
SUBSTITUTE HOUSE BILL 2083

State of Washington

55th Legislature

1997 Regular Session

By House Committee on Government Reform & Land Use (originally sponsored by Representatives Reams, Scott, Buck, Sheldon, Delvin, D. Sommers and Kessler)

Read first time 03/05/97.

1 AN ACT Relating to authorized uses for master planned resorts;
2 amending RCW 36.70A.360; adding a new section to chapter 36.70A RCW;
3 and declaring an emergency.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 **Sec. 1.** RCW 36.70A.360 and 1991 sp.s. c 32 s 17 are each amended
6 to read as follows:

7 Counties that are required or choose to plan under RCW 36.70A.040
8 may permit master planned resorts which may constitute urban growth
9 outside of urban growth areas as limited by this section. A master
10 planned resort means a self-contained and fully integrated planned unit
11 development, in a setting of significant natural amenities, (~~with~~
12 ~~primary focus on~~) which include destination resort facilities
13 (~~consisting of~~) for short-term visitor accommodations associated with
14 a range of developed on-site indoor or outdoor recreational facilities.
15 A master planned resort may include other residential uses, conference
16 facilities, and commercial activities supporting the resort and
17 recreational facilities within its boundaries, but only if (~~the~~
18 ~~residential~~) these other uses are integrated into and (~~support~~)
19 consistent with the on-site recreational nature of the resort.

1 A master planned resort may be authorized by a county only if:

2 (1) The comprehensive plan specifically identifies policies to
3 guide the development of master planned resorts;

4 (2) The comprehensive plan and development regulations include
5 restrictions that preclude new urban or suburban land uses in the
6 vicinity of the master planned resort, except in areas otherwise
7 designated for urban growth under RCW 36.70A.110;

8 (3) The county includes a finding as a part of the approval process
9 that the land is better suited, and has more long-term importance, for
10 the master planned resort than for the commercial harvesting of timber
11 or agricultural production, if located on land that otherwise would be
12 designated as forest land or agricultural land under RCW 36.70A.170;

13 (4) The county ensures that the resort plan is consistent with the
14 development regulations established for critical areas; and

15 (5) On-site and off-site infrastructure impacts are fully
16 considered and mitigated.

17 A county may allocate a portion of its twenty-year population
18 projection, prepared by the office of financial management, to the
19 master planned resort corresponding to the projected number of
20 permanent residents within the master planned resort.

21 NEW SECTION. Sec. 2. A new section is added to chapter 36.70A RCW
22 to read as follows:

23 Counties that are required or choose to plan under RCW 36.70A.040
24 may include existing resorts as master planned resorts which may
25 constitute urban growth outside of urban growth areas as limited by
26 this section. An existing resort means a resort in existence on July
27 1, 1990, and developed, in whole or in part, as a significantly self-
28 contained and integrated development that includes short-term visitor
29 accommodations associated with a range of indoor and outdoor
30 recreational facilities within the property boundaries in a setting of
31 significant natural amenities. An existing resort may include other
32 permanent residential uses, conference facilities, and commercial
33 activities supporting the resort, but only if these other uses are
34 integrated into and consistent with the on-site recreational nature of
35 the resort.

36 An existing resort may be authorized by a county only if:

37 (1) The comprehensive plan specifically identifies policies to
38 guide the development of the existing resort;

1 (2) The comprehensive plan and development regulations include
2 restrictions that preclude new urban or suburban land uses in the
3 vicinity of the existing resort, except in areas otherwise designated
4 for urban growth under RCW 36.70A.110 and 36.70A.360(1);

5 (3) The county includes a finding as a part of the approval process
6 that the land is better suited, and has more long-term importance, for
7 the existing resort than for the commercial harvesting of timber or
8 agricultural production, if located on land that otherwise would be
9 designated as forest land or agricultural land under RCW 36.70A.170;

10 (4) The county finds that the resort plan is consistent with the
11 development regulations established for critical areas; and

12 (5) On-site and off-site infrastructure impacts are fully
13 considered and mitigated.

14 A county may allocate a portion of its twenty-year population
15 projection, prepared by the office of financial management, to the
16 master planned resort corresponding to the projected number of
17 permanent residents within the master planned resort.

18 NEW SECTION. **Sec. 3.** This act is necessary for the immediate
19 preservation of the public peace, health, or safety, or support of the
20 state government and its existing public institutions, and takes effect
21 immediately.

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