
HOUSE BILL 2596

State of Washington

55th Legislature

1998 Regular Session

By Representatives Chandler, Reams, Gardner, Lantz and Mulliken

Read first time 01/15/98. Referred to Committee on Government Reform & Land Use.

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
19 primary focus on destination resort facilities consisting of short-term
20 visitor accommodations associated with a range of developed on-site

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

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

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

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

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

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

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

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