

EXHIBIT A

PRD and Plat Application



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: Cedar View at Glennwood Planned Residential Development	Tax Assessor's ID: 102601-2-017-2000; 102601-2-018-2009
Project Address: Addressed not assigned - NW Swenson Ct	Size of Property (Sq. Ft.): 214,315
Type of Residential Units: Single Family Detached	
Project Description: The project proposes to subdivide approximately 5 acres of undeveloped land into 22 single family lots with associated roadways, utilities, and open space. Storm water will be managed using a detention pond and water quality vault. Roadways will provide primary access to the development via NW Swenson Court. Provided open space includes active recreation, passive recreation, vegetated open space and tree retention.	
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.

The PRD allows for flexibility with lot size and open space to improve project density when there are critical areas or other encumbrances on a site. The flexibility provided under a PRD for minimum lot size, building setbacks, and open space requirements allow for the site to be developed with the desired density and the public road and utility network to be built out in the area in accordance with the City's Comprehensive Plan without major impacts. This flexibility also allows for significant tree protection on the project site perimeter

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

The PRD allows for the residentially zoned site area to be developed with the City desired density, in this area of the city. This project is bounded Olympic College to the east, NW Swenson Court (housing development) to the west, and single-family residential lots to the north and south. A PRD in this area will provide additional homes on a variety of smaller lots.

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

A PRD in this location allows the project to make the most of the unencumbered areas through the utilization of open space tracts.

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.

The proposed PRD is generally bounded by existing forest or road/driveway. The proposed open space tracts shall provide a buffer to adjacent parcels and will be heavily planted. All lots on site will be buffered from the adjacent parcels and ROW by new planting and/or open space tracts.

SIGNATURES:

I, the undersigned, state that, to the best of my knowledge, all the information provided in 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.

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.


Signature of Applicant/Agent

Craig Steepy
Print Name of Applicant/Agent

STATE OF WASHINGTON)

) SS

COUNTY OF ~~KITSAP~~)
PIERCE

On this 31 day of OCT, 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CRAIG STEEPY 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 31 day of OCTOBER, 2025.



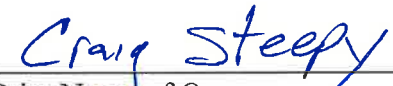

NOTARY PUBLIC in and for the
State of Washington Residing at

Poulsbo
Commission Expires 02/02/27

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

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Signature of Property Owner


Print Name of Owner
CONTRACT PURCHASER

STATE OF WASHINGTON)

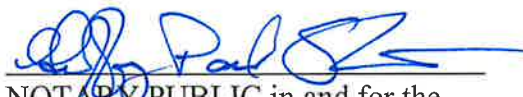
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NOTARY PUBLIC in and for the
State of Washington Residing at

Puyallup

Commission Expires 02/08/27



PRELIMINARY PLAT

Planning and Economic Development Department

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 Preliminary Subdivision (Plat) process, refer to **Chapter 17.60** of the Poulsbo Municipal Code (PMC) or see the [Land Subdivision Handout](#).

PROJECT:	
Project Name: Cedar View at Glennwood Planned Residential Development	
Project Address: NW Swenson Ct	
Tax Assessor's ID: 102601-2-017-2000; 102601-2-018-2009	
Number of Lots: 22	Total Area: 214,308 SF / 4.92 AC
Minimum Lot Size: 4,572 SF	Average Lot Size: 5,100 SF
Zoning: Residential Low (RL)	Comp Plan Designation:
Has the property been subdivided before? ☐ Yes ☒ No	
Are there any critical areas on the property? (wetlands, steep slopes, streams, etc.) ☐ Yes ☒ No	
APPLICANT:	
Name: Entitle Fund Five, LLC	Phone: 253.312.5780
Address: 612 Harrison Street, Suite 100, Sumner WA 98390	
Email: geoff@jkmonarch.com	
OWNER (IF DIFFERENT):	
Name:	Phone:
Address:	
Email:	
PROJECT ENGINEER OR SURVEYOR:	
Name: KPFF Consulting Engineers - Juliet Nolan, PE	Phone: 206.622.5822
Address: 1601 Fifth Avenue, Suite 1600, Seattle WA 98101	
Email: juliet.nolan@kpff.com	
LAND USES AND SQUARE FOOTAGE:	
Residential: 112,160 Sq. Ft	Open Space/Recreation: 38,668 Sq. Ft
Stormwater Detention (tracts): 23,841 Sq. Ft	Landscaping: 0 Sq. Ft
Other Utilities (tracts): 0 Sq. Ft	Right-Of-Way: 39,639 Sq. Ft
Critical Areas (PMC 16.20): 0 Sq. Ft	Other: Sq. Ft

Gross Density: Number of units/lots $\frac{22}{4.92}$ gross acres = 4.7 units per gross acre

Net Density: Number of units/lots $\frac{22}{2.58}$ net acres [gross acres-deductions]
(roads, utilities, critical areas and buffers)] = 8.53 units per net acre.

APPLICATION SUBMITTAL REQUIREMENTS:

Please refer to your **pre-application conference summary letter** for submittal requirements that are specific to your project and ensure that all requirements listed below are completely addressed.

Req'd	Copies	Item
☒		Electronic version of all submitted materials in PDF format (CD, thumb drive, via e-mail).
☒		Application Fees . Additional hourly fees may apply.
☒	1	Completed Preliminary Plat Application Form with <i>Consent to Exceed Review Period</i> (attached) and notarized property owner and/or applicant signature pages (attached).
☒	4	Preliminary Plat Drawing(s) and its supporting documents shall contain ALL the information listed in PMC 17.70.060 B .
☒	2	Vicinity Map showing the location of the property and surrounding properties.
☒	2	Title Insurance Report, prepared within last 30 days (available from a Title Company)
☒	2	Copies of all offsite access or utility easements.
☒	2	Tree Retention Plan per PMC 18.180 .
☒	2	Completed SEPA Environmental Checklist .
☒	2	Preliminary Landscape Plan per PMC 18.130
☒	2	Any Required Critical Area Reports per PMC Chapter 16.20 (if applicable).
☒	2	Preliminary Storm Report.
☒	2	Proposed Covenants, Conditions and Restrictions (CCRs).
☒	2	Traffic Impact Analysis (if required).
☐	2	Lot Closure Calculations.
☒	2	Preliminary Clearing and Grading Plan.
☒	2	Preliminary Utility Plan.
☐	2	Phasing Plan (if applicable).
☒	2	Other documents as required by the pre-application summary letter:

SIGNATURES:

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Signature of Applicant/Agent

Craig Steep
Print Name of Applicant/Agent

STATE OF WASHINGTON)

) SS

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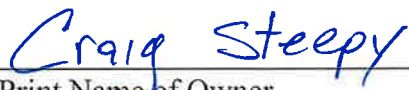

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POULSBORO
Commission Expires 02/08/27

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

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Signature of Property Owner


Print Name of Owner
CONTRACT PURCHASER

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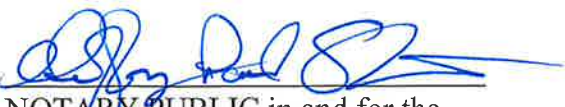
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