

EXHIBIT A

Planned Residential Development and

Preliminary Subdivision

Applications



PLANNED RESIDENTIAL DEVELOPMENT

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

Exhibit A

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: Noll Pointe Planned Residential Development	Tax Assessor's ID: 132601-1-018-2008
Project Address: Between NE Lincoln Road and Noll Road NE, Poulsbo, WA	Size of Property (Sq. Ft.): 658,627
Type of Residential Units: Single Family Detached	
Project Description: The project proposes to construct 69 single family lots with associated roadways, utilities, and open space. Storm water will be managed using a storm water detention pond and water quality vault. Roadways will provide primary access to the development via Lincoln Road, with a secondary access from Noll Road NE. Provided open space includes active recreation, passive recreation, and vegetated open space.	
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? N/A	
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 of other encumbrances on a site. There is a Puget Sound Energy (PSE) easement along the west side of the property, running roughly parallel to Lincoln Road, that encumbers the use of the west side of the site. The flexibility provided under a PRD for minimum lot size, building setbacks, and open space requirements all for the site to be developed with the desired density and for the public road and utility network to be built out in the area while maintaining the PSE easement. The flexibility also allows for significant tree protection in the open space tracts on the west side of the site.

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

The PRD allows for the residentially zoned area to be developed with the City desired density, in this area of the City. Proposed lot sizes within the project range from 4,000 SF to over 9,000 SF and the project is surrounded by large-lot rural residential to the north and east (Kitsap County) and roughly 9,000+ SF residential lots to the south (City of Poulsbo). Developments to the west appear to be a mix of smaller lot subdivisions and large-lot rural parcels. A PRD in this area will provide additional homes on a variety of smaller lot sizes.

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

A PRD on this site allows the project to develop the desired density of housing while protecting a significant number of trees in and near the PSE Easement along the west side of the site (proposed tracts B and C). There are additional areas throughout the site where existing trees will be protected (see the tree protection and replacement report), however utilizing tracts B and C for tree retention allow for the protection of a large, continuous area of existing mature trees.

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 includes either open space buffer or 9,000 SF (minimum area) lots along the south project boundary, for consistency with the existing development to the south. All other lots are bounded by open space or City/County ROW.

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

GEOFFREY P. SHERMAN
Print Name of Applicant/Agent

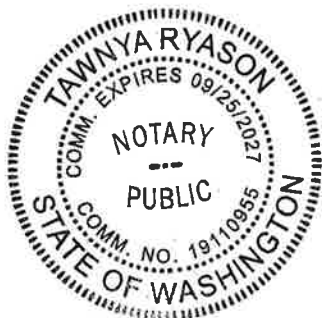
STATE OF WASHINGTON)

) SS

COUNTY OF ~~KITSAP~~ PIERCE)

On this 18TH day of AUGUST, 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GEOFFREY P. SHERMAN 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 18th day of August, 2025.




NOTARY PUBLIC in and for the State of Washington Residing at

King County

Commission Expires 9-25-27

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

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Signature of Property Owner

Geoffrey P. Sherwin
Print Name of Owner

STATE OF WASHINGTON)

) SS

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PRELIMINARY PLAT

Planning and Economic Development Department

200 NE Moe Street | Poulsbo, Washington 98370

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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: Noll Pointe Planned Residential Development	
Project Address: Address Not Assigned - Between NE Lincoln Road and Noll Road NE, Poulsbo, WA , north of NE Noll Valley Loop	
Tax Assessor's ID: 132601-1-018-2008	
Number of Lots: 69	Total Area: 15.12 AC
Minimum Lot Size: 4,000 SF	Average Lot Size: 5,141 SF
Zoning: Residential Low	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: Leroy Chirstiansen, Frank Colacurio, JR, Pat Colacurio	Phone: 253-732-7653
Address: 11012 Canyon Road E. Suite 8-943, Puyallup, Wa. 98373	
Email:	
PROJECT ENGINEER OR SURVEYOR:	
Name: KPFF Consulting Engineers - Elise Callahan, PE	Phone: 206.926.0574
Address: 1601 Fifth Avenue, Suite 1600, Seattle WA 98101	
Email: elise.callahan@kpff.com	
LAND USES AND SQUARE FOOTAGE:	
Residential: 354,737 Sq. Ft	Open Space/Recreation: 98,996 Sq. Ft
Stormwater Detention (tracts): 75,613 Sq. Ft	Landscaping: 0 Sq. Ft
Other Utilities (tracts): 0 Sq. Ft	Right-Of-Way: 129,148 Sq. Ft
Critical Areas (PMC 16.20): 0 Sq. Ft	Other: 0 Sq. Ft

Gross Density: Number of units/lots $\frac{69}{15.12}$ gross acres = 4.6 units per gross acre

Net Density: Number of units/lots $\frac{69}{10.42}$ net acres [gross acres-deductions] (roads, utilities, critical areas and buffers)] = 6.6 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:

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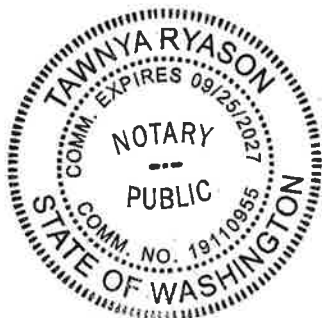
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