

2 **SHB 2596 - H AMD 853**

3 By Representative Chandler

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

7 "NEW SECTION. **Sec. 1.** The primary intent of this act is to give
8 effect to recommendations by the 1994 department of community, trade,
9 and economic development's master planned resort task force by
10 clarifying that master planned resorts may make use of capital
11 facilities, utilities, and services provided by outside service
12 providers, and may enter into agreements for shared facilities with
13 such providers, when all costs directly attributable to the resort,
14 including capacity increases, are fully borne by the resort.

15 Nothing in this act may be construed as: Establishing an order of
16 priority for processing applications for water right permits, for
17 granting such permits, or for issuing certificates of water right;
18 altering or authorizing in any manner the alteration of the place of
19 use for a water right; or affecting or impairing in any manner
20 whatsoever an existing water right.

21 **Sec. 2.** RCW 36.70A.360 and 1991 sp.s. c 32 s 17 are each amended
22 to read as follows:

23 (1) Counties that are required or choose to plan under RCW
24 36.70A.040 may permit master planned resorts which may constitute urban
25 growth outside of urban growth areas as limited by this section. A
26 master planned resort means a self-contained and fully integrated
27 planned unit development, in a setting of significant natural
28 amenities, with primary focus on destination resort facilities
29 consisting of short-term visitor accommodations associated with a range
30 of developed on-site indoor or outdoor recreational facilities.

31 (2) Capital facilities, utilities, and services, including those
32 related to sewer, water, storm water, security, fire suppression, and
33 emergency medical, provided on-site shall be limited to meeting the
34 needs of the master planned resort. Such facilities, utilities, and
35 services may be provided to a master planned resort by outside service

1 providers, including municipalities and special purpose districts,
2 provided that all costs associated with service extensions and capacity
3 increases directly attributable to the master planned resort are fully
4 borne by the resort. A master planned resort and service providers may
5 enter into agreements for shared capital facilities and utilities,
6 provided that such facilities and utilities serve only the master
7 planned resort or urban growth areas.

8 All waters or the use of waters shall be regulated and controlled
9 as provided in chapters 90.03 and 90.44 RCW and not otherwise.

10 (3) A master planned resort may include other residential uses
11 within its boundaries, but only if the residential uses are integrated
12 into and support the on-site recreational nature of the resort.

13 (4) A master planned resort may be authorized by a county only if:

14 ~~((1))~~ (a) The comprehensive plan specifically identifies policies
15 to guide the development of master planned resorts;

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

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

26 ~~((4))~~ (d) The county ensures that the resort plan is consistent
27 with the development regulations established for critical areas; and

28 ~~((5))~~ (e) On-site and off-site infrastructure and service impacts
29 are fully considered and mitigated."

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