

5152-S

Sponsor(s): Senate Committee on Land Use & Planning (originally sponsored by Senators Benton, Honeyford, Mulliken, Stevens and Zarelli)

Brief Description: Requiring the Columbia River Gorge commission to compensate property owners for certain zoning changes. Revised for 1st Substitute: Modifying the authority of the Columbia river gorge commission.

**SB 5152-S - DIGEST**

(AS OF SENATE 2ND READING 3/19/03)

Declares that the commission may not issue a land use decision that prohibits reasonable development of a property or parcel unless the commission compensates the owner for the loss in value due to the inability to reasonably develop the property or parcel. The loss in value shall be determined by the assessor of the county in which the property or parcel is located.

Provides that the commission shall not serve as an adjudicatory body and may not hear any appeals of land use or building permit decisions. All such appeals within the commission's jurisdiction shall be heard by the superior court of competent jurisdiction.