

- 43.1 Boatlifts are not covered in the Chelan County Shoreline Master Program; however, they have been authorized by Chelan County on many lakefront properties. The proposed boatlift will be compatible with other permitted uses in the area, including private residences, associated structures and recreational use. The installation of a lift is not specifically prohibited by the Shoreline Master Program and would be consistent with the use regulations of the master program
44. The project is consistent with CCSMP Section 29.3.4 in the following respects:
- 44.1 Private boatlifts already exist in high numbers on Lake Wenatchee. The cumulative impact of an additional lift being installed in Lake Wenatchee is considered minimal, due to the open nature of the lift and the fact that it does not permanently alter the shoreline habitat. If all other similar developments installed a lift, the total impact to the lake would be minimal due to the fact that the number of boats utilizing the lake would not increase with their installation. The lifts would simply remove the boats from the aquatic environment and protect them from wave actions on the lake. Removing the boats from the water would decrease the likelihood that damage to the boats would occur due to the wave action of the lake, resulting in the release of oil, gas, or other petroleum-based products. The overwater coverage from the boats would remain the same, as would the impact to the habitat, since the boats would have been sitting on the water. In conclusion, the total of the conditional use (boatlift) would remain consistent with the policies of the Shoreline Management Act and would not produce substantial adverse effects to the shoreline environment
- 44.2 The Shoreline Master Program allows for recreational use of private property. The CCSMP does not address boatlifts.
- 44.3 The cumulative impacts of boatlifts are minimal and remain consistent with the policies of the Shoreline Management Act.
45. The project is consistent with CCSMP Section 29.4.1 (A) in the following respects:
- 45.1 The project area will be located on private property. Surrounding properties have similar recreational in-water structures.
- 45.2 The installation of a dock, boatlift, shore abutment will not affect statewide nor local interests.
46. The project is consistent with CCSMP Section 29.4.1 (B) in the following respects:
- 46.1 This section of Lake Wenatchee carries a 'rural' shoreline designation, which allows for residential and recreational uses. As stated in the JARPA, the property consists of steeply sloped upland with minimal vegetation.
- 46.2 Lake Wenatchee is a highly developed shoreline. This reach of shoreline is highly developed and subdivided for residential and recreational use of the shoreline. Properties within this reach of the shoreline contain docks, boatlifts and other in-water structures.
- 46.3 The proposed project will not significantly impact the natural character of the shoreline.
47. The project is consistent with CCSMP Section 29.4.1 (C) in the following respects:
- 47.1 The proposed development will enhance the recreational use of the subject property.
- 47.2 The proposed dock, boatlift, and shore abutment would be a long term benefit to the property by enhancing the recreational use of the property.
48. The project is consistent with CCSMP Section 29.4.1 (D) in the following respects:

- 48.1 The proposed dock, boatlift, and shore abutment will be located waterward of the OHWM. Habitat below OHWM consists of large and small cobble. The proposed upland access trail and existing retaining wall are located within the steep slope area with minimal vegetation.
- 48.2 According to JARPA question 6e, extreme care will be taken to prevent any petroleum products, chemicals, or other toxic or deleterious materials from entering the water. If a spill occurs, work will be stopped immediately, steps will be taken to contain the material, and appropriate agency notifications will be made. To the extent possible, all work will occur in the dry, to minimize the potential for erosion and turbidity and to reduce potential for impacts to water quality, fish and wildlife.
- 48.3 According to JARPA question 8a, the project avoids adverse impacts through minimization design components. Rather than constructing the entire dock with a width of 8 ft, the applicant is proposing a 4 ft width for the pier and gangway sections. The proposed project would have no negative impact on water quality, water supply, recreation, or aesthetics of Lake Wenatchee.
- 48.4 Mitigation for this project is proposed by grating the entire dock surface to allow light penetration.
- 48.5 The proposed development will not have a substantial impact on the resources and ecology of the shoreline.
- 49. The project is consistent with CCSMP Section 29.4.1 (E) in the following respects:
 - 49.1 The project is located on privately-owned property, with no public shoreline access.
 - 49.2 The project will not impact public access to the shoreline.
- 50. The project is consistent with CCSMP Section 29.4.1 (F) in the following respects:
 - 50.1 The subject property is under private ownership with no public access.
 - 50.2 The project will not affect public recreational opportunities, as the property is privately owned.
- 51. The project is consistent with CCSMP Section 29.4.2 in the following respects:
 - 51.1 The Hearing Examiner finds the project to be consistent with the intent and spirit of the principles outlined above.
- 52. The applicant is requesting a shoreline substantial development permit and a shoreline conditional use permits for the construction of a dock, boatlift, and shoreline abutment.
- 53. The dock will be approximately 444 sq. ft. of new overwater coverage and extend approximately 67 feet waterward of the OHWM on Lake Wenatchee.
- 54. The boatlift will be approximately 125 sq. ft. of new overwater coverage and approximately 50 feet waterward of the OHWM on Lake Wenatchee adjacent to the proposed dock.
- 55. The shoreline abutment will be approximately 16 sq. ft. landward of the OHWM.
- 56. Due to the existing development along the north shore of the lake, the proposed project will have minimal impacts to the shoreline environment and will be compatible with surrounding land uses.
- 57. Approval of this application would remain consistent with development in the area, in addition to the goals and policies of the Chelan County Comprehensive Plan and Shoreline Master Program.
- 58. Staff reviewed the applications and submitted materials. Based on the information contained in the applications and compliance with the Revised Code of Washington, the Washington Administrative Code, the Chelan County Shoreline Master Program, Chelan County Comprehensive Plan, and the

Chelan County Code, staff recommended **APPROVAL** subject to the recommended conditions of approval.

59. An open record public hearing after legal notice was provided was held on June 19, 2019.
60. The File of Record, Chelan County Department of Community Development Staff Report, and exhibits were received, admitted into the record and considered by the Hearing Examiner.
61. Appearing and testifying on behalf of the applicant was Eron Drew. Ms. Drew testified that she was an agent authorized to appear and speak on behalf of the applicant. Ms. Drew indicated that the applicant concurred with the staff report findings and conclusions. The applicant had no objection to any of the proposed conditions of approval.
62. No member of the public testified at this hearing.
63. The Chelan County Hearing Examiner considered all evidence within the record in rendering this decision.
64. Any Conclusion of Law that is more correctly a Finding of Fact is incorporated herein as such by this reference.

CONCLUSIONS OF LAW

1. The Hearing Examiner has authority to render this Decision.
2. Referral agency comments were received and considered in the review of this proposal.
3. The site of the subject proposal is in the Chelan County Comprehensive Plan Rural Waterfront land use designation. As described, the proposal is consistent with the Chelan County Comprehensive Plan.
4. As conditioned, the subject proposal is consistent with the Chelan County Code, Title 11.
5. Environmental and Critical Areas review has been completed. As conditioned, the proposal does not have negative impacts on critical areas which cannot be mitigated.
6. The authorization of the shoreline permits will not be materially detrimental to the purposes of the Revised Code of Washington, the Washington Administrative Code, the Chelan County Shoreline Master Program, the Chelan County Comprehensive Plan, the Chelan County, or not be otherwise detrimental to the public interest.
7. The project is not located on a public beach, nor does it block or reduce public use or enjoyment of the area.
8. Subject to the Conditions of Approval, the project design is consistent with the Chelan County Shoreline Master Program requirements.
9. Any Finding of Fact that is more correctly a Conclusion of Law is incorporated herein as such by this reference.

This Shoreline Substantial Development Permit and Shoreline Conditional Use Permit are granted pursuant to the Shoreline Master Program of Chelan County, as amended, and nothing in this permit shall excuse the applicant from compliance with any other federal, state, or local statutes, ordinances, or regulations applicable to this project, but not inconsistent with the Shoreline Management Act of 1971 (Chapter 90.58 RCW).

This Shoreline Substantial Development Permit and Shoreline Conditional Use Permit may be rescinded pursuant to RCW 90.58.140(7) in the event the permittee fails to comply with the terms and conditions hereof.

CONSTRUCTION PURSUANT TO THIS SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT AND SHORELINE CONDITIONAL USE PERMIT SHALL NOT BEGIN NOR IS AUTHORIZED UNTIL TWENTY-ONE (21) DAYS FROM THE DATE OF FILING AS DEFINED IN RCW 90.58.140(6) AND WAC 173-14-090, OR UNTIL ALL REVIEW PROCEEDINGS INITIATED WITHIN TWENTY-ONE (21) DAYS FROM THE DATE OF SUCH FILING HAVE TERMINATED; EXCEPT AS PROVIDED IN RCW 90.58.140(5)(a)(b)(c).

Substantial progress toward construction of the project for which this permit has been granted must be accomplished within two (2) years of the filing date of this permit. Authorization to conduct development activities granted by this permit shall terminate five (5) years from the filing date of this permit.

Approved this 20th day of June, 2019.

CHELAN COUNTY HEARING EXAMINER



Andrew L. Kottkamp

Anyone aggrieved by this decision has twenty-one (21) days from the “date of receipt” as defined by Washington Law to file a petition for review with the Shorelines Hearings Board (for the shoreline permit and shoreline conditional use permit) as provided for in RCW 90.58.180 and Chapter 461-08 WAC, the rules of practice and procedure of the Shorelines Hearings Board.

Chelan County Code Section 1.61.130 provides that any aggrieved party or agency may make a written request for reconsideration by the Hearing Examiner within ten (10) days of the filing of the written record of decision. The request for reconsideration shall be submitted to the Community Development Department. Reconsideration of the decision is wholly within the discretion of the Hearing Examiner. If the Hearing Examiner chooses to reconsider, the Hearing Examiner may take such further action deemed proper and may render revised decision within five (5) days after the date of filing of the request for reconsideration. A request for reconsideration is not a prerequisite to filing an appeal under Section 1.61.160.

The complete case file, including findings, conclusions, and conditions of approval (if any) is available for inspection during the open office hours at Chelan County Department of Community Development. Their address is 316 Washington Street, Suite 301, Wenatchee, WA 98801. Their telephone number is (509) 667-6225.

**THIS SECTION FOR DEPARTMENT OF ECOLOGY USE ONLY IN REGARD TO A
CONDITIONAL USE AND/OR VARIANCE PERMIT**

Date received by the Department _____

Approved _____

Denied _____

This conditional use/variance permit is approved / denied by the Department pursuant to Chapter 90.58 RCW.

Development shall be undertaken pursuant to the following additional terms and conditions:
