

EXHIBIT O

Notice of Application and Noticing Materials



NOTICE OF APPLICATION

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

NOLL POINTE PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY SUBDIVISION, TYPE III APPLICATION

Exhibit O

Comments Due: Wednesday, November 26, 2025, by 4:30pm

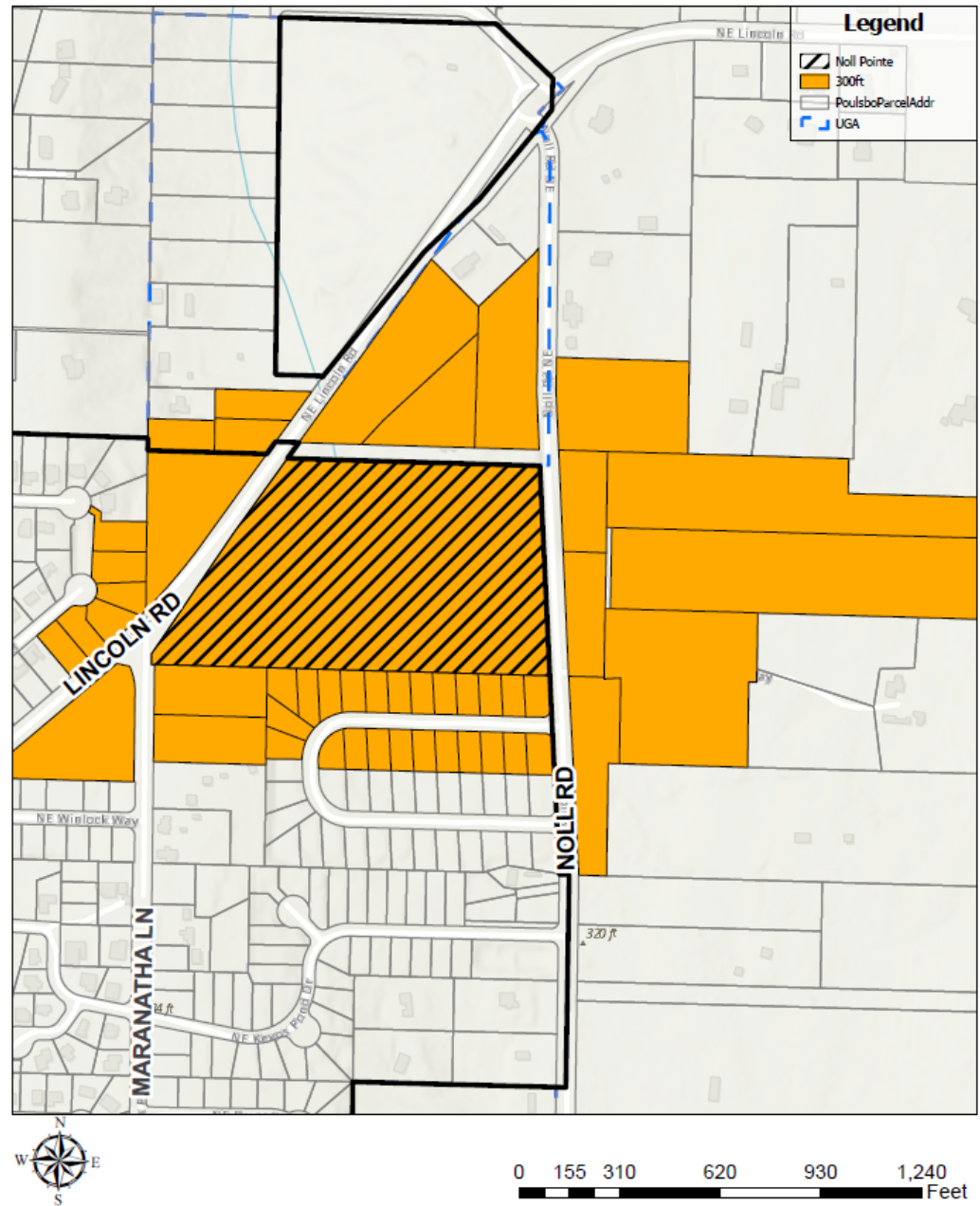
The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

File No.:	P-09-10-25-01	Zoning:	Residential Low (RL)
Technical Completion:	November 6, 2025	Notice of Application:	November 12, 2025
Tax Parcels:	132601-1-018-2008		
Site Location:	Noll Road NE and NE Lincoln Rd		
Property Owner:	Leroy Christiansen, Frank Colacurcio, Jr., Pat Colacurcio 11012 Cayon Rd E Suite 8-943 Puyallup, WA 98373		
Applicant:	Entitle Fund Five, LLC – Geoff Sherwin, PE 612 Harrison Street, Suite 100 Sumner, WA 98390		
Agent:	KPFF Consulting Engineers – Elise Callahan, PE 1601, Fifth Avenue, Suite 1600 Seattle, WA 98101		
Project Description:	Residential neighborhood includes 69 single family detached homes, new public streets, sidewalks, utilities, open space, recreational amenities, and tree retention.		
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, November 12, 2025, until Wednesday, November 26, 2025, at 4:30pm. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered.		
Public Hearing Date:	No meeting or hearing dates are identified at this time. A Planning Commission public meeting and Hearing Examiner public hearing are required for this Type III Permit review.		
Examination of File:	The application file may be examined online by going to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > 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.		
Review Authority:	The Hearing Examiner is the review authority for this Type III application.		
Staff Contact:	Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748		

Notice Map

City of Poulsbo Planning Department

Notice Map:





Affidavit of Public Notice

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200 NE Moe Street | Poulsbo, Washington 98370
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www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

Application No: P-09-10-25-01 Project Name: Noll Pointe PRD

NOA (type III)

Susan Munro, being first duly sworn, upon his/her oath deposes and says: That he/she is now, and at all times herein mentioned has been, a citizen of the United States and the State of Washington, over and above the age of twenty-one years and a resident of said County, that on November 12, 2025, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- ☒ Notice of Application
- ☐ SEPA Determination
- ☐ Notice of Public Meeting
- ☐ Notice of Public Hearing
- ☐ Notice of Decision

has been provided:

- ☒ Mailed to owners of property within 300' of the project site
- ☒ Provided to newspaper of general circulation
- ☒ Emailed to PED Department distribution lists and/or parties of record
- ☒ Posted at Library, City Hall, Poulsbo Post Office
- ☒ Posted to the City's website
- ☐ Posted at Site Address: Applicant responsible

Signature: Justin M. Munro Date: 11/12/25

Subscribed and sworn to before me this 12th day of November, 2025

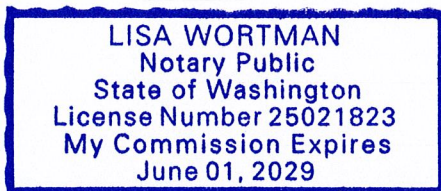
Lisa Wortman

NOTARY PUBLIC in and for the State of
Washington, residing at:

City of Poulsbo

My Commission expires on:

June 01, 2029



NOTICE OF LAND USE APPLICATION

The minimum public comment period shall be 14 calendar days. The public may comment on the application from **Wednesday, November 12, 2025**, to **Wednesday, November 26, 2025**, at 4:30pm. Public comments may be mailed, emailed, and personally delivered to the city.

Project Name: Noll Pointe Planned Residential Development and Preliminary Subdivision

Tax Parcels: 132601-1-018-2008

Permit No.: P-09-10-25-01

Zoning: Residential Low (RL)

Application Type: III

Review Authority: Hearing Examiner

Technically Complete: November 6, 2025

Notice of Application: November 12, 2025

Applicant: Entitle Fund Five, LLC – Geoff Sherwin, PE | 612 Harrison Steet, Suite 100 | Sumner, WA 98390

Agent: KPFF Consulting Engineers – Elise Callahan, PE | 1601, Fifth Avenue, Suite 1600 | Seattle, WA 98101

Owner: Leroy Christiansen, Frank Colacircio Jr, Pat Colacirico | 11012 Cayon Rd E Suite 8-943 | Puyallup, WA 98373

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Staff Contact: Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748

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Comments Due:

Wednesday, November 26, 2025, at 4:30pm

Planning Department
200 NE Moe St
Poulsbo, Washington 98370-7347

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
C2M LLC
22202

Aragon Anthony R Iii & Stickney Spring N
2765 NE Noll Valley Loop
Poulsbo, WA 98370-9615

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PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
C2M LLC
22202

NEWMAN PATRICK A & MILLER LAURA R
2722 NE Noll Valley Loop
Poulsbo, WA 98370-9615

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Poulsbo, Washington 98370-7347

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
C2M LLC
22202

WILSON ROBERT & BARBARA
2783 NE Noll Valley Loop
Poulsbo, WA 98370-9615

Kitsap Sun

PART OF THE USA TODAY NETWORK

PO Box 52173, Phoenix, AZ. 85072-2173

AFFIDAVIT OF PUBLICATION

City of Poulsbo- Planning Dept
200 NE Moe ST
Poulsbo WA 98370

STATE OF WISCONSIN, COUNTY OF BROWN.

I, being first duly sworn on oath, deposes and says: That I am now, and at all times embraced in the publication herein mentioned was the principal clerk of the printers and publishers of KITSAP SUN; that said newspaper has been approved as a legal newspaper by the order of the Superior Court of the County of Kitsap, in which County it is published and is now and has been for more than 6 months prior to the date of the publication hereinafter referred to, published in the English language continually as a daily newspaper in Bremerton, Kitsap County, Washington, a weekly newspaper in Kitsap County, Washington and is now and during all of the said time, was printed in an office maintained in the aforesaid place of publication of said newspaper; that the following is a true text of an advertisement as it was published in regular issues (and not in supplement form) of said newspaper on the following date(s), to wit: And on

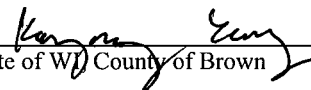
11/12/2025

such newspaper was regularly distributed to its subscribers during all of said period.

Subscribed and sworn to before on 11/12/2025



Legal Clerk



Notary, State of WI County of Brown

4-3-29

My commission expires

Publication Cost:	\$22.28	
Tax Amount:	\$0.00	
Payment Cost:	\$22.28	
Order No:	11818989	# of Copies:
Customer No:	1472361	0
PO #:	LBKS0402585	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

CITY OF POULSBO
Notice of Application

Project Name/Permit
No.:Noll Pointe Planned
Residential Development
| P-09-10-25-01 | Type III
Application

L o c a t i o n / T a x
Parcels:2132601-1-018-
2008

Project Description: Resi-
dential neighborhood
includes 69 homes, new
public streets, sidewalks,
utilities, open space, recre-
ational amenities, and tree
retention.

Public Comment:The
minimum public comment
period shall be 14 calen-
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comment on the application
and the comment period will
remain open from Wednes-
day, November 6, 2025 until
Wednesday, November 26,
2025, at 4:30pm. The public
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decision once made. Public
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emailed, or personally deliv-
ered to the city.

Examination of File:The
application file may be
examined online by going
to [https://ci-poulsbo-wa.
smartgovcommunity.com/
Public/Home](https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home) > 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.

Staff Contact: Edie Berghoff,
Senior Planner; eberghoff@
cityofpoulsbo.com; (360)
394 -9748

November 12 2025
LBKS0402585



Affidavit of Public Notice | Site Posting

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

The following MUST be attached to this affidavit:

☒ Photo of the posting on site or map showing location where sign was posted

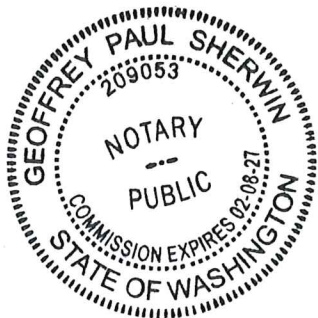
Application No: P-09-10-25-01 Project Name: Noll Pointe Planned Residential Development

I, Craig Steepy, representative for the above-referenced project, do hereby verify that on November 5, 2025, I posted a sign at Noll Road NE and NE Lincoln Rd, relating to the above-referenced project at the site in a location that complies with the City of Poulsbo requirements.

Representative Name: Craig Steepy

Representative Signature:  (sign in front of notary)

Subscribed and sworn to before me this 5TH day of NOVEMBER, 2025





NOTARY PUBLIC in and for the State of Washington, residing at:

POYALLUP
My Commission expires on:

02/08/2027

Project Name: *Noll Pointe*
Permit Number: *P-09-10-25-01*
Permit Type: *Planned Residential Development (PRD)*
Review Authority: *Hearing Examiner*

PROPOSED DEVELOPMENT PROJECT



DESCRIPTION:

RECREATIONAL SUBDIVISION MAP 2023 TO ACCOMMODATE
APPROXIMATELY 107 SINGLE FAMILY DETACHED UNITS
AVERAGE LOT SIZE: 6,000 SF TOGETHER WITH
NECESSARY STREETS, UTILITIES, OPEN SPACES AND
RECREATIONAL AMENITIES.



ADDRESS:

PARCEL NO: *252001 1-016-2005*



ZONING:

Residential Low (R1)



MINIMUM LOT SIZE:

1,000 SF
AVERAGE LOT SIZE: *6,000 SF*



PARKING:



RECREATIONAL AMENITIES:

Park/Jogging Trail/Play Area, Picnic Area, Tennis Courts



TREE RETENTION:



CRITICAL AREAS:



SEPA REVIEW:



NOTICE OF APPLICATION COMMENT PERIOD:

*Nov 12 - Nov 26
2025*

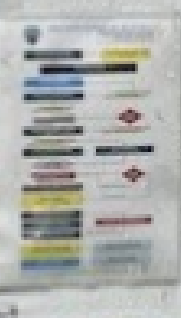
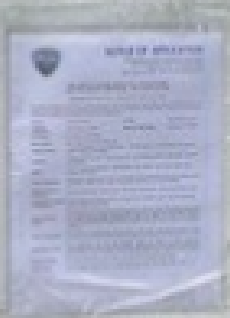
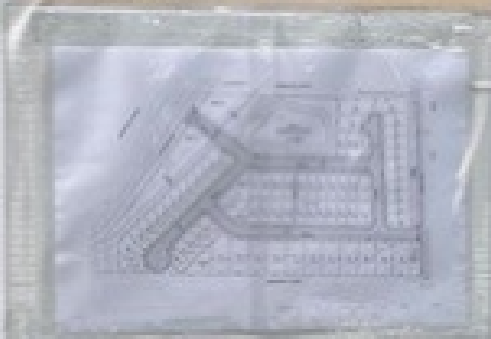


PLANNING COMMISSION PUBLIC MEETING:



HEARING EXAMINER PUBLIC HEARING:

Preliminary Site Plan



Applicant: *Crane Street*
Contact: *crane@crane-street.com*

City Planner:
Contact: *planning@crane-street.com*



Permit Type: *Planned Residential Development*
Review Authority: *Hearing Examiner*

DEVELOPMENT PROJECT



DESCRIPTION:

Residential Subdivision and PRD To Accommodate
Approximately 69 Single Family Detached Units
Average Lot Size 6,000 SF Together With Necessary
Streets, Utilities, Open Spaces And Recreational



ADDRESS:

PARCEL NO: *32601-1-018-2008*



ZONING: *Residential Low (RL)*



MINIMUM LOT SIZE: *4,000*
AVERAGE LOT SIZE: *6,000*



PARKING:



RECREATIONAL AMENITIES:

Park/Active Recreation *MEETING / RECREATION PLANNING*



TREE RETENTION:



CRITICAL AREAS:



SEPA REVIEW:



NOTICE OF APPLICATION
COMMENT PERIOD:



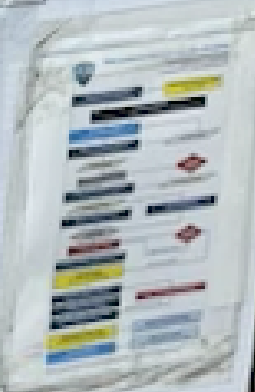
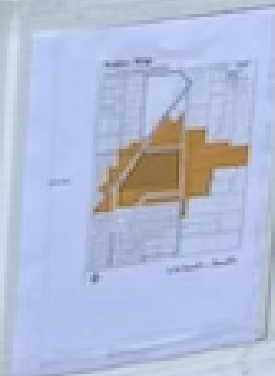
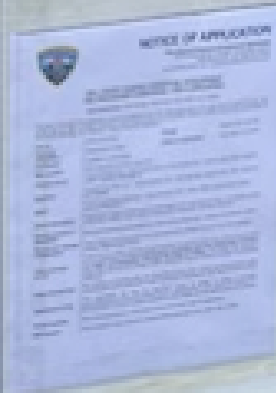
PLANNING COMMISSION
PUBLIC MEETING:



HEARING EXAMINER
HEARING:

*Nov. 12 - Nov. 26
2025*

Preliminary Site Plan



Applicant: *CEA16 STEEPY*
Contact: *CEA16@JMKHARRIS.COM*

City Planner:
Contact: *plan + board@cityofportland.com*

