

2 SHB 2083 - S COMM AMD
3 By Committee on Government Operations

4 ADOPTED 4/17/97

5 Strike everything after the enacting clause and insert the
6 following:

7 "NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A
8 RCW to read as follows:

9 Counties that are required or choose to plan under RCW 36.70A.040
10 may include existing resorts as master planned resorts which may
11 constitute urban growth outside of urban growth areas as limited by
12 this section. An existing resort means a resort in existence on July
13 1, 1990, and developed, in whole or in part, as a significantly self-
14 contained and integrated development that includes short-term visitor
15 accommodations associated with a range of indoor and outdoor
16 recreational facilities within the property boundaries in a setting of
17 significant natural amenities. An existing resort may include other
18 permanent residential uses, conference facilities, and commercial
19 activities supporting the resort, but only if these other uses are
20 integrated into and consistent with the on-site recreational nature of
21 the resort.

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

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

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

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

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

1 (5) On-site and off-site infrastructure impacts are fully
2 considered and mitigated.

3 A county may allocate a portion of its twenty-year population
4 projection, prepared by the office of financial management, to the
5 master planned resort corresponding to the projected number of
6 permanent residents within the master planned resort."

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10 On page 1, line 1 of the title, after "resorts;" strike the
11 remainder of the title and insert "and adding a new section to chapter
12 36.70A RCW."

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