

June 20, 2025



Heather Wright, Director of Planning and Economic Development  
Nikole Coleman, Planning Manager  
City of Poulsbo Planning Department  
200 NE Moe Street  
Poulsbo, WA 98370

Heather and Nikole:

On behalf of Montebanc Management, LLC., we are pleased to submit the following Preliminary Plat Subdivision and Planned Residential Development application(s) for the City of Poulsbo review in pursuit of obtaining the City's approval of our proposal known as the Pinnacle at Liberty Bay PRD.

First, we want to sincerely thank you for your help in the pre-application process the past seven months. As you will see from the application materials, the project has benefited from this collaboration between our teams. This joint effort has been helpful, and we believe the community will be excited and supportive of our new proposed neighborhood and believe you and your staff will be as well. Below is a brief narrative with significant items to note:

- The proposed completion of the extension of Sunrise Ridge Avenue NE to the North property line adjacent to the Crystal View neighborhood will make a significant contribution to the City's goal of completing this critical arterial.
- 100% of the right of way for the proposed construction and completion of the Sunrise Ridge Avenue NE connection will be dedicated to the City of Poulsbo.
- Per our consultations with all of you, the provision for property line landscape and critical area buffers, is a key element of PRD implementation within the City of Poulsbo and are included onsite in our proposal.
- Over 36% of the forty-two-acre site is to remain in permanent open space in its natural state for the benefit of the community and wildlife as a whole.
- The creation of the proposed new roadway systems completes the connection for all adjacent properties to residential roadways and SR-305. Pedestrians and cyclists will see a vivid connection between the project and the historical context of Poulsbo.
- The creation of centrally located supplemental guest parking to enhance the benefits of the narrowing of the residential street lanes being designed will provide traffic calming and a unique aesthetic experience by creating tree lined lanes.
- By proposing and designing smaller lots which in turn should limit smaller finished home sizes, should encourage more attainable finished home prices.



The Pinnacle at Liberty Bay Kitsap County Tax Parcel numbers include 23260140012009, 24260130032008, 24260130182001, 24260130052006, 24260130192000 which encompasses approximately 42 +/- acres located within the City of Poulsbo.

The property contains zoning designations Low-Medium Density Single Family Residential. The PRD and subdivision application proposes utilizing the Planned Residential Development provisions blending this zoning density to emulate traditional patterns found elsewhere in the City in creating this new single-family neighborhood. We understand that a Planned Residential Development will need to be approved to allow modifications to the standard zoning regulations for this project.

After you have had a chance to look through the submittal materials, please let us know if there is anything else you need to complete the review of this application.

Thank you both for your help along with the other City staff input these past months and we look forward to working closely with all of you in the coming months to make this great opportunity for your community a reality.

Thank you again for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Paul J. DeVenzio". The signature is written in a cursive, flowing style.

Paul DeVenzio  
Manager  
Montebanc Management, LLC