



NEWS RELEASE

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New Report on Fully Contained Communities

The county council received a report today with options for revising the rules for fully contained communities. The report discusses issues such as job creation, affordable housing, transportation improvements, and protection of forest lands.

The report came from a stakeholder committee appointed last fall to review the county rules and suggest possible changes. The committee members did not make unanimous recommendations, and instead they provided detailed comments about each change.

The next step is for the county planning commission to review the report and hold a public hearing on March 24.

“The stakeholder committee did a great job of framing the issues and identifying some possible solutions,” said County Council Chair Mike Cooper. “I look forward to seeing what the planning commission recommends after they hear from the public on these important questions.”

“These regulations have been very controversial,” said County Councilmember Dave Somers. “The county needs to take a close look at them to make sure we protect our rural communities.”

The report was requested by the county council last fall when it adopted a six month moratorium on fully contained communities. The county council asked if any changes were needed to make sure that fully contained communities would provide infrastructure and services at a level equal to or greater than adopted standards, and to make sure the county council can condition or deny an application if it is not consistent with county policies.

[The new report is available on the county website at FCC Report.](#) It contains twenty possible amendments to the fully contained community (FCC) regulations:

1. Remove requirement for an FCC to provide retail and commercial services for people in surrounding communities.
2. Provide a detailed schedule for jobs to be created as an FCC is developed.
3. Limit the ability to reduce the number of jobs created in an FCC below the standard of one job for every household.
4. Clarify what is included in the cost of housing to make sure that the affordable housing provisions are successful.
5. Add specific requirements for how much housing needs to be affordable at and below the county median income.
6. Ensure that the affordable housing provided in an FCC will stay affordable for at least 50 years.
7. Require transportation improvements so that an FCC does not make traffic worse than it is today on the surrounding roads.
8. Require an FCC to be within 2.5 miles of a state highway, and to be connected to the highway by a road that meets county standards for a principal arterial.
9. Provide fire and emergency services for each phase of an FCC before any building permits can be issued for that phase.
10. Construct all parks in an FCC by the time 70% of the housing is built.
11. Increase the open space requirement to 65% of an FCC and clarify buffer standards.
12. Require an FCC to provide land and funding for schools that will be needed to serve the new residents.
13. Set a higher standard for storm water control and treatment in an FCC.
14. Prohibit an FCC from being built in a floodplain or where it would degrade Puget Sound.
15. Provide at least a minimum amount of transit service and clarify the standards for making an FCC transit-oriented and pedestrian friendly.
16. Do not allow an FCC to be built on designated commercial forest land.
17. Make sure an FCC does not have any significant impacts on adjacent resource lands.
18. Require an FCC to participate in a transfer of development rights program so that dense development is moved into an FCC from places where it is discouraged.
19. Clarify the authority and process for the county to consider whether an FCC is consistent with the county comprehensive plan.
20. Expand the requirements for communities near an FCC to be notified and invited to any pre-application meeting.

In addition to these possible amendments, the planning commission is considering whether to ask the county do away with the fully contained community provisions entirely. The county council will have the final say on whether to keep the regulations as they are, make changes, or eliminate them.

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