

CERTIFICATION OF ENROLLMENT

**SUBSTITUTE HOUSE BILL 2083**

55th Legislature  
1997 Regular Session

Passed by the House April 21, 1997  
Yeas 98 Nays 0

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**Speaker of the  
House of Representatives**

Passed by the Senate April 17, 1997  
Yeas 46 Nays 0

\_\_\_\_\_  
**President of the Senate**

Approved

\_\_\_\_\_  
**Governor of the State of Washington**

CERTIFICATE

I, Timothy A. Martin, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **SUBSTITUTE HOUSE BILL 2083** as passed by the House of Representatives and the Senate on the dates hereon set forth.

\_\_\_\_\_  
**Chief Clerk**

FILED

**Secretary of State  
State of Washington**

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**SUBSTITUTE HOUSE BILL 2083**

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Passed Legislature - 1997 Regular Session

AS AMENDED BY THE SENATE

**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; and  
2 adding a new section to chapter 36.70A RCW.

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

4       NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A RCW  
5 to read as follows:

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

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

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

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 existing resort, except in areas otherwise designated  
6 for urban growth under RCW 36.70A.110 and 36.70A.360(1);

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 existing resort than for the commercial harvesting of timber or  
10 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 finds 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.

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