



# NOTICE OF PUBLIC HEARING

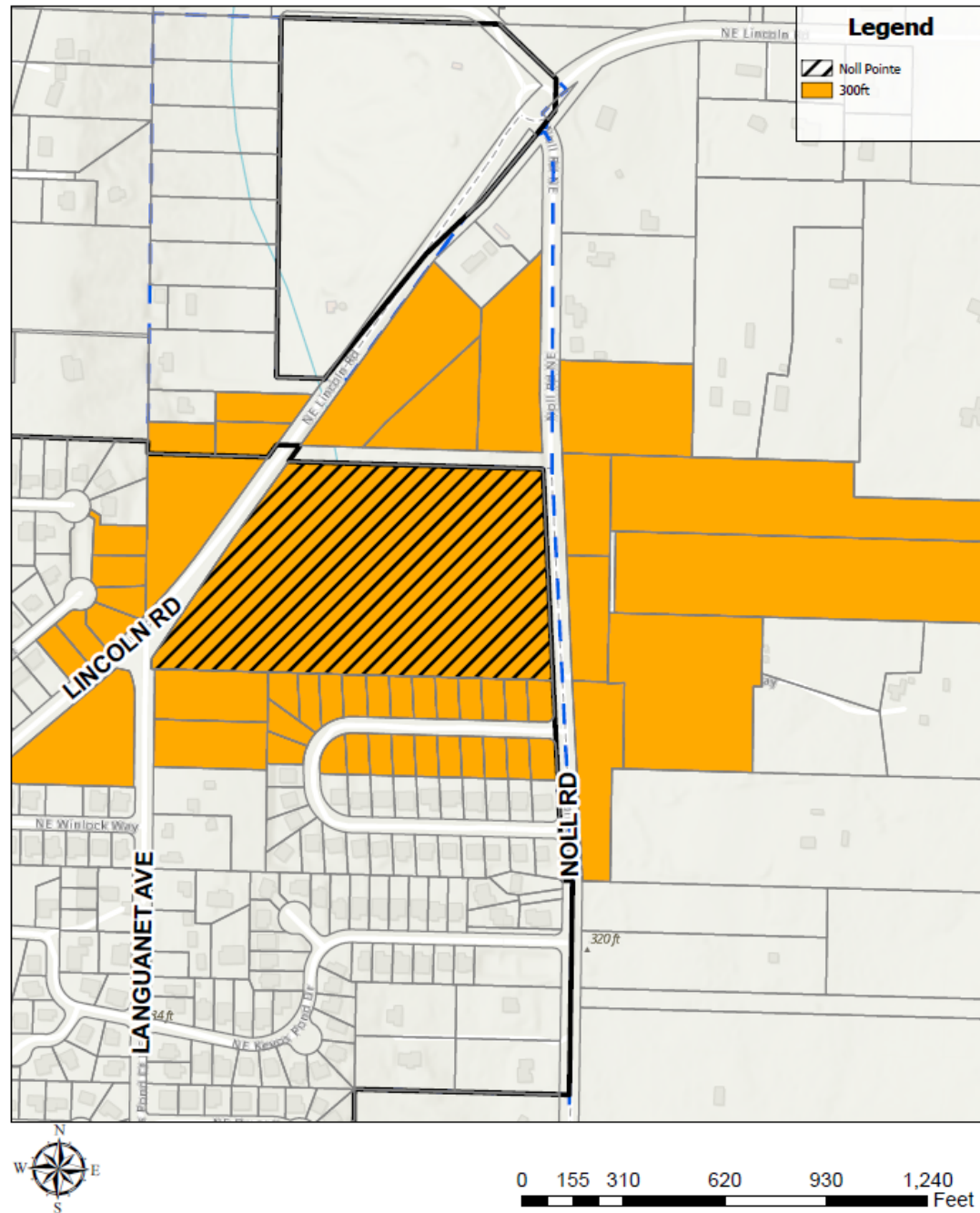
Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269  
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The public has the right to review contents of the official file for the proposed amendments, provide written comments, participate in any public hearings, and request a copy of the final decision.

|                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                          |                   |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------|
| <b>Application Name:</b>                                  | Noll Pointe Planned Residential Development and Preliminary Subdivision                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Permit No.</b>        | P-09-10-25-01     |
| <b>Permit Type:</b>                                       | III                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Review Authority:</b> | Hearing Examiner  |
| <b>Hearing Date:</b>                                      | <b>Thursday July 16, 2026 @ 10:00am</b> , or soon thereafter as the agenda determines                                                                                                                                                                                                                                                                                                                                                                                                                        |                          |                   |
| <b>Hearing Location:</b>                                  | Public Hearings are being held as a hybrid virtual/in-person meeting at the web address and call-in number noted below and at Poulsbo City Council Chambers, 200 NE Moe Street, Poulsbo, Washington. This call in number: 253 215 8782 and meeting id: 821 8715 9450 are provided for virtual attendance, in addition to this webinar link: <a href="https://us06web.zoom.us/j/82187159450">https://us06web.zoom.us/j/82187159450</a> .                                                                      |                          |                   |
| <b>Requested Action:</b>                                  | All persons are invited to provide written and verbal testimony to the Hearing Examiner regarding the proposed project.                                                                                                                                                                                                                                                                                                                                                                                      |                          |                   |
| <b>Public Comment Methods:</b>                            | Written comments may be mailed, e-mailed, or delivered to the City of Poulsbo. To ensure consideration, all written comments must be received prior to the closing of the public hearing. At the hearing, the public will have an opportunity to provide written and verbal testimony regarding the proposed project.                                                                                                                                                                                        |                          |                   |
| <b>Project Address:</b>                                   | Noll Road NE and NE Lincoln Road, Poulsbo WA 98370                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Tax Parcel:</b>       | 132601-1-018-2008 |
| <b>Applicant:</b>                                         | Entitle Fund Five, LLC – Geoff Sherwin, PE   612 Harrison Street, Suite 100   Sumner, WA 98390                                                                                                                                                                                                                                                                                                                                                                                                               |                          |                   |
| <b>Project Description:</b>                               | The proposed Noll Pointe Planned Residential Development and Preliminary Plat includes 69 single-family detached homes on approximately 15.12 acres. The project includes construction of new public streets, sidewalks, water, sewer, stormwater, and other utility infrastructure; approximately 2.27 acres of open space; neighborhood recreational amenities including a community park and pedestrian trail connections; and tree retention and replacement measures consistent with City requirements. |                          |                   |
| <b>Application(s) Under Review: Environmental Review:</b> | Planned Residential Development, Preliminary Subdivision, Critical Area Review, SEPA                                                                                                                                                                                                                                                                                                                                                                                                                         |                          |                   |
| <b>Examination of File:</b>                               | A Mitigated DNS was issued on June 24, 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                          |                   |
| <b>Staff Report:</b>                                      | The application file may be examined online by going to <a href="https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home">https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home</a> > Applications > and search for permit # P-09-10-25-01. If you are unable to access the file, please call the staff contact for options                                                                                                                                                                                |                          |                   |
| <b>Staff Contact:</b>                                     | The staff report will be available for review at no cost at least 14 calendar days before the hearing and a copy will be provided at a reasonable cost.                                                                                                                                                                                                                                                                                                                                                      |                          |                   |
|                                                           | Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394-9748                                                                                                                                                                                                                                                                                                                                                                                                                                   |                          |                   |

City of Poulsbo Planning Department

Notice 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.

