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**SUBSTITUTE HOUSE BILL 2596**

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**State of Washington**

**55th Legislature**

**1998 Regular Session**

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

Read first time 01/28/98. Referred to Committee on .

1 AN ACT Relating to master planned resorts; amending RCW 36.70A.360;  
2 and creating a new section.

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

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

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

14 Counties that are required or choose to plan under RCW 36.70A.040  
15 may permit master planned resorts which may constitute urban growth  
16 outside of urban growth areas as limited by this section. A master  
17 planned resort means a self-contained and fully integrated planned unit  
18 development, in a setting of significant natural amenities, with

1 primary focus on destination resort facilities consisting of short-term  
2 visitor accommodations associated with a range of developed on-site  
3 indoor or outdoor recreational facilities. Capital facilities,  
4 utilities, and services, including those related to sewer, water, storm  
5 water, security, fire suppression, and emergency medical, provided on-  
6 site shall be limited to meeting the needs of the master planned  
7 resort. Such facilities, utilities, and services may be provided to a  
8 master planned resort by outside service providers, including  
9 municipalities and special purpose districts, provided that all costs  
10 associated with service extensions and capacity increases directly  
11 attributable to the master planned resort are fully borne by the  
12 resort. A master planned resort and service providers may enter into  
13 agreements for shared capital facilities and utilities, provided that  
14 such facilities and utilities serve only the master planned resort and  
15 urban growth areas. A master planned resort may include other  
16 residential uses within its boundaries, but only if the residential  
17 uses are integrated into and support the on-site recreational nature of  
18 the resort.

19 A master planned resort may be authorized by a county only if:

20 (1) The comprehensive plan specifically identifies policies to  
21 guide the development of master planned resorts;

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

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

31 (4) The county ensures that the resort plan is consistent with the  
32 development regulations established for critical areas; and

33 (5) On-site and off-site infrastructure and service impacts are  
34 fully considered and mitigated.

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