
SUBSTITUTE SENATE BILL 6184

State of Washington

55th Legislature

1998 Regular Session

By Senate Committee on Government Operations (originally sponsored by Senators McCaslin, Haugen, Hochstatter and T. Sheldon)

Read first time 02/06/98.

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

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

3 (1) Counties that are required or choose to plan under RCW
4 36.70A.040 may permit master planned resorts which may constitute urban
5 growth outside of urban growth areas as limited by this section. A
6 master planned resort means a self-contained and fully integrated
7 planned unit development, in a setting of significant natural
8 amenities, with primary focus on destination resort facilities
9 consisting of short-term visitor accommodations associated with a range
10 of developed on-site indoor or outdoor recreational facilities.

11 (2) Capital facilities, utilities, and services, including those
12 related to sewer, water, storm water, security, fire suppression, and
13 emergency medical, provided on-site shall be limited to meeting the
14 needs of the master planned resort. Such facilities, utilities, and
15 services may be provided to a master planned resort by outside service
16 providers, including municipalities and special purpose districts,
17 provided that all costs associated with service extensions and capacity
18 increases directly attributable to the master planned resort are fully
19 borne by the resort. A master planned resort and service providers may
20 enter into agreements for shared capital facilities and utilities,
21 provided that such facilities and utilities serve only the master
22 planned resort or urban growth areas.

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

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

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

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

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

35 (~~(3)~~) (c) The county includes a finding as a part of the approval
36 process that the land is better suited, and has more long-term
37 importance, for the master planned resort than for the commercial
38 harvesting of timber or agricultural production, if located on land

1 that otherwise would be designated as forest land or agricultural land
2 under RCW 36.70A.170;

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

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

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