
SUBSTITUTE HOUSE BILL 2394

State of Washington

54th Legislature

1996 Regular Session

By House Committee on Government Operations (originally sponsored by Representatives Reams, Buck, Sheldon, Honeyford, Delvin, Thompson and McMahan)

Read first time 01/19/96.

1 AN ACT Relating to authorized uses for master planned resorts;
2 amending RCW 36.70A.360; and declaring an emergency.

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

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

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

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

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

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

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

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

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

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

20 NEW SECTION. **Sec. 2.** This act is necessary for the immediate
21 preservation of the public peace, health, or safety, or support of the
22 state government and its existing public institutions, and shall take
23 effect immediately.

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