

CERTIFICATION OF ENROLLMENT
ENGROSSED SUBSTITUTE HOUSE BILL 2596

Chapter 112, Laws of 1998

55th Legislature
1998 Regular Session

MASTER PLANNED RESORTS--REVISIONS

EFFECTIVE DATE: 6/11/98

Passed by the House March 9, 1998
Yeas 76 Nays 20

CLYDE BALLARD
Speaker of the
House of Representatives

Passed by the Senate March 5, 1998
Yeas 42 Nays 6

BRAD OWEN
President of the Senate

Approved March 23, 1998

GARY LOCKE
Governor of the State of Washington

CERTIFICATE

I, Timothy A. Martin, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE HOUSE BILL 2596** as passed by the House of Representatives and the Senate on the dates hereon set forth.

TIMOTHY A. MARTIN
Chief Clerk

FILED

March 23, 1998 - 4:26 p.m.

Secretary of State
State of Washington

ENGROSSED SUBSTITUTE HOUSE BILL 2596

AS AMENDED BY THE SENATE

Passed Legislature - 1998 Regular Session

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

1 amenities, with primary focus on destination resort facilities
2 consisting of short-term visitor accommodations associated with a range
3 of developed on-site indoor or outdoor recreational facilities.

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

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

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

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

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

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

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

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

1 (~~(4)~~) (d) The county ensures that the resort plan is consistent
2 with the development regulations established for critical areas; and
3 (~~(5)~~) (e) On-site and off-site infrastructure and service impacts
4 are fully considered and mitigated.

Passed the House March 9, 1998.

Passed the Senate March 5, 1998.

Approved by the Governor March 23, 1998.

Filed in Office of Secretary of State March 23, 1998.