



Kitsap Regional Coordinating Council

PSRC TOOLBOX WEBINAR

PRE-APPROVED ADU PLAN SET PROJECT

Heather Wright, Poulsbo Planning and Economic
Development Director

Kizz Prusia, Kitsap Regional Coordinating Council
(KRCC) Director

BACKGROUND

CONTEXT

KRCC &
Planning
Directors
meet
quarterly



Population,
employment
& housing
targets



None of us
had pre-
approved
ADU's




Examples
across the
state & US



BACKGROUND

- Inspired by other jurisdictions (e.g., Seattle, Renton)
- Partnerships between multiple jurisdictions (e.g., Olympia/Lacey/Tumwater)
- California mandating pre-approved plan sets
- How many more could we reach if we partnered?


 The Urbanist Transportation Housing Politics Events Donate ▾


ADUs Architecture

City Launches “ADUniverse” Website for Pre-approved Backyard Cottage Designs

By Doug Trumm · September 15, 2020

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 artisansgroup

The pre-approved backyard cottage from Artisan Group on the City of Seattle's ADUniverse website.

Recent Posts —

Op-Ed: Anti-Speeding Technology Have Saved My Son

April 14, 2025

Five Things to Watch at Sound Under CEO Dow Constantine

April 14, 2025

Sunday Video: How Big Box Retailers Are Bankrupting Cities

April 13, 2025

City of Seattle Prevails Against Growth Plan Appeals

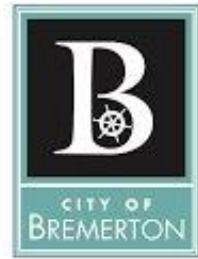
April 12, 2025

Op-Ed: Clark County Rallies Against Republican Plan to Block Light

COORDINATION

COORDINATION ACROSS JURISDICTIONS

- Each jurisdiction + KRCC itself contributed funds for six plan sets (4 licensed and 2 new)
- Plan sets were developed based on most stringent zoning and building code (Port Orchard) so the plan sets would work in every jurisdiction
- KRCC is staffed by a consultant team, and that team managed the contract with the architect firm



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PROJECT COSTS

- Project Funding
 - Phase 1 - from the 2024 KRCC budget (\$50,000)
 - Phase 2 - from each jurisdiction (\$10,000)
 - Total, \$100,000
- Cost savings
 - Packaging plan sets together
 - Using some licensed plan sets instead of making all new sets
- 2028 Code Changes
 - Funding, \$19,845
 - Est costs for work to occur from July 2026 – July 2027

COORDINATION APPROACH: ADU CREW

- ADU Crew = planning directors from each jurisdiction
- Monthly meetings + email coordination
- Meeting topics included:
 - Marketing and outreach
 - Designing two new plan sets
 - Discussing approaches for users to access plan sets



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The Kitsap Peninsula is the home of sovereign Indian nations, namely the Suquamish and Port Gamble S'Klallam Tribes.

Pre-Approved Accessory Dwelling Unit (ADU) Plan Project Team Proposed Meeting Agenda

Meeting Date: March 21, 2025

Meeting Time: 11 a.m. – 12 p.m.

Objectives:

- Confirm status of four licensed plan sets and next steps
- Begin design process for two new plan sets

Topics:

1. Welcome & Meeting Objectives
2. Discuss concepts for two new plan sets with Artisans Group (sketches and early renderings)
3. Discuss any next steps for publishing and promoting four plan sets

COORDINATION APPROACH: KRCC



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KRCC Land Use Technical Advisory Committee (LUTAC) Meeting Materials

The Land Use Technical Advisory Committee (LUTAC) meets regularly to share information, develop proposed policy recommendations for review by the KRCC's Executive Board and individual members, and collaborate on more efficient ways to provide services to residents throughout Kitsap County. LUTAC meetings 4-6 times per year and provides recommendations to the [Land Use Planning Policy Committee](#). For a current list of LUTAC members, see the KRCC Board and Committee Members roster in the Quick Links sidebar.

2025 LUTAC Meetings

- [April 10, 2025 - Agenda](#)
- [February 13, 2025 - Agenda, Summary](#)

2024 LUTAC Meetings

- [November 14, 2024 - Agenda, Summary](#)
- [September 12, 2024 - Agenda, Summary](#)
- [April 11, 2024 - Agenda, Summary](#)
- [February 8, 2024 - Agenda, Summary](#)
 - [Presentation about pre-approved ADU plans](#)

- KRCC members were kept updated via KRCC Board and KRCC LUTAC meetings
 - Members include Suquamish Tribe, Port Gamble S'Klallam Tribe, Kitsap Transit, Naval Base Kitsap, Port of Bremerton, and Port of Kingston
- Recognition and discussion that this project benefits all of Kitsap County residents

FEEDBACK PROCESS





Initial Draft Concepts as of March 2025



FLEX CARRIAGE HOUSE



COZY RAMBLER

LICENSE VS SCRATCH

To license existing plan sets

1. Architect updates plan sets to meet jurisdictions' building code



2. Jurisdictions' building departments review plan sets and request changes*



3. Architect updates plan sets*



4. Jurisdictions approve plan sets



*Multiple rounds of review and updates before final approval

To create new plan sets from scratch

1. Jurisdictions propose design ideas



2. Architect proposes design concepts and floor plans



3. Jurisdictions and other partners provide feedback on design concepts



4. Architect updates plan sets



5. Jurisdictions' building departments review plan sets and request changes*



6. Architect updates plan sets*



7. Jurisdictions approve plan sets



COMMUNITY FEEDBACK

- Presentation and discussion at Kitsap Building Association
- Provided specific questions for feedback (lot size, number of rooms, etc.)
- Also received feedback - lots of questions about logistics like permitting, parking, etc.
- TIP: Bring a handout of ADU rules, so they can just focus on design



LESSONS LEARNED & RECOMMENDATIONS

ARCHITECT: ARTISANS GROUP



STATEMENT OF QUALIFICATIONS
ARTISANS GROUP
ARCHITECTURE + PLANNING
AUGUST 2024

KRCC ran a qualifications-based selection process. Artisans Group had experience creating pre-approved plans for other jurisdictions.

03 PORTFOLIO



SOUTH SOUND ADU PROGRAM Lacey, Olympia and Tumwater, WA | 800sf

Initially begun as a pilot project with the City of Lacey, the South Sound ADUs were further developed in partnership with the cities of Olympia and Tumwater in an effort to help bring down the cost of small home development in one of the United States' fastest growing regions. The pre-approved engineered plans are available for free to all eligible residents looking to provide a home for family, a guest house for visitors, or additional short or long-term rental income stream. Our team worked with the City to provide numerous options in each of the four plan sets that allowed end users to customize the ADU's with regard to roof type and pitch, window configurations, siding and material choices that resulted in hundreds of possible combinations. This allowed for the units to meet the City's goals of matching the existing homes and neighborhood character and also for individual expression so they don't appear cookie cutter!

KRCC licensed Artisans' four existing ADU plan sets more affordably than creating them from scratch

COORDINATION ACROSS JURISDICTIONS

Benefits

- Can reach a broader audience
- Less costly for each jurisdiction
- More nuanced product

Challenges

- Requires more time
- Need a coordinator

MARKETING AND OUTREACH

Farmer's
markets

Social media

Email lists

Realtors

Kitsap Sun
article

Puget Sound
Regional
Council

Kitsap
Building
Association

RECOMMENDATIONS

- Consider partnerships
 - Banks
 - Builders
 - Realtors
 - Brokers
- Think outside of the box



THANK YOU!