

FINAL BILL REPORT

ESHB 2596

C 112 L 98

Synopsis as Enacted

Brief Description: Clarifying that master planned resorts may obtain facilities, utilities, and services from outside service providers.

Sponsors: By House Committee on Government Reform & Land Use (originally sponsored by Representatives Chandler, Reams, Gardner, Lantz and Mulliken).

House Committee on Government Reform & Land Use
Senate Committee on Government Operations

Background: The Growth Management Act (GMA) authorizes development of master planned resorts, which are self-contained and fully integrated planned unit developments in a setting of significant natural amenities with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with on-site recreational facilities. Other residential uses may be included within the boundaries of master planned resorts if those uses are integrated into and support the on-site recreational nature of the resorts.

One of the criteria specified for approval of master planned resorts is the determination that on-site and off-site infrastructure impacts have been fully considered and mitigated.

Summary: Master planned resorts are expressly authorized to use capital facilities, utilities and services (including sewer, water, storm water, security, fire suppression and emergency medical) from outside service providers. Any capital facilities, utilities and services provided on-site are limited to those meeting the needs of master planned resorts. Master planned resorts bear the full costs related to service extensions and capacity increases directly attributable to the resorts.

Outside service providers and master planned resorts may agree to share capital facilities, utilities and services. Any shared facilities and utilities may serve only master planned resorts and urban growth areas.

All waters or use of waters are to be regulated and controlled by the water code and the groundwater code. The authorization for master planned resorts to use or share facilities, services and utilities with outside service providers does not: affect priority for or issuance of water rights permits; alter the place of use for a water right; or affect or impair any existing water right.

In addition to the infrastructure impacts determination, master planned resorts may be approved only after a determination that on-site and off-site service impacts are fully considered and mitigated.

An intent section specifies that these changes to master planned resort statutes are based on recommendations from the 1994 Department of Community, Trade and Economic Development Master Planned Resort Task Force.

Votes on Final Passage:

House 75 20

Senate 42 6 (Senate amended)

House 74 22 (House concurred)

House 76 20 (House reconsidered)

Effective: June 11, 1998