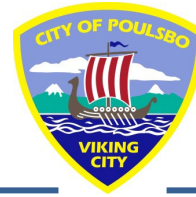


City of Poulsbo

Planning & Economic Development



December 31, 2025, Revised January 9, 2026

Montebanc Management LLC
400 NW Gilman Blvd Suite 2781
Issaquah, WA 98027
Email: pjdevenzio@montebanc.com

Subject: Pinnacle at Liberty Bay PRD and Preliminary Subdivision | P-06-20-25-03 | Request for Revisions

Dear Applicant,

This letter is to notify you that the Planning and Economic Development Department (PED) has completed its technical staff review of the above-mentioned application resubmitted for technical review on December 2, 2025.

Requests for revisions have been included as supplemental memo attachments to this letter. Please include *detailed* responses to **all** the requested revisions and the [Revision Submittal Form/Matrix](#) upon resubmittal.

The land use permit is under a 170-day decision timeline per [PMC 19.80.030](#). With this letter the statutory timeline will be placed on hold. If the applicant fails to submit the city required revisions, corrections, studies or information within 90 calendar days of the city's written request, the application shall be deemed null and void per [PMC 19.80.050\(A\)](#). For clarity, the ninety 90-day revision period under PMC Title 19 will not commence until the City has provided all outstanding peer review documents associated with the application.

In addition, please note that [PMC 19.80.030\(E\)](#) provides that permit decision timeframes include two technical/staff review cycles. For each additional technical or staff review cycle, an additional thirty (30) days is added to the permit decision timeframe.

Feel free to contact me at ncoleman@cityofpoulsbo.com with any questions or comments you may have.

Sincerely,

Nikole Coleman

Nikole Coleman, AICP
Planning Manager

Electronic Attachments: [Revision Submittal Form](#) and [Matrix](#)

Attachments: Planning and Economic Development Department Memo
Fallon/Grette Peer Review
Sound Urban Forestry Peer Review
Rod Malcom, Suquamish Tribe Letter
Engineering Department Memo



PLANNING AND ECONOMIC DEVELOPMENT

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

MEMO

To: Montebanc Management LLC
From: Nikole Coleman, AICP, Planning Manager
Subject: Pinnacle at Liberty Bay PRD; Request for Revisions No. 2; P-06-20-25-03
Date: December 31, 2025, Revised January 9, 2026

The Planning and Economic Development Department has reviewed the above-mentioned project and provides the following comments, which must be addressed.

Open Space and Amenities

1. Based on the applicant's materials, approximately 31% of the site contains critical areas or associated buffers. Per [PMC 18.260.090\(G\)\(2\)](#), no more than 50% of the required open space may consist of critical areas and their buffers. However, according to the applicant's open space calculations on Sheet PP-32, approximately 54% of the total open space currently lies within critical areas. Please revise the open space plan to meet the code limitation or provide corrected and updated calculations demonstrating compliance with [PMC 18.260.090\(G\)\(2\)](#).

Habitat Management Plan – Stream Typing

2. The applicant has provided a response prepared by Sewall Wetland Consulting (SWC) to the third-party peer review conducted by Farallon Consulting/Grette Associates regarding stream classification and associated buffer requirements. Staff has reviewed the applicant's response and does not concur with the assertions made in the Peer Review Addendum related to stream typing and reliance on mapped data alone.

Poulsbo Municipal Code is explicit that mapped critical area information is approximate and does not supersede site-specific field determinations:

- [PMC 16.20.115\(F\)](#) states that the location and extent of mapped critical areas are to be used only as a general guide, and that the type, extent, and boundaries of critical areas shall be determined in the field by a qualified specialist according to the requirements of Chapter 16.20.
- [PMC 16.20.115\(F\)\(4\)](#) further authorizes the PED Director to issue revised critical area maps when new or revised information becomes available regarding the presence, absence, or classification of critical areas.

In addition, [PMC 16.20.750](#) requires that for all regulated activity proposed on a site containing or located within 300 feet of a fish and wildlife habitat conservation area, a habitat assessment must identify, at a minimum, the type of stream and its prescribed buffer.

The peer review conducted by Farallon Consulting/Grette Associates included site observations and analysis of physical stream characteristics and fish passage data and concluded that Stream C meets the criteria for a higher stream classification than identified in the applicant's report. Staff find this site-specific analysis to be consistent with the requirements of Chapter 16.20 and applicable Best Available Science.

One optional path forward to resolution of the disagreement among the technical experts is to coordinate an on-site discussion involving the applicant's qualified specialist, the City's peer review consultant, the



Washington Department of Fish and Wildlife, and the Suquamish Tribe. This type of collaborative, field-based coordination has been successfully used in the past to resolve similar technical disagreements regarding stream classification and habitat functions. Staff is willing to assist with coordinating such a discussion should the applicant wish to pursue this option, recognizing that any resulting determinations must remain consistent with the requirements of the Poulsbo Municipal Code and applicable Best Available Science. Upon resubmittal of revised documents, staff will continue reviewing the application in a timely manner. However, absent resolution of the typing of Stream C, staff anticipates a recommendation of denial of those specific lots impacted by the typing of Stream C. This is due to uncertainty regarding feasible development without reliance on a Reasonable Use Exception.

To remove the uncertainty of a need for an RUE, please provide a depiction of buildable areas outside of critical areas and buffers for those lots adjacent to stream C to better evaluate lot feasibility, particularly as it relates to the final stream typing determination for Stream C and its associated buffers.

3. The City updated its Critical Areas Ordinance (CAO) in November 2025 (Ordinance 2025-19). Staff have reviewed the issue of CAO vesting with the City Attorney and have determined that the applicant's submittal of plan sheets PP-07 through PP-09 depicting the area of future homesite placement (in the July 2025 submittal package) provides sufficient information to establish vesting of the proposed lots (and subsequent building permits) under the regulations in effect at the time the preliminary subdivision application was deemed complete.

Pursuant to RCW 58.17.033, the City's determination that the preliminary subdivision application was complete established vesting to the subdivision regulations and critical areas regulations in effect on the date of complete application for purposes of preliminary subdivision review, including lot configuration, road alignments, utility layout, and subdivision design, as depicted on sheets PP-07 through PP-09.

Please also see Comment #2 above regarding lots that may be impacted by the stream typing determination of Stream C.

4. The following will be a condition of approval for this preliminary subdivision:
"Prior to issuance of any building permit for Lots 52-56, the applicant shall demonstrate compliance with Kitsap Public Health District (KPHD) Drinking Water Supply Regulations (Ordinance 2018-01) for development within the 100-foot sanitary control radius of an existing Group B public water system well. Compliance shall include:
 1. Recorded Plat Restriction: The final plat shall clearly state that Lots 52-56 are ineligible for building permit issuance unless and until the water system is no longer classified by KPHD as a public water system, or the well is formally decommissioned, as confirmed in writing by KPHD.
 2. KPHD Approval: Any restrictive plat language, covenant, or notice addressing the sanitary control area shall be reviewed and approved in writing by KPHD and recorded prior to, or concurrently with, final plat approval.

No vertical construction shall occur on Lots 52-56 until the above requirements are satisfied."

Peer Review

5. The SWC Peer Review Addendum was peer reviewed; their comments are attached and must be addressed in the project resubmittal.
6. The response to Sound Urban Forestry was peer reviewed; their comments are attached and must be addressed in the project resubmittal.
7. The Suquamish Tribe provided comment on December 19, 2025; their comments are attached and must be addressed in the project resubmittal.

T E C H N I C A L M E M O R A N D U M

TO: Nikole Coleman, Planning Manager – City of Poulsbo

FROM: Chad Wallin, Project Biologist – Grette Associates, a division of Farallon Consulting, L.L.C.

DATE: January 8, 2026

RE: **PINNACLE AT LIBERTY BAY
THIRD-PARTY CRITICAL AREAS REVIEW
FARALLON PN: 3386-002.001 TASK 3**

INTRODUCTION

The City of Poulsbo (City) contracted with Farallon Consulting, L.L.C. dba Grette Associates (Grette) to assist in the review of a critical areas report and habitat management plan (the “Plan”; dated July 14, 2025) that was prepared by Sewall Wetland Consulting, Inc. (SWC) in support of the Pinnacle at Liberty Bay development project located off of Maple Hill Ave. NE (Kitsap County parcels 23222601-4-001-2009, 23222601-3-001-2008, 23222601-3-018-2001, and 23222601-3-005-2006) within the City of Poulsbo.

In summary of the August 29, 2025, review¹ of the Plan, Grette determined that the Plan was not compliant with the current version of Chapter 16.20 of the Poulsbo Municipal Code (PMC) and recommended that the deficiencies identified be addressed and the Plan be revised accordingly.

SWC provided the City a critical areas report addendum² in response to Grette’s August 2025 review. Provided below is a summary of Grette’s August 2025 comments followed by Grette’s response upon review of SWC’s addendum. Please note that this review is limited to evaluating SWC’s response to Grette’s wetland comments with respect to compliance with Section 200 (Wetlands) of Chapter 16.20 of the PMC. Those comments associated with

¹ Grette Associates. 2025. Pinnacle at Liberty Bay: Third-Party Review. Prepared for the City of Poulsbo. Technical Memorandum. August 29, 2025.

² Sewall Wetland Consulting, Inc. Critical Areas Report Addendum – Pinnacle at Liberty Bay. Addressed to the City of Poulsbo Planning and Economic Development. November 19, 2025.



Section 300 (Fish and Wildlife Habitat Conservation Areas) of Chapter 16.20 of the PMC will be addressed under a sperate review.

- *Per PMC 16.20.220, all wetlands within 300 feet of a proposed project shall be identified. Grette identified one offsite feature that appears to have been evaluated and flagged by SWC; however, the Plan does not provide a discussion describing this feature and how or if this feature meets the definition of wetland per PMC 16.20155. While any buffer associated with this potential wetland area would not extend onto the project site, additional information should be provided to explain why this area was flagged and not discussed in the Plan for compliance with PMC 16.20.220.*

According to the description provided in the response, SWC did not flag any offsite features and notes that they are assuming Grette is referring to a small depressional area adjacent to Sunrise Ridge Rd./Maple Hill Ave. NE. This is the correct area in question. During Grette's site assessment purple flagging labeled alpha-numerically (i.e., X-1, X-2, etc.) was observed along this depressional area which was consistent with the onsite wetland flagging observed. As such, Grette provided comments in regard to compliance with PMC 16.20.155. Based on Grette's observations, this area exhibited wetland characteristics and determined it was likely unintentionally created as a result of the construction of the road or was intentionally created to manage stormwater runoff associated with the road. Per PMC 16.20.155, stormwater features and areas that exhibit wetland conditions unintentionally created as result of the construction of a road are not regulated features. No further action is necessary.

- *Per PMC 16.20.210, all wetlands shall be rated according to Ecology's Washington State Wetland Rating System for Western WA – 2014 Update: Version 2 (Hruby and Yahnke 2023). The Plan did not include complete figure sets as required per Ecology's rating system. Complete wetland rating figure sets, as defined in Ecology's rating system, should be provided for compliance with PMC 16.20.210.*

The addendum included an appropriate figure set to address this comment. No further action is necessary.

- *Per PMC 16.20.230, a point should be given to question H3 in Wetland C's rating form. Grette's site review included observations of snags and logs within 330 feet of the wetland. Including this additional point changes the overall habitat score from 5 points to 6 points.*



The updated rating form provided in the addendum for Wetland C was revised to include a point for snags and logs located within 330 feet of the wetland. The rating form was revised with an overall habitat score of 6 points. No further action is necessary.

- *Per PMC 16.20.230, Category III wetlands with a moderate habitat score (6-7 points)³ with a proposed high impact land use are subject to a 150-foot buffer. Based on the revised habitat score, the appropriate buffer width for Wetland C is 150 feet. The Plan should be revised accordingly.*

The site plan provided in the addendum includes a 150-foot buffer for Wetland C; however, the site plan also contains a callout for a “148 feet of buffer take” adjacent to Lot 99. No further information regarding this additional buffer averaging was provided. The buffer averaging outlined in the Plan needs to be revised to address this additional buffer reduction area shown on the updated site plan.

- *Per PMC 16.20.230, buffer averaging may be allowed if it will improve the protection of the wetland or if it is the only way to allow for reasonable use of the property. The Plan does not provide sufficient detail to support why a reduction to Wetland A’s buffer is necessary and prevents reasonable use of the project site to support the proposed alignment of the road and residential park. The Plan should be revised to include additional information to demonstrate there is no feasible alternative to reposition the access road and that reducing the park area would not provide feasible recreational use. Please note that based on one of the figures provided in the plan (Attachment 1), it appears that the standard buffer is being applied to all of Wetland A, which appears to show averaging is not necessary.*

The addendum provides a sufficient explanation describing that existing topography provides constraints with respect to road design requirements and the buffer modifications proposed within the northern portion of Wetland A’s buffer. However, Grette does not concur with the rationale associated with the proposed buffer modifications that would occur to the western portion of the wetland buffer. The addendum states the intent of the proposed western buffer reduction is to make the park area flat. No other information is provided to show that this is necessary. As noted previously, the Plan included a site plan showing the project adhering to the standard wetland buffer in this location which appears to show averaging is not necessary

³ Per Ecology’s guidance (<https://ecology.wa.gov/water-shorelines/wetlands/tools-resources/rating-systems>), a habitat score of 5 points is considered to provide low habitat functions. The buffer tables defined in PMC 16.20.230 have not been updated to reflect this change. As such, this review is based on Ecology’s guidance.



to create a suitable park area. As such, there appears to be a reasonable alternative to the site design that could be accomplished without buffer averaging and standard buffer can be applied.

- *PMC 16.20.230 requires that the increased wetland buffer be in areas that provide higher function compared to the proposed area to be reduced. The Plan describes that the reduced buffer area associated with Wetland A is primarily overgrown with blackberry but only states that the increased buffer area is more heavily vegetated. The Plan needs to be revised to further describe conditions for compliance with this requirement.*

The addendum includes additional detail regarding the existing conditions where the proposed buffer area will be expanded. Grette concurs with SWC that expanding wetland buffer to areas that predominantly consist of native trees and shrubs provides a higher quality of function compared to existing buffer areas that predominantly consist of invasive vegetation. No further action is necessary.

- *Per PMC 16.20.230, averaging may be allowed if it is the only way to allow for reasonable use of the property. According to the Plan, Wetland B's buffer needs to be reduced in three locations and states that it is necessary because of existing slopes and to better fit several lots. No further explanation to describe site constraints or rationale as to why there are no other design alternatives. The Plan needs to be revised accordingly.*

The addendum provides a sufficient summary to describe details regarding existing slope constraints and how those conditions require buffer averaging for the project to meet other design requirements. For example, existing topography would require steeper road grades than allowed under City requirements and would require supporting infrastructure (e.g., tall retaining walls) that is not feasible. No further action is necessary.

- *Per PMC 16.20.230, the increased buffer shall be in area that provides higher function compared to the proposed area to be reduced. The Plan describes that the reduced buffer area associated with Wetland B is primarily shrubs and that the increased area is primarily mature native vegetation but also states that the reduced area and the increased area provide similar function. Based on this summary, it is unclear that the increased buffer is in a high quality area compared to where the reduction is proposed. The Plan needs to be revised to further describe conditions for compliance with this requirement.*

The addendum's response to this comment concludes that the reduced buffer area and added buffer contain similar vegetation communities and that the intent is to add buffer past



the top of slope to improve habitat opportunities as the steep slopes may serve as a barrier to some habitat functions. Grette agrees that adding some complexity with respect to topography within the buffer has an opportunity to provide equal or greater function than those that currently exist. In addition, a large portion of the added buffer is adjacent to the primary access road. This would retain the existing native vegetation communities and would provide further buffer functions associated with the access road. In summary, Grette concurs that the proposed buffer averaging in this area has a balancing affect with respect to wetland protection. No further action is necessary.

- *Per PMC 16.20.235, pedestrian trails and trail-related facilities may be allowed in wetland buffers, pending approval, when it is sufficiently demonstrated that those features were designed in compliance with the project specific development standards defined in PMC 16.20.235. The Plan does not include any information to demonstrate compliance with PMC 16.20.235. As proposed, the trail alignment within the wetland buffers is not compliant with PMC16.20.230. Per PMC 16.20.230(F), trails shall be positioned in the outer 25 percent of a wetland buffer. The current alignment shows portions of the trail well within the inner 75 percent of the wetland buffer. The Plan should be revised accordingly.*

The addendum states that the proposed pedestrian trail was removed from project design. The updated site plan reflects those changes. As such, this comment has been adequately addressed.

In closing, the addendum has addressed most of Grette's August 2025 comments for compliance with Chapter 16.20 of the PMC; however, prior to the City's acceptance, Grette recommends that the comments summarized below be addressed.

- Per PMC 16.20.230, the total buffer area averaged shall equal the buffer area required without averaging. The updated site plan includes an additional buffer reduction area not previously shown on site plans. The Plan needs to be revised accordingly.
- Grette does not concur with the rationale associated with the proposed buffer modifications that would occur to the western portion of the wetland buffer. Per PMC 16.20.230, buffer averaging is allowed if it will improve wetland protection. The Plan included a site plan that showed the project adhering to the standard wetland buffer west of Wetland A. This appears to show averaging is not necessary to create a suitable park area and would best serve to protect the wetland by adhering to the standard buffer widths



defined in PMC 16.20.230. The addendum states the intent of the proposed western buffer reduction is to make the park area flat. No other information is provided to show that this is necessary. As such, there appears to be a reasonable alternative to the site design that could be accomplished without buffer averaging.

If you have any questions regarding this memorandum, please contact me at (253) 573-9300, or by email at chadw@gretteassociates.com.

Regards,

Chad Wallin, PWS
Project Biologist
Grette Associates, a division of Farallon Consulting L.L.C.

Memo

To: Nikole Coleman, City of Poulsbo, Planning Manager
From: Kevin McFarland, City of Poulsbo Contracted Arborist
Date: 12/19/2025
Re: Pinnacle at Liberty Bay Re-Submittal Review

Upon the request of the City of Poulsbo, Sound Urban Forestry has completed a review re-submitted application materials for the Pinnacle at Liberty Bay project. I was provided a link to the submitted materials in an email on December 9, 2025.

Findings and Comments

In reviewing the submitted response letter (Line Items #25-27) and associated materials, it appears the applicant has addressed or will be addressing the concerns listed in my peer review dated August 29, 2025 following Preliminary PRD approval by the City. These concerns included the indication of tree protection fencing locations with clear construction notes, a reassessment of the trees following clearing and grading and potential impacts from the trail installation. Furthermore, the updated Landscape Plans include varieties of street trees that are acceptable. I have no further comments.

If you should have questions, please feel free to contact me at 360-870-2511 or suf1234@comcast.net

From: [Rod Malcom](#)
To: [City of Poulsbo Planning and Economic Development](#)
Cc: [Nikole CH. Coleman](#)
Subject: RE: [External] Pinnacle at Liberty Bay PRD and Preliminary Subdivision - Technical Review No. 2
Date: Friday, December 19, 2025 11:39:04 AM
Attachments: [Pinnacle at Liberty Bay Technical Review 2.pdf](#)

Good morning, attached are comments from the Suquamish Tribe regarding the subject proposal.

If you have any questions, please contact me.

Thank you.

Rod

Roderick Malcom
Biologist/Ecologist
Natural Resources Department



P.O. Box 498 (mailing)
18490 Suquamish Way
Suquamish, WA 98392
Phone: (360) 394-8449

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From: City of Poulsbo PED Department <planninginfo-cityofpoulsbo.com@shared1.ccsend.com>
Sent: Tuesday, December 2, 2025 11:16 AM
To: Rod Malcom <rmalcom@suquamish.nsn.us>
Subject: [External] Pinnacle at Liberty Bay PRD and Preliminary Subdivision - Technical Review No. 2





City of Poulsbo Technical Review Notice

Technical Review Committee,

Please find the project documents for the Pinnacle at Liberty Bay Preliminary Plat and Planned Residential Development [here](#).

Please let me know if you have problems accessing the electronic application.

Nikole Coleman | Planning Manager | ncoleman@cityofpoulsbo.com

[Tech Review No. 2](#) (due December 19, 2025)

City of Poulsbo | Planning and Economic Development Department 200 NE Moe Street |
Poulsbo, WA 98370 US

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Pinnacle at Liberty Bay PRD and Preliminary Subdivision - Technical Review No. 2

The Natural Resource Department supports the conclusions stated in the third party review - “*Pinnacle at Liberty Bay: Third-Party Review*” dated 29 August 2025 or “*Third Party Review*” - however, as this third party review compares the information from the applicant, supplemented by that collected by the third party reviewer against City Code some environmental considerations can be overlooked.

This comment letter will address: (1) some specific concerns with the “*Pinnacle at Liberty Bay Critical Area Report & Habitat Management Plan*” dated 14 July 2025 or “*HMP*”; (2) anthropogenic barriers and seasonal stream; (3) Site Potential Tree Height (SPTH) and buffer widths; and (4) non-natal rearing use.

1. Some specific concerns with the *HMP*.

The *HMP* includes an omission found in many other Habitat Management Plans, that of reporting stream width without providing the number of measurements taken or over what distance they were taken. WAC 222-16-030 in regard to channel width and gradient reads as follows: “(f) “*Channel width and gradient*” means a measurement over a representative section of at least 500 linear feet with at least 10 evenly spaced measurement points along the normal stream channel”. Channel width is important as WAC 222-16-031 which directs that Type 3 waters are Typed a Type F states a Type 3 water is a stream segment “*having a defined channel of 2 feet or greater within the bankfull width in Western Washington*” and “*and having a gradient of 16 percent or less*”.

Table 1 presents the *HMP*’s reported stream widths. This wording implies reported stream widths based on the OHWM. As bankfull width is not necessary the same as the width of a stream at the OHWM (sometime is it smaller, sometimes it is larger), the applicant should clarify if the report widths are BFW or the width of the channel at the OHWM. Additionally, merely reporting the range of the stream width, particularly for smaller streams, without including the actual measurements as well as where they were taken can obscure sections of the stream that meet the Type F definition. For example, a stream that is mostly 24 inches bankfull width, but has a short segment of 12 inches that might be an anomaly and not typical of the channel width.

For the preceding reasons, the applicant should provide each individual recorded bankfull width and the location taken for streams A, B, and D. Additionally, though from the *HMP* narrative (page 16), Barrante’s Creek/Stream C meets the definition of a Type F stream, the location of the bankfull width measurements are important to ascertain where the stream type break occurs.

Table 1. Reported stream widths in the *HMP*.

Page number	HMP wording (bold emphasis added). Spelling mistakes are as found in the original text.
12	Stream A. A small stream with a channel from 6”-12” in width drains water out of Wetland A and through a pvc culvert under and old road bed to the south.

15	<p>Stream B.</p> <p>A small stream with a channel from 12”-24” in width drains water from a culvert under and old road bed from Wetland B into Wetland C and then Stream C to the west. The channel has several steep sections and appears to be seasonal in flow. The OHW of the stream was flagged with blue flags N1-N3 and S1-S3.</p>
16	<p>Barrante’s Creek/Stream C.</p> <p>The ordinary high water mark/top of bank was flagged with blue flags labeled E1-E38 and W1-W38.</p> <p>The width of the stream varies for 2’-6’ but is more of a ditched configuration on the south end of the site.</p>
18	<p>Stream D.</p> <p>This stream has intermittent flow (no flow was present during our April site visit) with a channel from 12”-18” in width.</p>

2. Anthropogenic barriers and seasonal streams.

In regard to Barrante’s Creek (Stream C) to which the applicant has stipulated meets the physical criteria to be a Type F streams, the HMP (page 17) states: “*The stream has been shown as a non-fish bearing stream on the Fpars website and there was no evidence of fish use observed during our site visit.*” There are several issues with this statement.

First, the wording “*has been shown as a non-fish bearing stream*”. First the Fpars website is often inaccurate and there is also a backlog of stream type information to be entered. There have been site visits for other projects where the applicant used Fpars to state the stream is non-fish bearing stream, but for which updated stream type information had been previously submitted, but not yet uploaded. Second, lack of fish observations during a site visit does not mean fish do not use the stream, have not used it, or could not use in the future. Third, the presence of downstream culverts can preclude the movement of fish into areas that previously supported fish use. This particularly is relevant to seasonal streams as resident fish are unable to survive in the stream channel, except in the presence of pools of acceptable water quality that might remain in the channel until seasonal flow returns.

One reason for the use of physical criteria to type streams is the presence of downstream anthropogenic barriers, that if removed would allow for upstream movement of fish. Also, applicants tend to focus on natal fish use of a stream and overlook the possibility of non-natal fish entering the stream from other areas, but which enter in blocked or impeded by anthropogenic barriers. This will be addressed in detail later in section 4.

Additionally, the applicant is proposing a culvert over a Type F stream, creating another potential passage issue in the future. Some culverts built to WDFW fish passage requirements have been known to have long-term issues. A bridge should be required.

3. Site Potential Tree Height (SPTH) and buffer widths

The width of the riparian corridor plays a paramount factor in both providing and protecting stream functions. Though the City has historically had some of the better stream buffers, Best Available Science (BAS) has advanced. The most recent BAS on stream buffer widths was released by the WDFW in 2020 when the WDFW released two documents:

1. *Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications* (Volume 1) (Quinn et al. 2020); and

2. *Riparian Ecosystems, Volume 2: Management Recommendations* (Volume 2) (Rentz et al. 2020)

These documents recommend using a location's Site Potential Tree Height (SPTH) to determine buffer width, with the buffer width generally equal to the SPTH of a 200 year old tree. Site Potential Tree Height is the average maximum height of the tallest dominant trees for a given age and soil condition. SPTH at the project site is approximately 217 feet (Fig 1). *Riparian Ecosystems, Volume 2: Management Recommendations* (Volume 2) contains the following statement on page 8:

“The width of the riparian ecosystem is estimated by one 200-year SPTH measured from the edge of the active channel or active floodplain. Protecting functions within at least one 200-year SPTH is a scientifically supported approach if the goal is to protect and maintain full function of the riparian ecosystem.”

Page 17 contains the following wording:

“Thus , designating a riparian area based on at least one SPTH₂₀₀ is a scientifically supported approach if the goal is to protect and maintain full function of the riparian ecosystem for aquatic habitat and species, including salmon.”

Page 11 also states (bold emphasis in original):

“If SPTH₂₀₀ is less than 100 feet, the RMZ is delineated by the pollution removal function (see below)”

“For both forested and dryland ecoregions, use the pollution removal function when appropriate: Where the SPTH₂₀₀ and/or the width of the riparian vegetative community is less than 100 feet, we recommend that RMZ width be delineated at a minimum of 100 feet, as this provides the width necessary for 95% pollution removal target for most pollutants (approximately 85% for surface nitrogen.)”

. For example, the WDFW stated¹ emphatically on page 4 (emphasis added):

¹ Rentz, R., A. Windrope, K. Folkerts, and J. Azerrad. 2020. Riparian Ecosystems, Volume 2: Management Recommendations. Habitat Program, Washington Department of Fish and Wildlife, Olympia.

*“Restoration of riparian ecosystems is critically important because legacy of environmental impacts resulting from the ways land use has affected riparian areas over the past 200 years. In other words, what **remains available for protection is not enough to provide the full functions and values Washington’s fish and wildlife need.**”*

Page 11 of “*Riparian Ecosystems, Volume 2: Management Recommendations (Volume 2)*” contains the following wording (bold emphasis in original) regarding stream buffers².

*“**Apply the recommended RMZ delineation steps to all streams, whether or not they are fish-bearing:** In 1997, WDFW recommended a lower level of protection for non-fish bearing streams than fish-bearing streams. In reviewing the current science literature for Volume 1, we found no evidence that full riparian ecosystem functions along non-fish-bearing streams are less important to aquatic ecosystems than full riparian ecosystem functions along fish-bearing streams. This recommendation is based on four additional considerations.”*

Among the reasons given for this were: (1) provision fish-bearing streams with matter and energy; and (2) providing cool water to downstream reaches. Washington State has already experienced increased stream temperatures due to climate change and expect further increases, which have direct implications for the persistence of fish.

The applicant should not expect stream buffers less than the recommended minimum of 100 feet, will be sufficient to remove pollutants. Additionally, it should be assumed that any riparian buffer less than a SPTH is a *de facto* impact to the non-pollutant removal functions of the riparian area that should be considered during SEPA and other environmental review.

4. Non-natal rearing and pocket estuaries.

Following up from section 2, is non-natal use of streams by salmonids. Non-natal use by juvenile salmonids is salmon rearing in habitats *outside* their natal watershed. Increasingly research has shown that juvenile salmonids during their movement along marine shorelines enter the mouths and ascend non-natal streams. Even if no adult salmonids spawn in any of the streams at or downstream of the project site, juveniles from other stream discharging in Liberty Bay can enter these streams and use them up to the anthropogenic passage barriers. The juvenile outmigration period for salmonids originating in streams draining to Liberty Bay is late winter/early spring and corresponding to when smaller seasonal streams are most likely to have flow.

Furthermore, the marine area near where the streams traversing the project site discharge into Liberty Bay is mapped as a pocket estuary (Fig 2) and there are small deltas near the mouth of the Barrante’s Creek and stream D. As a result, considerable juvenile salmonid use, particularly coho and chinook, in this area is to be expected, increasing the probability some juveniles will

² Page 11 indicates the RMZ delineation is the buffer width as follow: “*To aid with site-specific RMZ delineation, WDFW created an internet-based mapping tool that reports recommended widths for RMZs (Appendix 1) statewide based on SPTH₂₀₀. The tool also notes instances where a 100-foot RMZ should be applied to support the pollution removal function.*”

ascend the stream channels to the limit of passage. WAC 222-16-030 includes the following statement: “(h) *"Fish habitat" means habitat which is used by any fish at any life stage at any time of the year, including potential habitat likely to be used by fish which could be recovered by restoration or management and includes off-channel habitat.*” Year round use is not required.

As ongoing research show juvenile coho are more mobile and opportunistic than previously thought and use the coastal marine environment to reach non-natal streams for survival and growth. This makes such non-natal streams critical components of the coho life cycle. The project as proposed has the potential to impact this use.

Conclusions

The stream buffers as proposed by the applicant do not meet Code requirements, let alone Best Available Science.

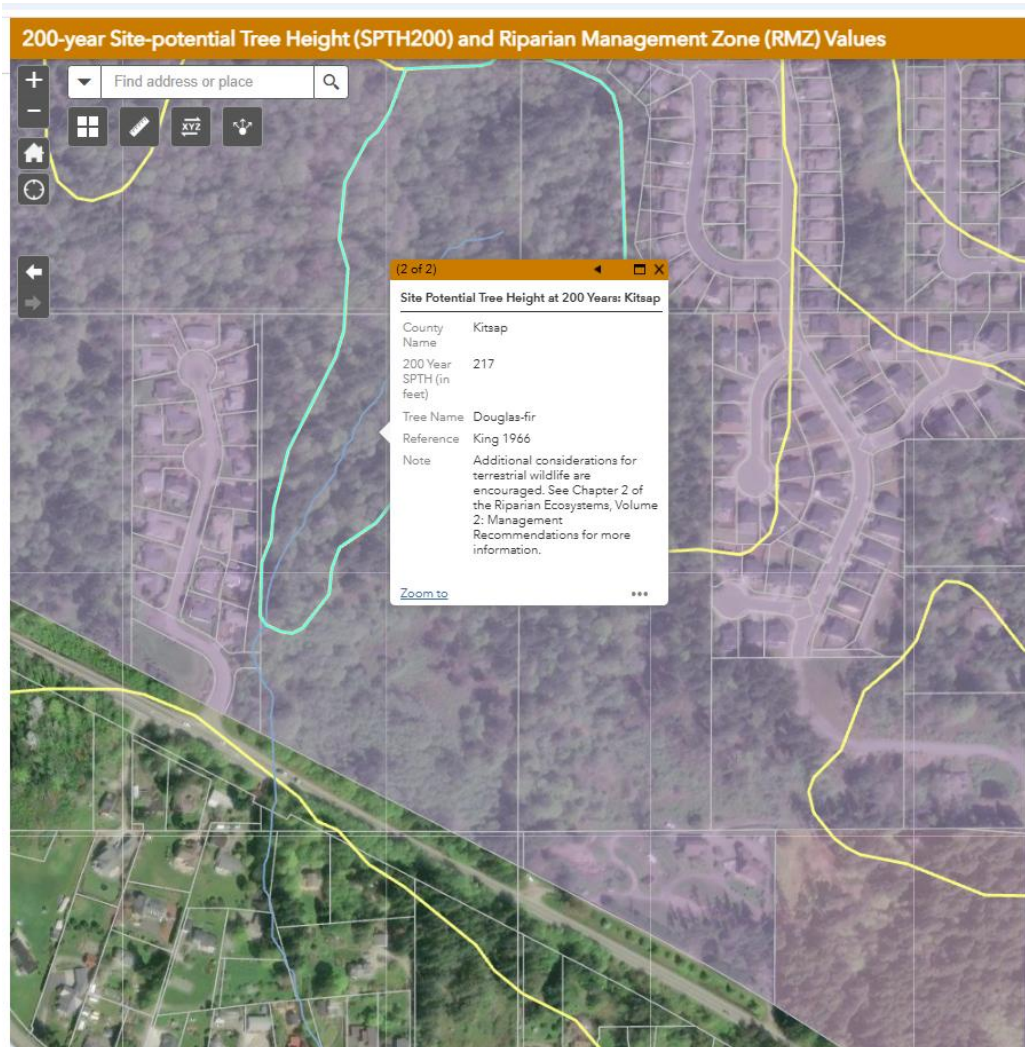


Fig 1. Site potential tree height at project site.

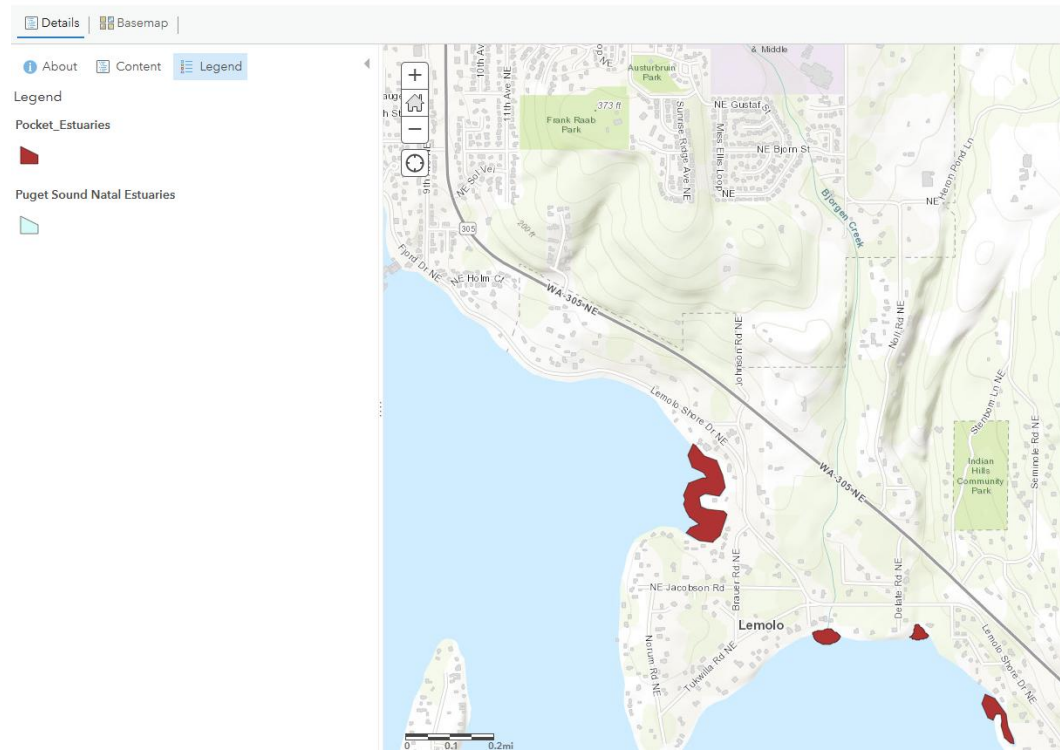


Fig 2. Location of mapped pocket estuary in relation to project site.

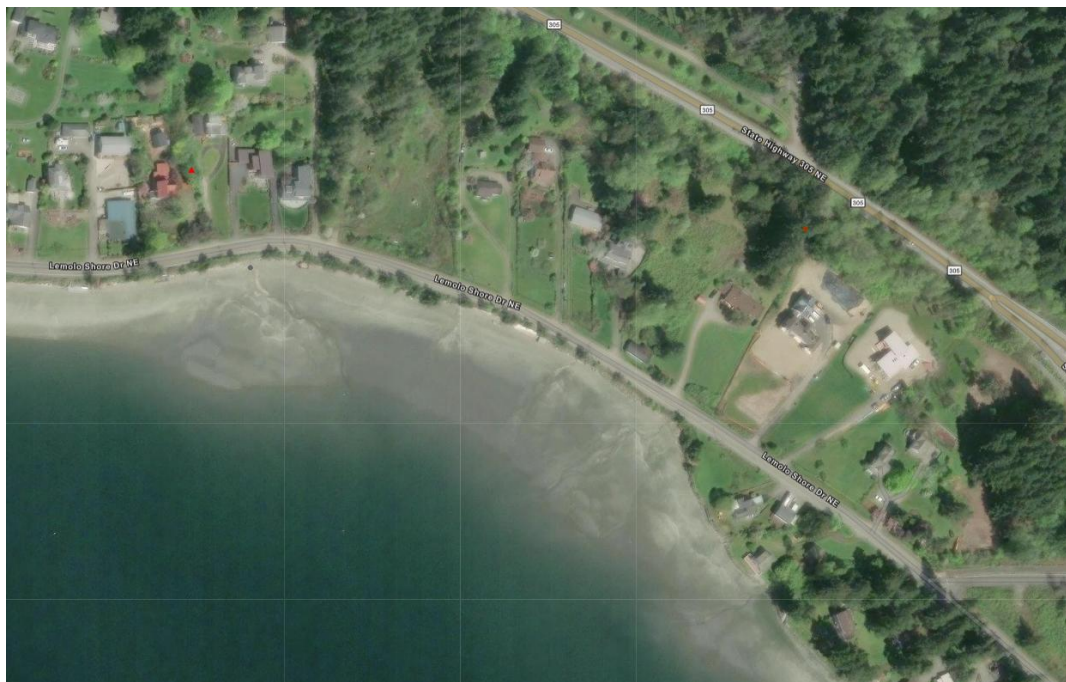


Fig 3. Small deltas near the mouths of Barrantes' Creek and stream D.



ENGINEERING DEPARTMENT

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MEMO

To: Montebanc Management LLC, John Everett
From: Donald Washburn, Engineering Technician
Subject: Pinnacle at Liberty Bay Site Plan Application Submittal #2; P-06-20-25-03
Date: 12/19/2025

The City of Poulsbo Engineering Department has reviewed the Pinnacle at Liberty Bay Submittal #2 and provides the following comments.

Transportation:

1. Updated site plan and TIA has been forwarded to WSDOT for their comment. Comments will be forwarded to the applicant upon completion.

Stormwater:

2. On sheet PP-18, it appears that the storm pond will require work in HWY 305 Right of Way. Any alterations to State-owned right of way will likely require permission from the State for the construction work and possibly a franchise agreement depending on the work being performed. A ROW permit from WSDOT for the work being proposed will be due prior to grading permit approval.
3. As discussed in previous memo, the applicant will be required to provide confirmation from WSDOE stating if a reservoir permit or dam permit is required for the proposed storm pond. This is due prior to grading permit approval.
4. Please submit a preliminary TESC plan for review prior to land use approval. As discussed in previous comment letter, TESC plan must include BMPs to manage summer and winter construction. Typical issues are dust control and turbid runoff. The current configuration of the site includes improvements up to the stream buffer, this should be considered when putting together the preliminary TESC plan.

Water:

5. The applicant shall indicate preliminary PRV locations per peer review recommendations on site plan prior to land use approval to demonstrate feasibility.
6. Water connections consistent with peer review recommendations shall be indicated on site plan prior to land use approval, and demonstrate how phasing plan is possible with recommended water layout.

Sewer:

7. Sheet PP-25: The following manholes are greater than 10ft deep and shall be upsized to 54" manholes (Construction Standards Section 3(e)(7)).
 - a. SSMH #7
 - b. SSMH #8
 - c. SSMH#9

d. SSMH #10

8. Please provide profile views of all sewer mains and manholes in revised plan set.
9. Sheet PP-25 – Site plan indicates 285 LF 8” PVC for sewer between SSMH #9 and SSMH #10. Please correct to HDPE to match profile view.
10. Sheet PP-25 – Sewer pipe runs with >15ft of coverage shall be ductile iron per construction standards.

Site Plan:

11. Updated site plan does not appear to contain any road centerline curves or slopes for updated road design. Please include road geometry and profiles in revisions.
12. Sheet PP-06 – 8’ wall on east side of Road B likely cannot be constructed without trespass onto adjacent lots.
 - a. Expect additional requirements for this wall and others in the development based on IBC regulations.
13. Sheet PP-11 – Proposed road layout appears to show a road grade of 15.9%. The maximum grade of all streets shall not exceed 12% (Construction Standards Section 2 – C).
14. As discussed previously, the deviation request for a 45ft ROW will require council approval. These comments are based on the current layout utilizing 45ft ROW and are subject to change if the deviation request is not approved.
15. Sheet PP-09 – Rock wall for Lot 71 appears to be within the 10ft Utility Easement. No rockeries/retaining walls may be constructed within the ten-foot (10') wide utility easement fronting all lots or within any other utility easement (Construction Standards Section 1 – H).