



REVISED NOTICE OF APPLICATION AND OPTIONAL DNS

Planning and Economic Development Department
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PINNACLE AT LIBERTY BAY PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY SUBDIVISION, TYPE III APPLICATION

Comments Due: Wednesday, July 1, 2026, by 4:30pm

The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

File No.:	P-06-20-25-03	Zoning:	Residential Low (RL)
Original Notice of Application:	August 27, 2025	Revised Notice of Application:	June 17, 2026
Tax Parcels:	232601-4-001-2009, 242601-3-003-2008, 242601-3-018-2001, 242601-3-005-2006, 242601-3-019-2000		
Site Location:	17505 Sunrise Ridge Ave NE, Poulsbo WA 98370		
Property Owner:	Johnson Forest Land, LLC 1912 34th Ave W Seattle, WA 98199 Owl Ridge LLC 10470 Battle Point Dr NE, Bainbridge Island WA 98110		
Applicant/Agent:	Montebanc Management, LLC 400 NW Gilman Blvd Issaquah, WA 98027		
Project Description:	Residential subdivision comprising 138 detached single-family lots. Proposed improvements include domestic water, sanitary sewer, public roads, utility services, open space, recreational amenities, pedestrian trails, and stormwater management facilities. The roughly 41-acre site is located north of SR 305 and will be developed in phases. Several types of critical areas are present on the property, including wetlands, streams, and associated buffers. Access is planned from NE Crystallia Court and Sunrise Ridge Avenue NE.		
Permits Included in Application:	Planned Residential Development, Preliminary Subdivision, Critical Area Review, SEPA		
Permits NOT Included in Application:	Tree Cutting and Clearing Permit, Grading Permit, NPDES Permit, Final Plat, Building Permit, Right-of-way Permit		
Public Comment Period:	The minimum public comment period shall be 14 calendar days. The public may comment on the application and THE COMMENT PERIOD WILL REMAIN OPEN FROM WEDNESDAY, JUNE 17, 2026, UNTIL WEDNESDAY, JULY 1, 2026, AT 4:30PM. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered.		
Environmental Review:	The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of nonsignificance (MDNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. <i>This may be the only opportunity to comment on the environmental impacts of the proposed project.</i> The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. COMMENTS MUST BE SUBMITTED BETWEEN WEDNESDAY, JUNE 17, 2026, and WEDNESDAY JULY 1, 2026, at 4:30pm.		

Examination of File:



<https://cityofpoulsbo.com/pinnacleatlibertybay/>

Review Authority:

The Hearing Examiner is the review authority for this Type III application.

Staff Contact:

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Notice Map:

