



PLANNED RESIDENTIAL DEVELOPMENT

200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

For additional information on the Planned Residential Development (PRD) process, refer to the Planning Residential Development Handout and Chapter 18.260 of the Poulsbo Municipal Code (PMC). For a detailed description of the Type III (quasi-judicial) review process, refer to PMC Title 19 (Project Permit Application Procedures).

PROJECT:	
Project Name: Pinnacle at Liberty Bay	Tax Assessor's ID: multiple - see below
Project Address: 17505 Sunrise Ridge Ave NE	Size of Property (Sq. Ft.): 1,803,847
Type of Residential Units: single family detached	
Project Description: Tax IDs : 23260140012009, 24260130032008, 24260130182001, 24260130052006, 24260130192000 151-unit Planned Residential Development with associated public roads, utilities, stormwater, open spaces and homes.	
Are there any critical areas on the property? (wetlands, steep slopes, streams, etc.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is a residential density incentive being requested? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No See PMC 18.260.110 for details	
If yes, what is the requested percentage over maximum density of the zone?	
If yes, please indicate the combination of density incentives from Table 18.260.110 that will be provided, and indicate how this proposal will provide a greater public benefit than if it were approved with the standard maximum density (attach additional pages).	
APPLICATION SUBMITTAL REQUIREMENTS:	
The PED Department is now accepting all applications electronically. Please submit your application online here or email the materials to plan&econ@cityofpoulsbo.com.	
<input type="checkbox"/> Completed Preliminary Subdivision Application (if not submitted previously).	
<input type="checkbox"/> Application Fees and Deposits. Additional hourly fees may apply.	
<input type="checkbox"/> PRD application drawings. The application shall be accompanied with complete site plans and subdivision plans if creating lots, drawn to 1" inch to 40' scale and produced in such a way as to clearly indicate compliance with all applicable requirements, and shall include ALL the information listed in PMC 18.260.130. At least one sheet shall show the proposed project in its entirety (drawn at its appropriate scale). Please Note: <ul style="list-style-type: none">- all buildings and structures shall be dimensioned- all information shall be legible- plans shall be prepared by an appropriate certified professional in the State of Washington	
<input type="checkbox"/> Any other information/documents:	
<input type="checkbox"/> Notarized property owner and/or applicant signature page (attached).	

REVIEW CRITERIA:

The space below is provided for your answers. **A response is REQUIRED.** You may use additional sheets.

1. Explain how the PRD results in creative site planning and a superior residential and subdivision development than generally found in conventional developments and subdivision regulations.

See attached narrative.

2. Explain how the PRD encourages a diversity of housing units and types within and between neighborhoods.

See attached narrative.

3. Explain how the PRD preserves natural features and critical areas and incorporates existing significant stands of trees.

See attached narrative.

4. Explain how the proposal will be compatible with existing and future land uses within the general area in which the proposal is to be located by providing screening or buffering between parcels and providing consistency between any existing single-family subdivisions and the proposal.

See attached narrative.

PROPERTY OWNER'S SIGNATURE (if other than applicant/agent):

I, the undersigned, state that, to the best of my knowledge, all the information provided for this application is true and complete. It is understood that the City of Poulsbo may nullify any decision made in reliance upon information given on this application form should there be any willful misrepresentation or willful lack of full disclosure on my part.

Paul J. Devenzio
Signature of Property Owner

Paul J. Devenzio
Print Name of Owner

STATE OF PENNSYLVANIA)
) SS
COUNTY OF ALLEGHENY)

On this 17 day of June, 2025 before me, the undersigned, a Notary Public in and for the State of Pennsylvania, duly commissioned and sworn, personally appeared Paul Joseph Devenzio to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 17 day of June, 2025.

Commonwealth of Pennsylvania - Notary Seal
Alicia Altvater, Notary Public
Allegheny County
My commission expires January 21, 2026
Commission number 1281272
Member, Pennsylvania Association of Notaries

Alicia Altvater
NOTARY PUBLIC in and for the
State of Pennsylvania Residing
at Pittsburgh PA 15205
Commission Expires 4/21/24



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I hereby authorize City of Poulsbo representative(s) to inspect the subject property Monday-Friday between the hours of 8:00 am and 4:00 pm during this permit application process.

Douglas W. Johnson
Signature of Applicant/Agent

Douglas W. Johnson
Print Name of Applicant/Agent

STATE OF WASHINGTON)
COUNTY OF King) SS
~~KITSAP~~)

On this 24 day of June, 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Douglas W. Johnson to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 24 day of June, 2025.



[Signature]
NOTARY PUBLIC in and for the
State of Washington Residing at
Seattle
Commission Expires 4-10-27



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Malauri Uhl

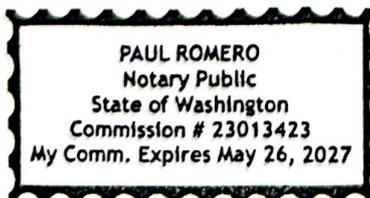

Signature of Applicant/Agent

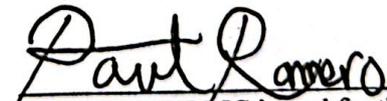
Neal Thorne
Print Name of Applicant/Agent

STATE OF WASHINGTON)) SS
COUNTY OF KITSAP)

On this 27th day of June, 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Neal Thorne Malauri Uhl to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she/they was (were) authorized to execute said instrument.

WITNESS my hand and official seal this 27th day of June, 2025.




NOTARY PUBLIC in and for the State of Washington Residing at

Poulsbo, WA 98370

Commission Expires 05/26/2027