

CHAPTER XX.60 MASTER PLANNED RESORTS

- xx.60.010 Purpose.**
xx.60.020 Administration.
xx.60.030 Development Standards.
xx.60.040 Cost Recovery.
xx.60.050 Development Agreement(s).

xx.60.010 -Purpose. The purpose of this Chapter is to establish procedures to review proposed Master Planned Resorts in accordance with the Goals and Policies of the Pend Oreille County Comprehensive Plan. A master planned resort is a self-contained, fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities, consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. Residential uses are permitted only if they are integrated into and support the on-site recreational nature of the resort.

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Commented [GS1]: As proposed by Commerce/Will Simpson.

xx.60.020 -Administration. Master Planned Resorts shall be processed as a Class 2 Permit, provided that:

- A. Master Planned Resorts may be permitted on any parcel not designated as a Natural Resource Land. Master Planned Resorts on designated timber, agricultural, and mining lands are specifically prohibited.
- B. Permitted uses in a Master Planned Resort shall be consistent with the provisions of a Master Plan approved by the County and the Goals and Policies of the Comprehensive Plan.
- C. In addition to the provisions of this Chapter, proposed Master Planned Resorts must comply with all applicable provisions of this Title, Pend Oreille County Ordinances, and State and Federal Laws. This shall ~~include, but~~include but is not limited to the Washington State Environmental Policy Act, the Washington State Growth Management Act, and the Washington State Shorelines Management Act. In addition, the County may require a binding site plan or subdivision approval.
- D. All decisions of the Community Development Director regarding interpretations of this Chapter, including but not limited to: modifications to the provisions for processing Master Plans and related permits, permitted uses revisions, and/or applicable development standards, must be in writing and may be appealed to the Planning Commission.
- E. Project Sponsors may submit an application(s) to modify approved Master Planned Resorts. Modifications that do not substantially change the nature or level of use or that do not require a new environmental review, may be considered minor amendments and may be approved by the Community Development Director or his/her designee. Modifications that would result in a substantial change of use, substantially change the

nature or level of activity, or that would require the need for additional environmental review, shall be considered a major modification and must be approved by the Planning Commission, Hearing Examiner or Board of County Commissioners as required by the provisions of this Title.

xx.60.030 -Development Standards. All development activities must comply with the conditions of the approved Master Plan, the conditions of any required permits and approvals, and must comply with the provisions of the Pend Oreille County Development Regulations and Ordinances unless alternative measures that meet or exceed the code requirements have been established in a Development Agreement approved by the Board of County Commissioners.

A. Master Planned Resort shall be located in a setting of significant natural amenities.

Commented [GS2]: We need to better define these criteria.

B. Approved Master Plans must also meet the following standards:

1. Traffic Impacts. A traffic study shall be prepared, subject to County review and approval, that identifies and mitigates, at no cost to the County, all traffic impacts associated with the proposed development.
2. Sewer, Water, Electrical, and Public Services. The Project Sponsor shall provide sufficient documentation to verify, subject to County review and approval, that adequate provisions can be made to provide water, sewer and electrical power service to the site, including but not limited to sufficient water rights, and other public facilities and services including law enforcement, fire suppression, and emergency services without adversely affecting existing levels of service.
3. Storm Water Management. All development activities must meet or exceed the design standards contained in the Department of Ecology Storm Water Design Manual for Eastern Washington as determined by the County.
4. Environmentally Sensitive Areas. The Project Sponsor shall, at no cost to the County, identify all environmentally sensitive areas on or near the site and shall make adequate provisions to avoid or mitigate potential adverse impacts.
5. Setbacks and Buffers. ~~All buildings~~All buildings and structures shall be setback from exterior property lines at least one hundred feet (100') to allow for a perimeter buffer, provided that:
 - a. The perimeter buffer shall be landscaped with natural or native vegetation and kept free of debris;
 - b. The perimeter buffer shall be designed and landscaped so that vehicles and structures are screened and/or obscured from neighboring residences, the County and State roads and/or rivers, lakes, and other water bodies;

c. The Planning Commission or Hearing Examiner may reduce the perimeter buffer based on a finding that adequate provisions have been made to ensure that the site is screened and/or obscured from neighboring residences, the County and State roads and/or rivers, lakes, and other water bodies; and

d. The Planning Commission or Hearing Examiner may increase the buffer requirements based on a finding that the location of proposed sewer or septic systems may adversely affect neighboring properties.

6. Unless the master planned resort is located within an urban growth area, comprehensive plan provisions and development regulations shall be adopted and enforced to preclude new urban or suburban land uses in the vicinity of the master planned resort.

xx.60.040 Cost Recovery. The Project Sponsor shall be responsible for reimbursing the County for all costs associated with reviewing proposed projects under the provisions of this Chapter. This may include the execution of a written cost recovery agreement and the requirement to maintain a minimal level of funds on deposit with the County to cover costs incurred by the County.

xx.60.050 -Binding Site Plan. Concurrent with or following the review of a proposed Master Plan and the nature of the proposed activities, the County may require that a binding site plan be submitted for review and approval in accordance with the provisions of this Title.

xx.60.050 -Development Agreement(s). The County and the Project Sponsor may execute in accordance with the provisions of State law a Development Agreement(s) to implement the provisions of the Master Plan and related permits and approvals.

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