



# NOTICE OF PUBLIC HEARING

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
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## SANDSTONE RIDGE PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT Hearing Examiner Public Hearing

**Hearing Date:** Thursday, June 12, 2025    **Hearing Time:** 10:30 am

**Hearing Location:** Poulsbo City Hall, Council Chambers, 200 NE Moe Street, Poulsbo, WA

**Requested Action:** All persons are invited to provide written and verbal testimony to the Hearing Examiner.

**Project File No.** P-10-01-24-01

**Site Location and Tax Parcel:** 132601-4-008-2004; Northeast corner of Languanet Lane/Noll Road intersection

**Property Owner:** JKM Holdings, LLC | c/o Craig Steepy | PO Box 188 | Sumner, WA 98390

**Applicant/Agent:** Entitle Fund Four, LLC | 612 Harrison Street, Suite 100 | Sumner, WA 98390

**Project Description:** Subdivision of vacant land utilizing PRD standards for the construction of 87 single family lots with associated roadways, utilities, and open spaces. The 18+ acre property include a stream buffer and mature trees.

**Application(s) Under Review:** Planned Residential Development, Preliminary Plat, SEPA

**Environmental Review:** Review under the State Environmental Policy Act (SEPA) was required for this project. A SEPA Threshold Determination was issued for this project May 13, 2025, with comment and appeal periods ending May 27, 2025, at 4:30 pm.

**Examination of File:** The application file may be examined online by going to <https://cityofpoulsbo.com/hearingexaminer/>

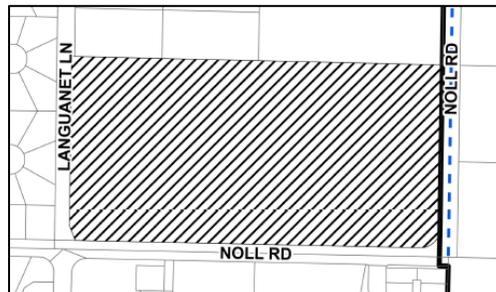
**Review Authority:** The Hearing Examiner is the review authority for this Type III application.

**Public Comment Methods:** The public hearing is scheduled for **Thursday June 12, 2025, at 10:30 AM** or soon thereafter. public meetings are being held as a hybrid virtual/in-person meeting at the web address and call-in number noted below and at City Council Chambers, 200 NE Moe Street, Poulsbo, WA. This call in number: 1 253 215 8782 and meeting id: 876 3593 1588 are provided for virtual attendance, in addition to this webinar link: <https://us06web.zoom.us/j/87635931588>. Written comments may be mailed, faxed, or e-mailed to the staff contact indicated below. To ensure consideration, all written comments must be received prior to close of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony to the Hearing Examiner regarding the proposed project.

**Staff Report:** The staff report will be available for review at no cost at least 7 calendar days before the hearing and a copy will be provided at a reasonable cost.

**Staff Contact:** Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748

**Site Map:**



THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.

