



Stock Plans Update Current Status

Brent Alfred Butler, AICP, Director
Planning Commission Stock Plans Subcommittee
Vice Chair, Planning Commission, Matt Sircely
May 8, 2023



Agenda

- A) Definitions & Applicability
- B) Background
- C) Response and Answers
- D) Timeline
- E) Funding – Cost and Procedures
- F) Next Step

Mission Statement

"To preserve and enhance the quality of life in Jefferson County by promoting a vibrant economy, sound communities, and a healthy environment."

Mission Statement

"To preserve and enhance the quality of life in Jefferson County by promoting a vibrant economy, sound communities, and a healthy environment."

Agenda Item 1: **STOCK PLANS – definitions, pathways, and design**

Definitions & Applicability

- 1) Who can use them? - Residential or commercial plans for consumers*
- 2) What is it? - Design repeated on more than one site*
- 3) Who prepares it? - licensed design professional, insured unlicensed design professionals*





Pre-approved DADUs

To simplify and streamline permitting, the City of Seattle developed pre-approved DADU construction plans that offer a faster, easier, and more predictable design and permitting process. [Here's how it works:](#)

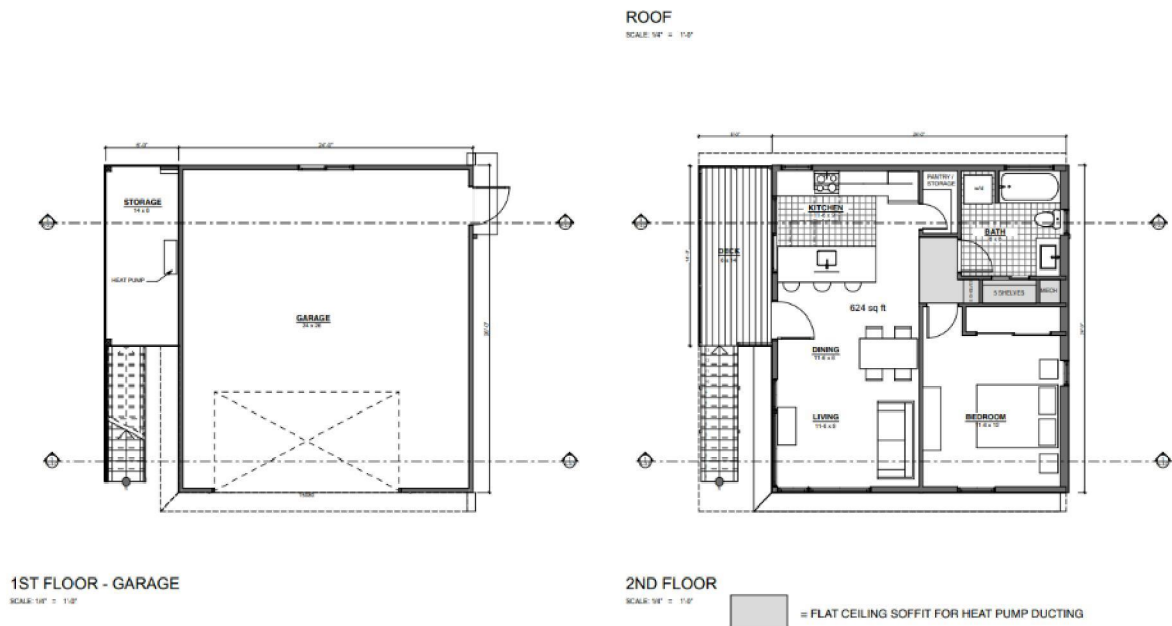
Agenda: **STOCK PLANS** **Background**

- 1) *UW Supported City of Seattle's Call for Projects* → 10 plans selected 160 received
- 2) *HSN's supported Jefferson County call for projects & Planning Commission selection* → Local call for projects
- 3) *Labor and Industry & Local jurisdictions (Clallam County, Lacey, Kent, PA, Tumwater, Olympia, etc.)*
↓
All different designs, ownership models, etc.
- 4) *State of Washington – Preapproved Plans in process?* → End of Biennium



BACKGROUND – PLANNING COMMISSION SUBCOMMITTEE SELECTED FOUR DESIGNS

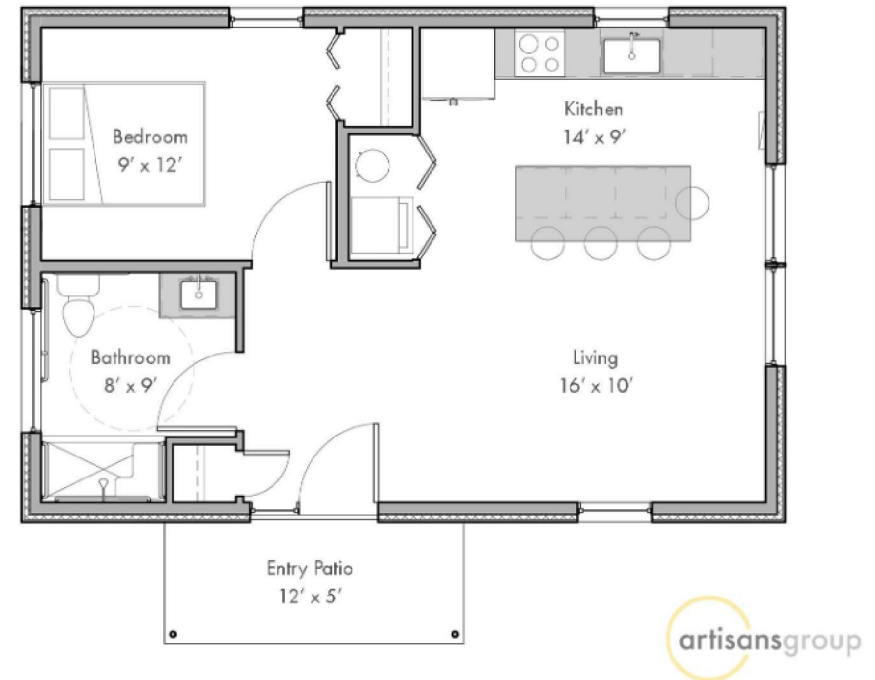
Shape Arch plan - the base of the Accessory Dwelling Unit is a garage



Artisans Group - good universal access, costs are hourly

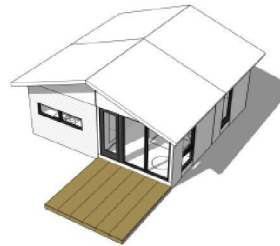
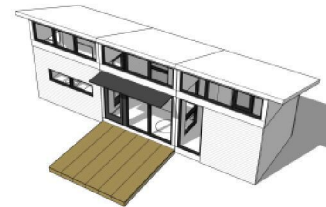
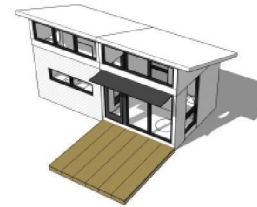


Seattle DADU interior — accessible one-bedroom DADU with vaulted ceilings (gable roof option)



Seattle DADU — accessible floor plan

Urban Cottage – modular, flexible design, SIP construction with a range of services, and assembly designs



INITIAL STANDARD PLANS:

- Price for the standard plan (in any configuration) \$900
- Additional hourly services \$100 / hr

DWELLING UNIT:

288 SF Base Model
12' X 24' Footprint
Available in gable, shed, or butterfly roof configurations

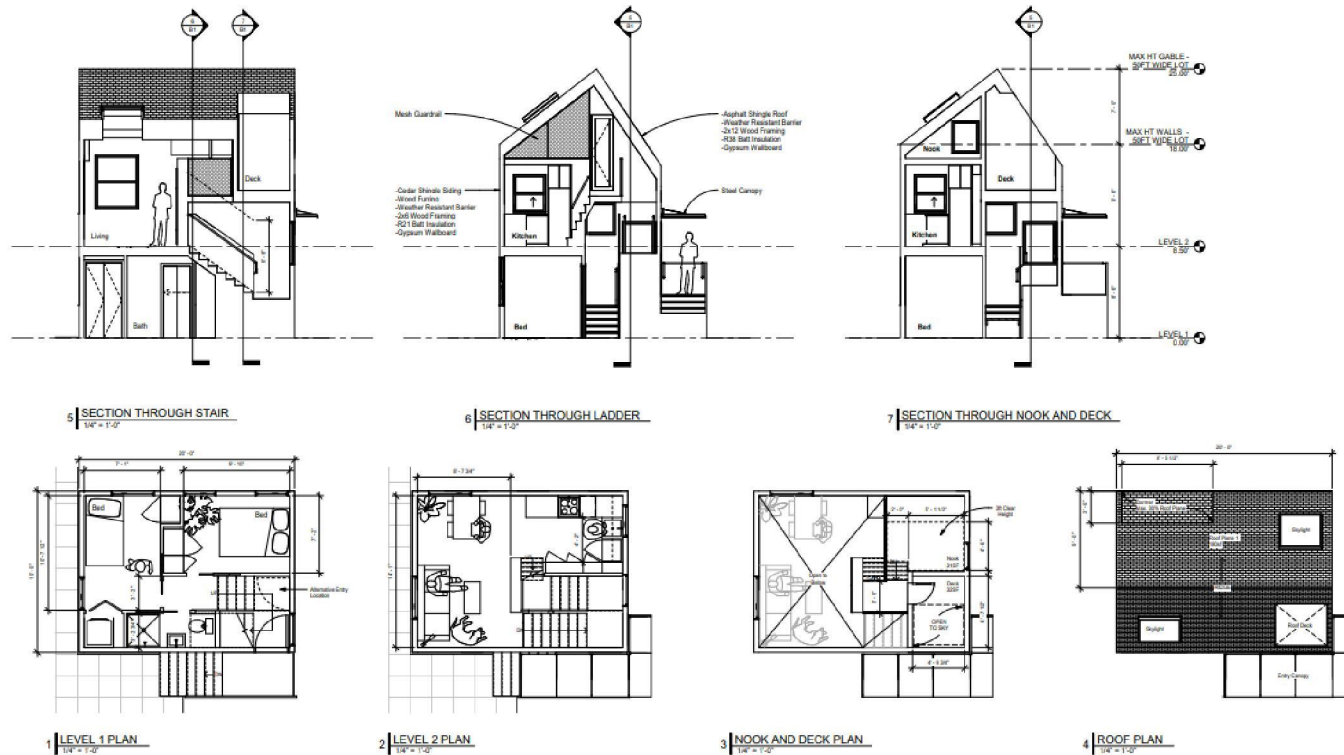
ONE BEDROOM UNIT:

432 SF One Bedroom
12' X 24' X 12' "L-SHAPE" OR 12' X 36' "LINEAR" Configuration
Available in gable or shed roof

TWO BEDROOM UNIT:

576 SF Two Bedroom
24' X 24' Footprint
Available in gable or butterfly roof

Yes Architecture – multi split level design on small footprint.



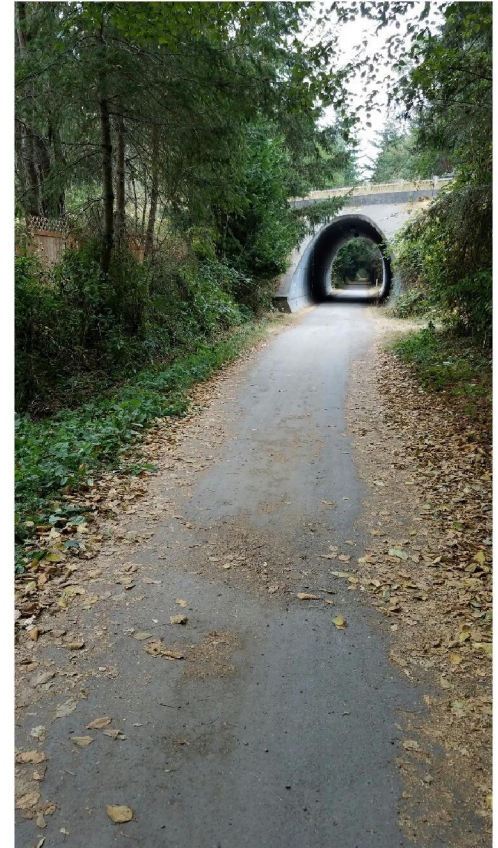
SKY HOUSE OPTION B

Mission Statement

"To preserve and enhance the quality of life in Jefferson County by promoting a vibrant economy, sound communities, and a healthy environment."

Agenda Item 1: STOCK PLANS

**Questions for the Board and
Responses from staff to Community
Members**



Response to Community Members

Create a Website Account - Manage notification subscriptions, save form progress and more.

Website Sign In

Duties & By-Laws ▶

Public Comment

Topics

Vacancies ▶

Stock Plan Subcommittee

[Home](#) › [Government](#) › [Boards & Commissions F-Z](#) › [Planning Commission](#) › [Stock Plan Subcommittee](#)

[View archive](#)

Stock Plan Subcommittee

Questions Received and Staff Responses- Updated May 3, 2023

1. Is the intention to provide opportunity for the designer to receive fees from the purchaser when they prepare a site-specific permit set?

A: It is the intention that the community member seeking plans would purchase the plans directly from the design professional or architect. They could purchase: 1). The plan set without engineering 2). The plan set and engineering; 3). Architects or design professionals should also provide their hourly billable rate for applicant questions.

2. . Could you be more specific on the format you are looking for, even what size paper?

A: Please submit your design in a digital format. According to The Washington State Archives Center, it is preferable that the plans are in TIFF format and 600-800 dpi (dots per inch). The state archives as well as the county will accept PDF format as well. Please be sure that the PDF is a minimum equivalency of 300 dpi.

Members: Planning Commissioners Arlene Allen & Matt Sircely



RESPONSE TO COMMUNITY QUESTIONS

Will you accept Triplex Plans?

- 1) In the City of Port Townsend, according to Table 17.16.020, Triplexes are permittable in R-II, R-III, R-IV districts. For more information on minimum lot size, contact City Staff. <https://cityofpt.us/planning-community-development/page/planning>
- 2) In Port Hadlock/Irondale - Triplexes will be allowed in urban moderate density residential (UMDR) and Urban High Density Residential as outlined in the 2021 Final Sewer Plan map, see page 18, <https://jeffersoncountypublichealth.org/DocumentCenter/View/12022/2021-Final-Sewer-Facility-Plan-Update?bidId=>
- 3) Throughout Jefferson County, Triplexes are permissible when using the Planned Rural Residential Developments (PRRD) per Jefferson County Code (JCC) 18.15.485.
- 4) Triplexes are allowed in the Limited Areas of More Intensive Rural Development
 - a) Rural Village Center, b) Neighborhood/Visitor Crossroad, c) General Crossroad)

Mission Statement

"To preserve and enhance the quality of life in Jefferson County by promoting a vibrant economy, sound communities, and a healthy environment."

Agenda Item 1: STOCK PLANS

Questions for the Board and Responses from staff to Community Members

1) Is there a minimum number of plans that we should consider as evidenced that we have sufficiently advertised?

Mission Statement

"To preserve and enhance the quality of life in Jefferson County by promoting a vibrant economy, sound communities, and a healthy environment."

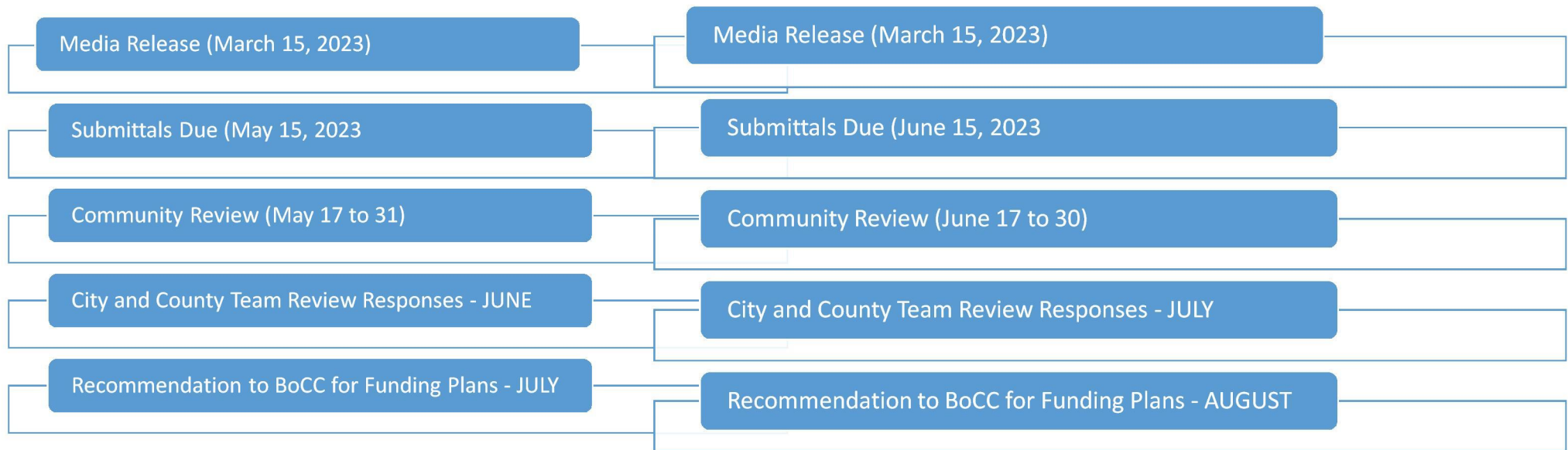
Agenda Item 1: STOCK PLANS

Questions and Responses

2) Should we keep the four designs recommended by the PC as ones community members may select?

CURRENT TIMELINE & ALTERNATIVE TIMELINE

3) Should we extend the timeline from 90 to 120 days, as set forth below?



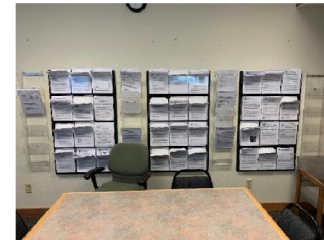
COSTS AND PROCEDURES

Cost

- 65% of the base building fee
- 35% of the building base fee to recover costs for administrative storage of the stock plans; does NOT include
 - site specific land use,
 - public works and
 - environmental health reviews.
- 20% of the building base fee (45% savings)
 - specific plan review for foundations, fire and egress
 - Excludes land use fees

Procedures

- ***Standard Operating Procedures***, include:
 - Submittal Requirements
 - Approval Process
 - Options and Changes
 - Subsequent Permit Issuance
 - Fees
 - Inspections
 - Expiration of Stock Plans





NEXT STEPS & QUESTIONS