



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.) ☒ Yes ☐ No	
Is a residential density incentive being requested? ☐ Yes ☒ 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.	
☐ Completed Preliminary Subdivision Application (if not submitted previously).	
☐ Application Fees and Deposits. Additional hourly fees may apply.	
☐ 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: - 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	
☐ Any other information/documents:	
☐ 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.

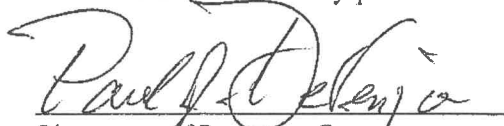
See attached narrative.

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.


Signature of Property Owner


Print Name of Owner

STATE OF PENNSYLVANIA

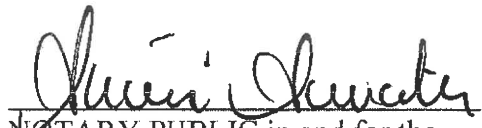
) SS

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 Devenzo 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


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



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See attached narrative.

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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

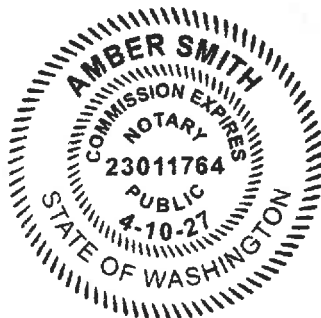
Douglas W. Johnson
Print Name of Applicant/Agent

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

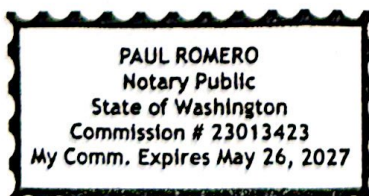
STATE OF WASHINGTON)

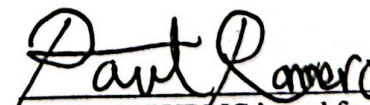
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COUNTY OF KITSAP)

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

Pinnacle at Liberty Bay Subdivision and PRD, Poulsbo, Washington

General Project Narrative

Pinnacle at Liberty Bay is a proposed Subdivision and Planned Residential Development (PRD) situated on approximately 42 acres, located between the Crystal View and Baywatch developments in Poulsbo. Property zoning is Residential Low (RL). Site characteristics include gentle to steeper slopes, second and third-growth trees consistent with a site that has been logged within the past 60 years, several small wetlands and three non-fish-bearing seasonal stream segments or drainages. The subdivision proposes a PRD in order to achieve zoning densities, a variety of housing types compatible with neighboring developments, neighborhood connectivity, and a pedestrian-oriented site design. The subdivision plus PRD proposal includes 151 new single-family residential lots with appropriate areas for internal roads, protection of critical areas and their associated buffers, open space, and stormwater facilities. The project site has two access connections to SR-305, one at the west boundary via Baywatch Ct. NE, and the second at the east side from Johnson Parkway NE. Importantly, the development proposes completing the missing arterial road connection of Sunrise Ridge Avenue NE to the roundabout at Johnson Parkway NE, providing improved public and emergency access to the adjacent Crystal View neighborhood. This narrative addresses how the proposal achieves the objectives of a PRD under Poulsbo Municipal Code (PMC) chapter 18.260.

1. Site Planning and Design

Pinnacle at Liberty Bay is designed to create a new neighborhood with abundant connectivity for pedestrians, bicycles, and vehicles, supporting the existing multimodal network. Through the use of clustering, a significant portion on the W/NW section of the site is able to be set aside for public enjoyment in perpetuity. A significant portion of this area is located adjacent or close to the Frank Raab Municipal Park thus enhancing the value to the community. The proposal includes over $\frac{3}{4}$ of a mile of new multi-use walking and hiking trails that connect to the existing trail system, a portion of which is near Frank Raab Municipal Park. The site is bisected by the uncompleted section of Sunrise Ridge Avenue NE and the applicant is proposing to complete and dedicate this new critical arterial to the City of Poulsbo.

The proposed site plan is superior in design to a conventional larger lot subdivision. The site design works with the existing challenging topography to create a blend of housing styles and sizes. Using the PRD process to approve smaller lots will result in an overall higher density and more attainable price point than a conventional subdivision with larger lots, which tend to be much more expensive and less attainable to a broad cross section of future homeowners. The PRD enables new homes to be provided on more compact lots than a traditional subdivision in the RL zone, with smaller minimum lot sizes, and smaller mandated street and yard setbacks.

In addition, the Comprehensive Plan calls for connecting the Baywatch neighborhood with the Crystal View neighborhood. To meet this objective using road grades that do not exceed the 12%

maximum imposed by Public Works standards requires an extensive roadway length. Using the PRD to achieve the proposed density provides the economic base necessary to provide the desired connectivity with code compliant grades. The traffic calmed streets within the project create miles of walking for all ages to enjoy. The PRD creates several active or passive amenity parks with sidewalks encouraging public access to numerous overlook views of Liberty Bay and the Olympic Mountains. The recreational spaces can include benches, gazebo facilities, large open grass areas that can be used for large gatherings or simply to take in the significant overlook views of Liberty Bay and the Olympic Mountains.

2. Encouraging a Diversity of Housing Units and Types Within and Between Neighborhoods.

The proposed PRD and Subdivision provide for a wide variety of housing types by providing a diverse range of options in housing types from uphill lots (tuck-unders), level lots (two story), and daylight lots with walkout basements. These varied lot plans and configurations provide housing for a wide range of prospective residents, from multi-generational families, to retired couples, individuals, and young families. These housing types are appropriate for those individuals that work either part-time or full-time from home. In this era of a continuing housing affordability crisis these new homes which will complement the existing and future surrounding neighborhoods, while providing more attainable alternatives to a broad cross section of prospective residents that wish to reside in a single-family home with less yard maintenance.

The proposal includes a range of lots sizes, from 3,758 sf to 7,035 sf, with an average lot size of 4,456 sf. The range of lot sizes will also foster diversity of home styles and a varied appearance from the street. The site plan includes many street curves and lot angles, created in response to site topography, critical areas, and in support of street connectivity and grade moderation. This clustering effect generates an enhanced neighborhood design more creative than a traditional cul-de-sac subdivision.

3. Preservation of Natural Features and Critical Areas and Tree Preservation

In compliance with existing code, the subdivision proposal protects the on-site wetlands and streams. The site has three seasonal non-fish-bearing streams, including Barrantes Creek, and several small wetlands that together with their associated buffers total approximately 13.3 acres, leaving nearly 1/3 of the total site, or approximately 32% of the land, set aside as permanent open space. These sensitive areas are set aside and permanently protected in accordance with PMC 16.20.

A Tree Retention Plan has been prepared describing how nearly all of the existing trees within these permanently preserved open spaces will be preserved in perpetuity. (Only a limited number of trees will be removed from these areas to facilitate grading and necessary project infrastructure and any disturbed areas will be replanted). Of the 1,996 healthy trees estimated on site, 840 are proposed for retention. This 42% planned tree retention rate far exceeds the standard 25% City of Poulsbo requirement.

A combination of storm ponds and vaults will provide flow control and water quality treatment in each of the existing drainage basins, to facilitate continuation of the existing drainage patterns. Dispersion to existing wetlands will support wetland hydrology and maintain important habitat. By utilizing property only to the S/E side of Barrantes Creek, a stormwater pond facility will be designed to be compatible with acres of permanently dedicated open space, thus enhancing its environmental function and capabilities.

4. Compatibility with Existing and Future Land Uses, Screening and Buffering between Existing Single-Family Subdivisions

The proposed subdivision and PRD provides a new single family residential project, compatible with the adjacent single family neighborhoods of Baywatch and Crystal View in housing type, preservation of natural environment, buffering from existing housing, and access improvements.

The Barrantes Creek and Wetland B critical area buffers and open space set-aside provide significant distancing along the full west property boundary and a large part of the northerly boundary of the project, creating a permanent greenbelt toward Baywatch and the western lobe of Crystal View. Along the northeastern property boundary, Road B provides separation along the east edge of the project, with Tract P providing a 10-15' wide landscape strip along the east side of Road B which will be planted with hedgerow to provide additional buffering for adjacent Crystal view homes. Lots that abut existing neighborhoods including Crystal View will be fully separated and buffered by a combination of landscaping and 6' high wood fencing. Overall, the project will preserve over one third of the site as permanent open space, retaining a level of natural environment that is beneficial to future residents and existing neighborhoods alike.

Compliance with applicable code provisions and PRD requirements also ensures compatibility with existing and future land uses. The PRD proposal supports City housing objectives by including more smaller lots, rather than a lower number of large lots. Smaller lots sizes will inherently provide more, and more attainable, homes. Each new home helps address the existing housing shortage. Proposed home designs will be compatible with Poulsbo's unique architectural aesthetic, such as covered porches, gables above garages, and architectural detail enhancements.

Project access and circulation support compatibility with surrounding neighborhoods and emergency access. Access to the project will be provided in three locations. One on the Western Boundary at the entrance to the Baywatch development off of SR-305, by creating a new roadway and Barrantes Stream crossing extending into the Pinnacle at Liberty Bay development. To the SE property line of the proposed development, the project will complete a new Sunrise Ridge Ave NE connector, which will serve the proposed Pinnacle at Liberty Bay PRD and the residents of the Crystal View neighborhood. A third access point is through NE Crystallia Ct to serve as the E/W connection to the road system within the development and complies with the comprehensive plan for these properties.

The overall circulation pattern for this project has been designed to reduce the likelihood of cut-through traffic, while maintaining intra-project connectivity to SR-305 and downtown Poulsbo. The internal streets are proposed to be public, residential streets within 40'-45' wide rights-of-way. These roads include a 22 ft. minimum vehicle corridor, generally with sidewalks and landscaping on both sides of the street, while maintaining an average street slope of less than 10%. The applicant proposes a couple of exceptions to road standards in unique areas of this project by using the PRD process.