



NOLL POINTE

Planned Residential Development, Preliminary Subdivision

Public Hearing | July 16, 2026

Edie Berghoff, Senior Planner



Review Authority

- Hearing Examiner is reviewing authority (PMC Table 19.20.020)
 - Planned Residential Development Permit reviewed as a Type III process
 - Preliminary Subdivision Permit reviewed as a Type III process
- Open record public hearing on the Noll Pointe Planned Residential Development and Preliminary Subdivision
- Decision Authority (PMC 19.40.040 F)
 - The hearing examiner shall make the final decision after receiving the recommendation of the planning commission, and after holding an open record public hearing and receiving any public testimony



Project Timeline

Preliminary Application – January 7, 2025

Neighborhood Meeting – March 5, 2025

Application Submittal – September 10, 2025

Project Review Begin – November 6, 2025

Notice of Application – November 12, 2025

Peer Reviews:

- Tree Retention

- Critical Areas

Planning Commission Meeting Notice – June 16, 2026

Staff Report Issued – June 16, 2026

Planning Commission Meeting – June 23, 2026

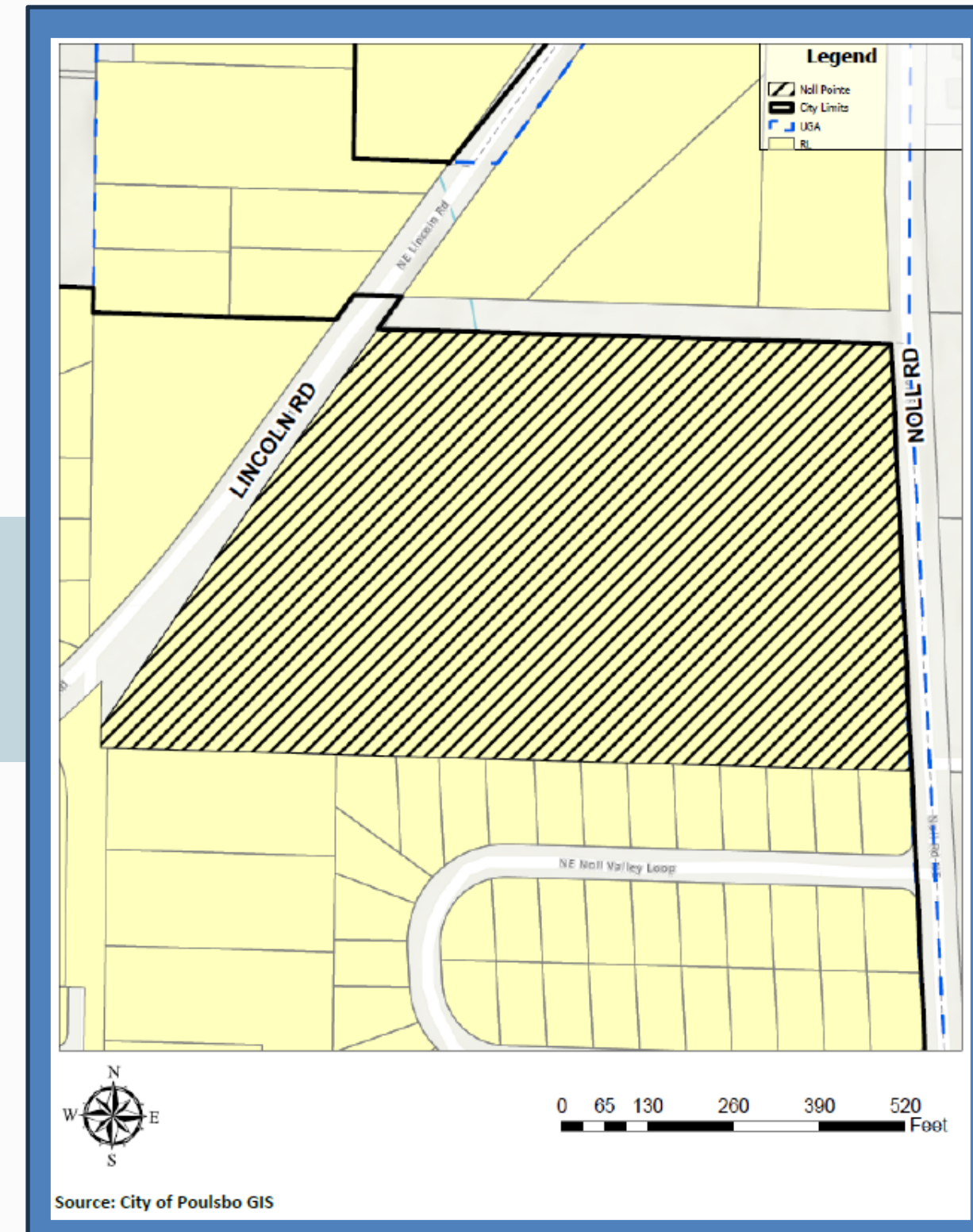
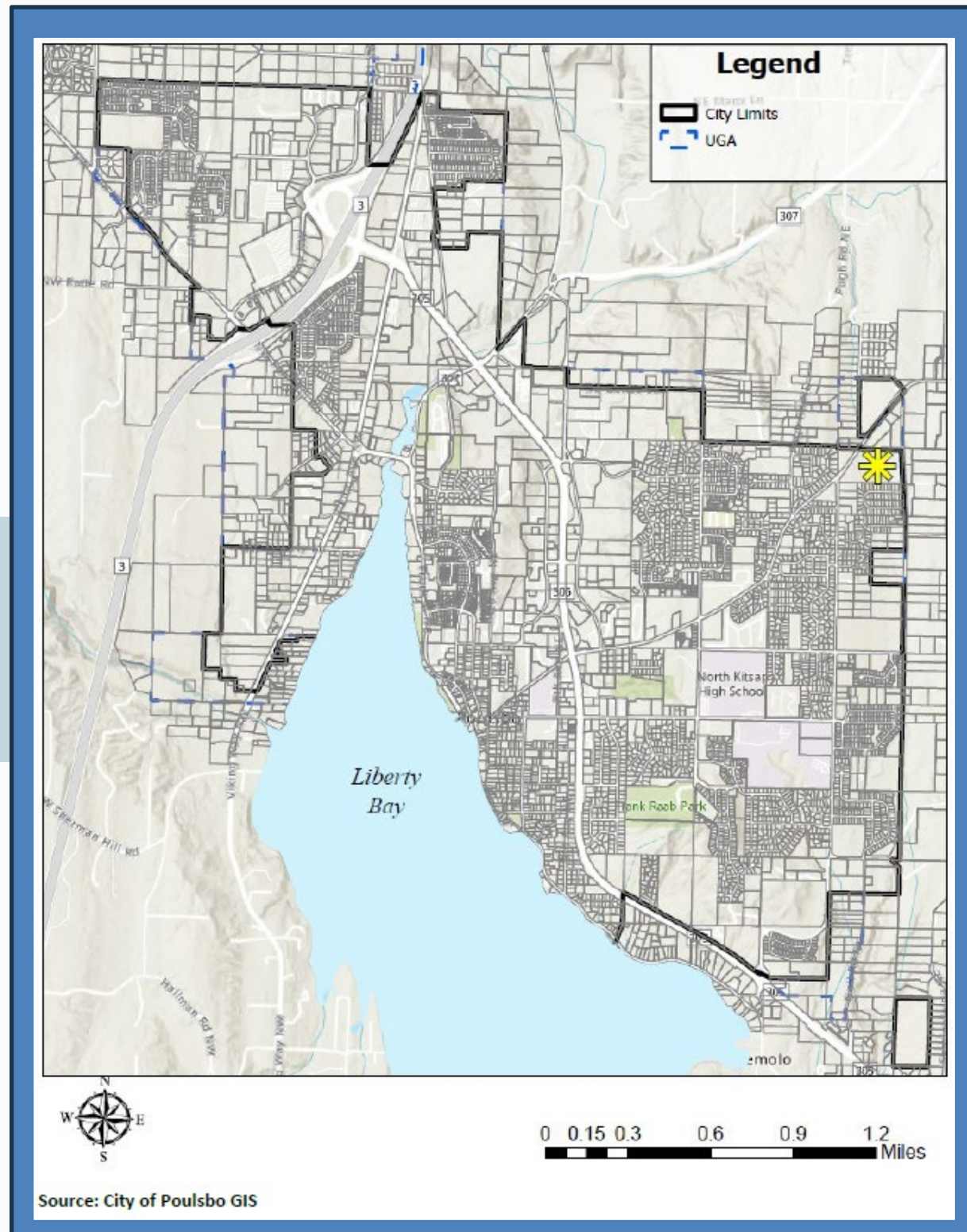
SEPA Determination – June 24, 2026

SEPA Comment and Appeal Ends – July 8, 2026

Hearing Examiner Scheduled – *July 16, 2026*



Location



Location

Aerial w/ Adjacent Uses



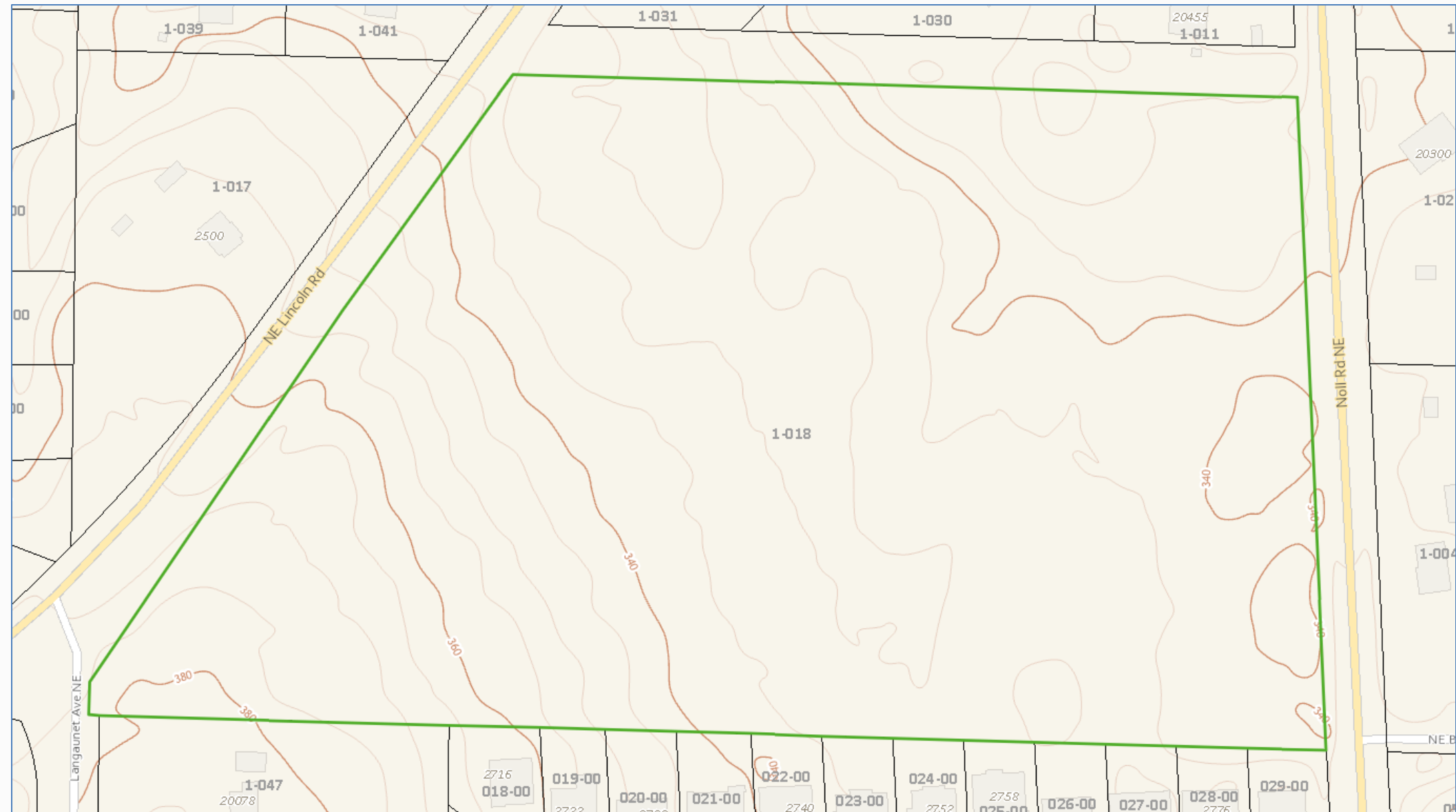
Source: Nearmap, HERE August 21, 2025



Existing Site Conditions



- Existing Development
- Topography
- Critical Areas
- Access
- Vegetation



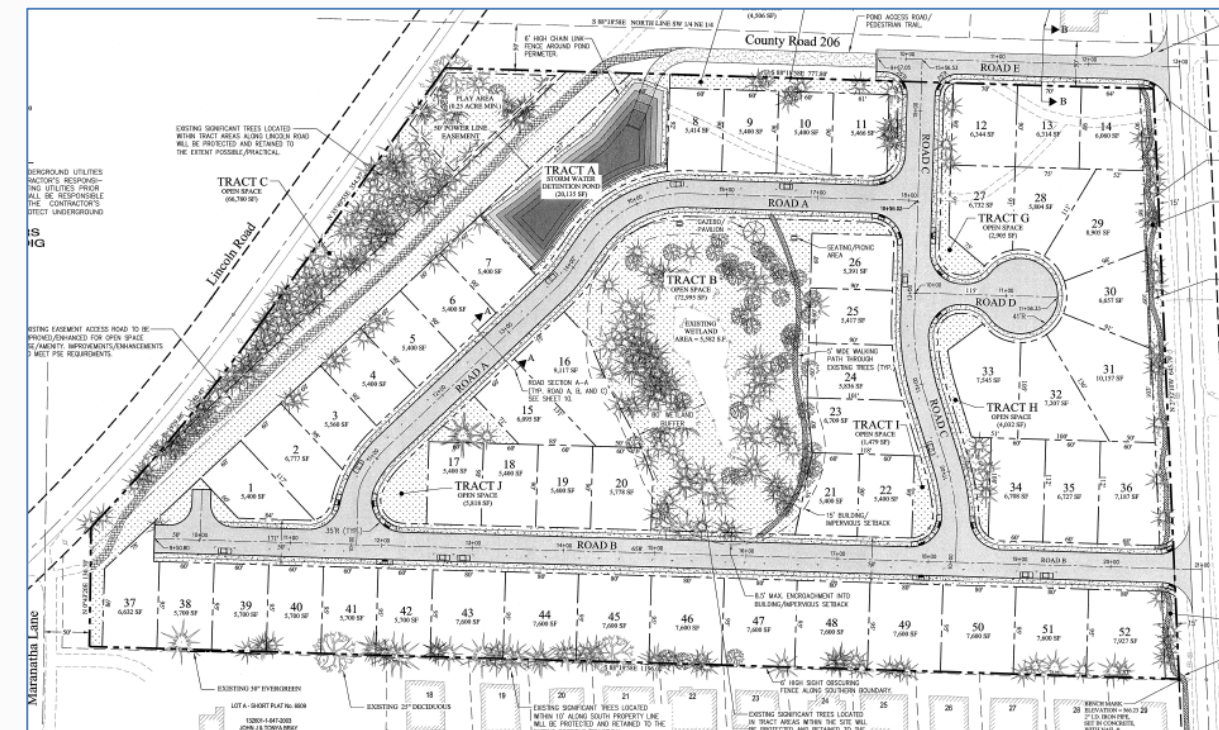
Source: Kitsap County Parcel Search Tool



History of the Site



- Current owner since at least the early 2000's
- Purchase and sale agreement with application
- Application submitted by JK Monarch
- JK Monarch purchased by Trumark Homes
- Previous Approvals
- Property annexed to Poulsbo December 30, 1996
- Subdivision application proposed in August 2009 and abandoned in March 2019.



Source: August 2009 Application



Proposed Site Plan

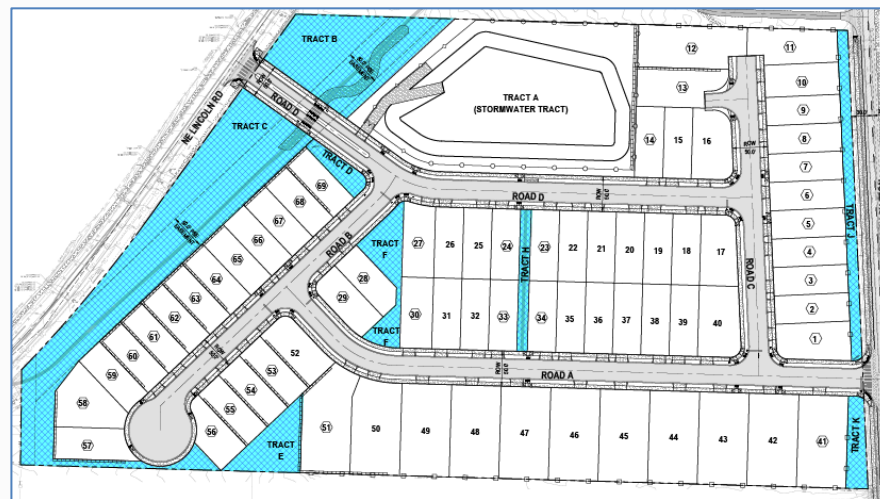


Source: Exhibit 4, sheet C1.00

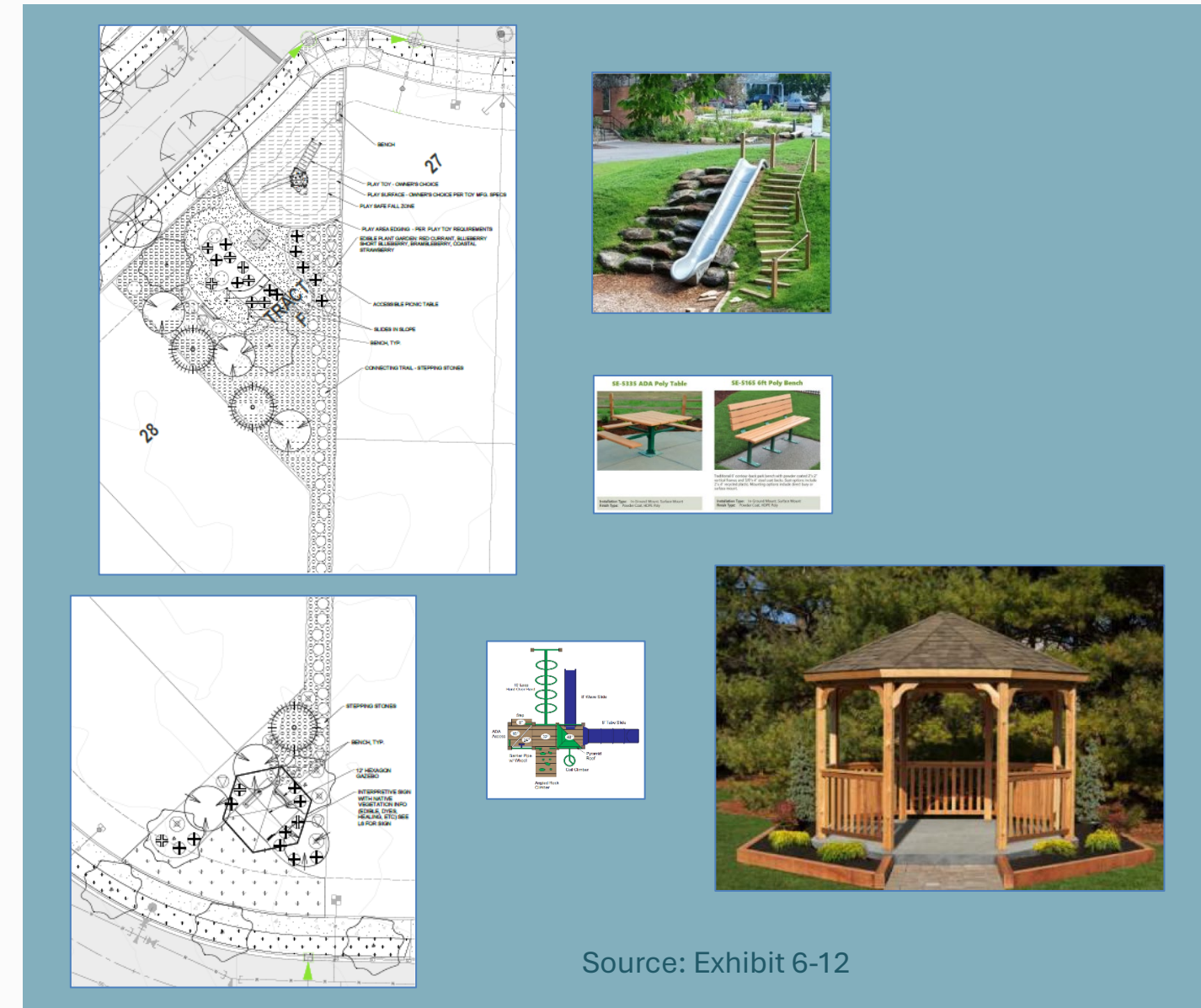


Project Summary

- 15.12 acres
- 69 lots
- 4.6 units per acre
- 15% open space required, and provided
- Amenities maintained by HOA



Source: Exhibit C sheet C1.10



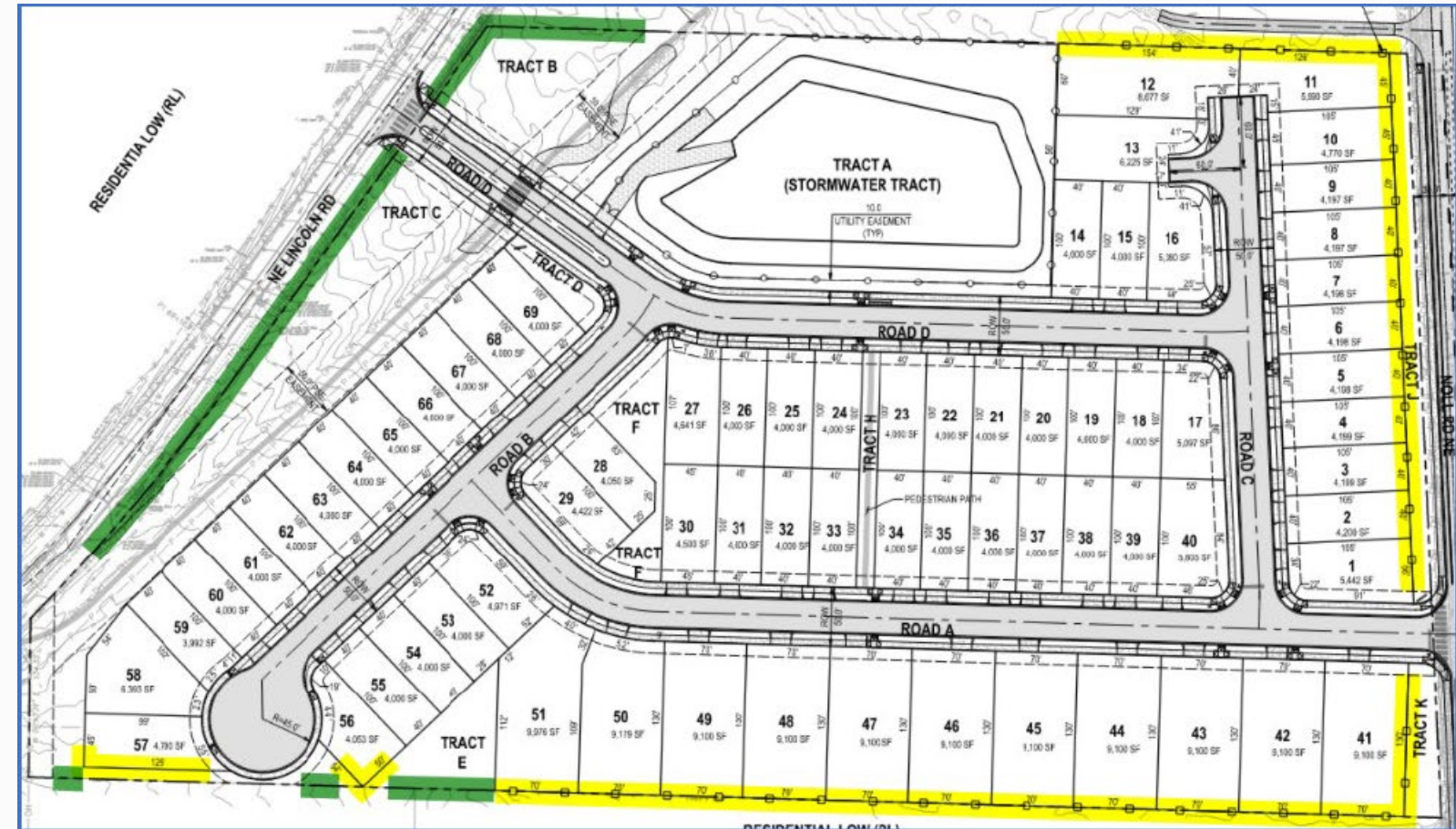
Applicable Code Summary

-
- The diagram consists of three overlapping ellipses. The top-left ellipse is light blue and contains a list of city codes. The bottom-left ellipse is a darker blue and contains text about an interlocal agreement. The bottom-right ellipse is a very light blue and contains text about the county code. The intersection of the top-left and bottom-left ellipses is a medium blue color.
- Title 16 Critical Areas
 - Title 17 Land Division
 - Title 18 Zoning
 - Title 19 Project Permit Application Procedures
 - Title 12 Streets, Sidewalks and Public Places
 - Engineering Standards
- Interlocal Agreement with Kitsap County for Poulsbo Urban Growth Area
- Kitsap County Code

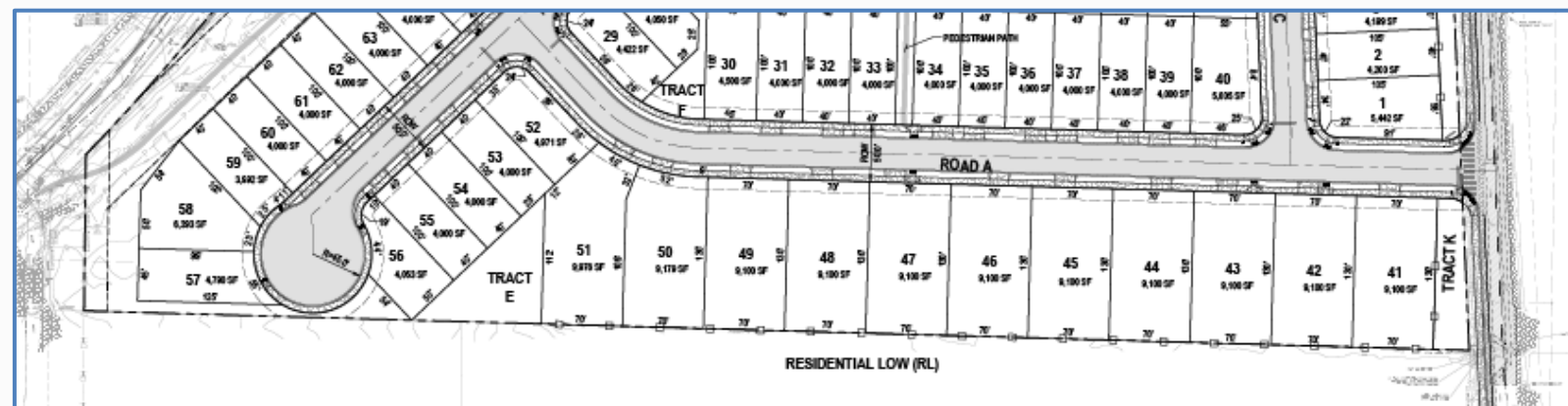


Staff Analysis

- Consistent with adjacent City standard Subdivision
- Meets screening requirement
- Lots meet code requirements as proposed.



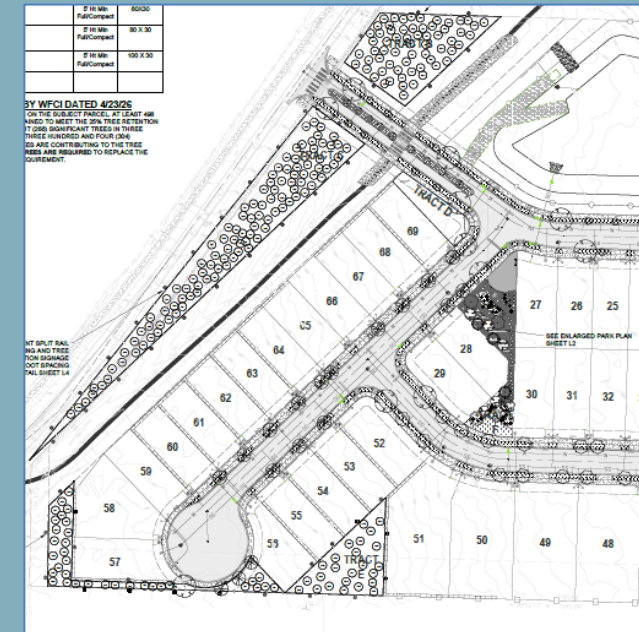
Source: Staff Report, page 20



Source: Exhibit 4, sheet C1.00

Staff Analysis

- Tree Retention
 - Condition P20
 - If review needed under PMC 17.60.070
 - Resolution required before any tree removal or grading permit is issued



Source: Exhibit 7, sheet L1

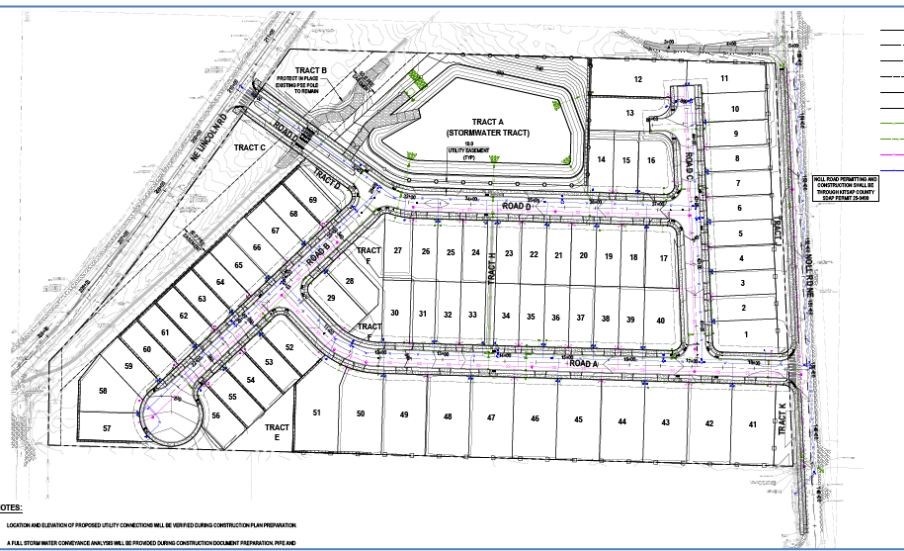
- Staff has reviewed the proposal according to codes and standards and determined that the proposal meets City codes and standards with proposed SEPA Mitigation and Conditions of Approval.

Engineering/Infrastructure

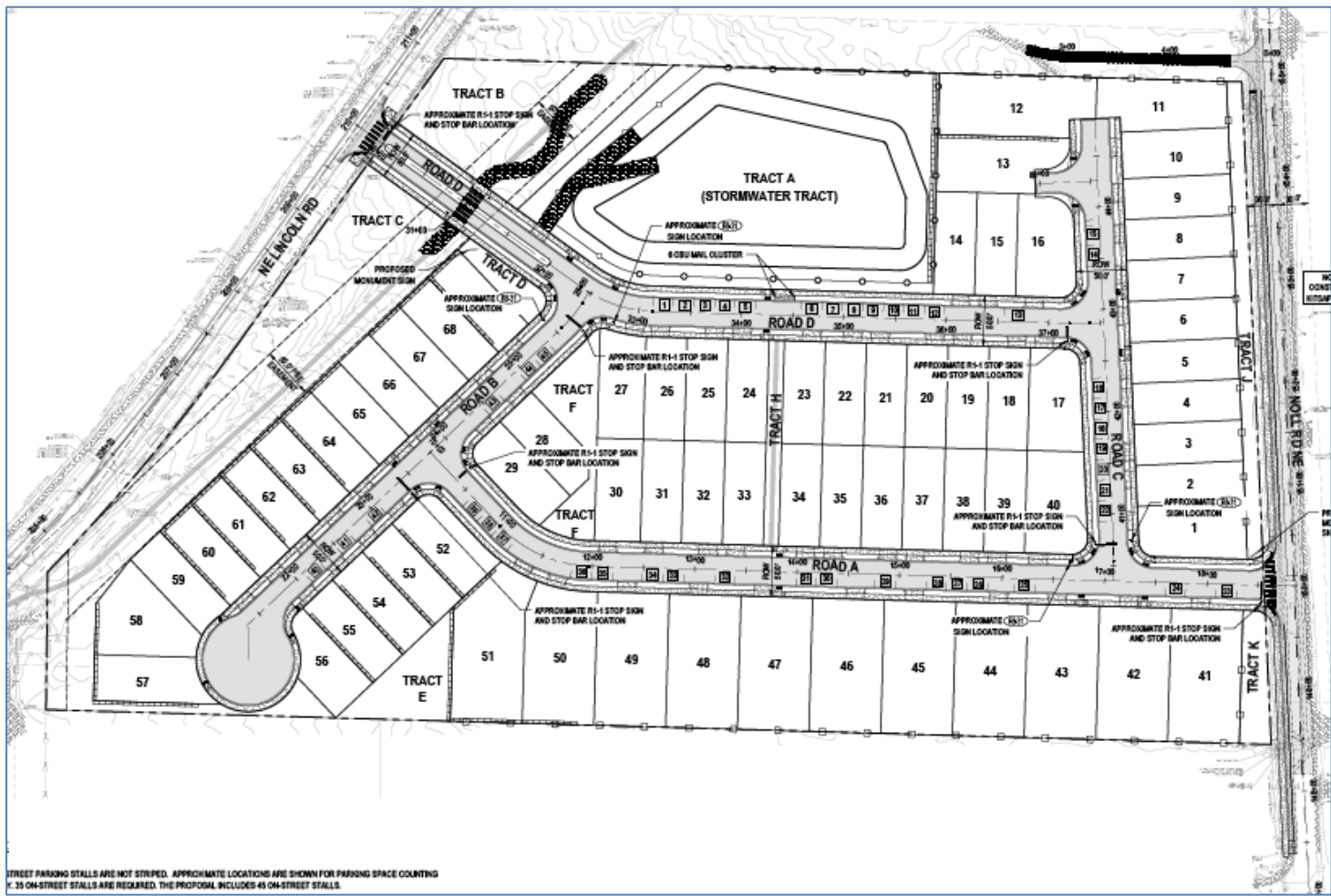
Drainage Report
(stormwater)

Utilities (water &
sewer)

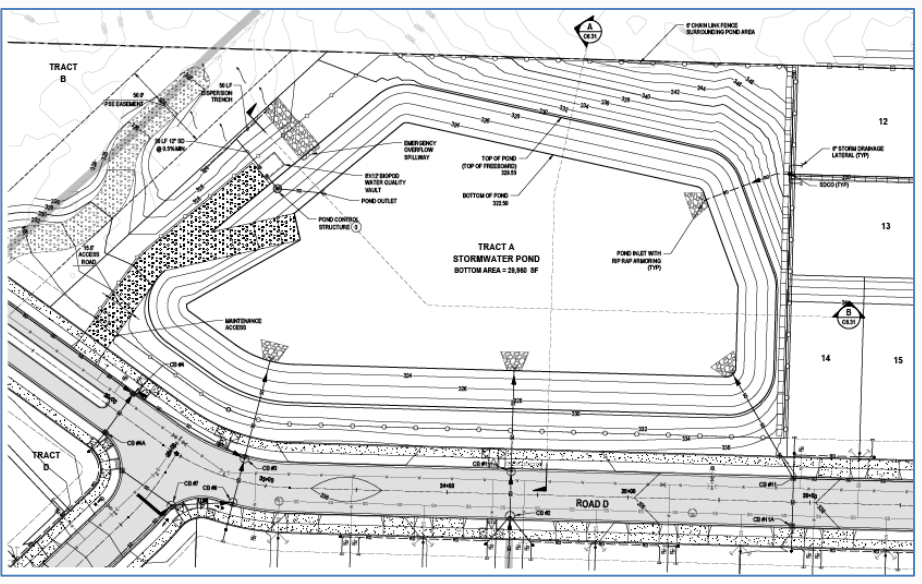
Transportation and
Connectivity



Source: Exhibit 4, sheet C2.00



Source: Exhibit 4, sheet C2.00



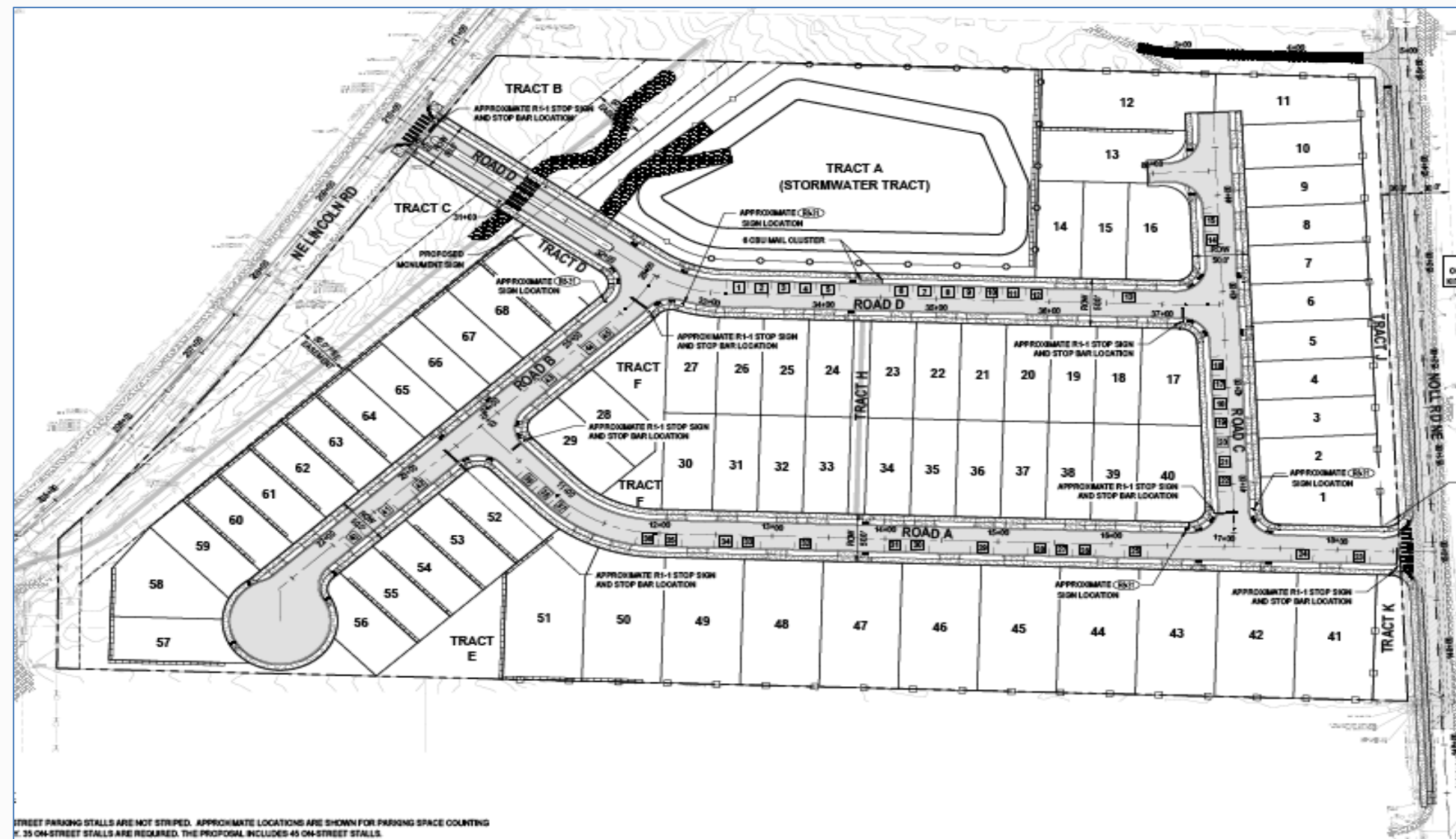
Source: Exhibit 4, sheet C6.30



Engineering/Infrastructure

Frontage Improvements Requirements Determination:

- ILA 3.4.1
- PMC 12.04.010
- KCC 16.04.080



Source: Exhibit 4, sheet C2.00

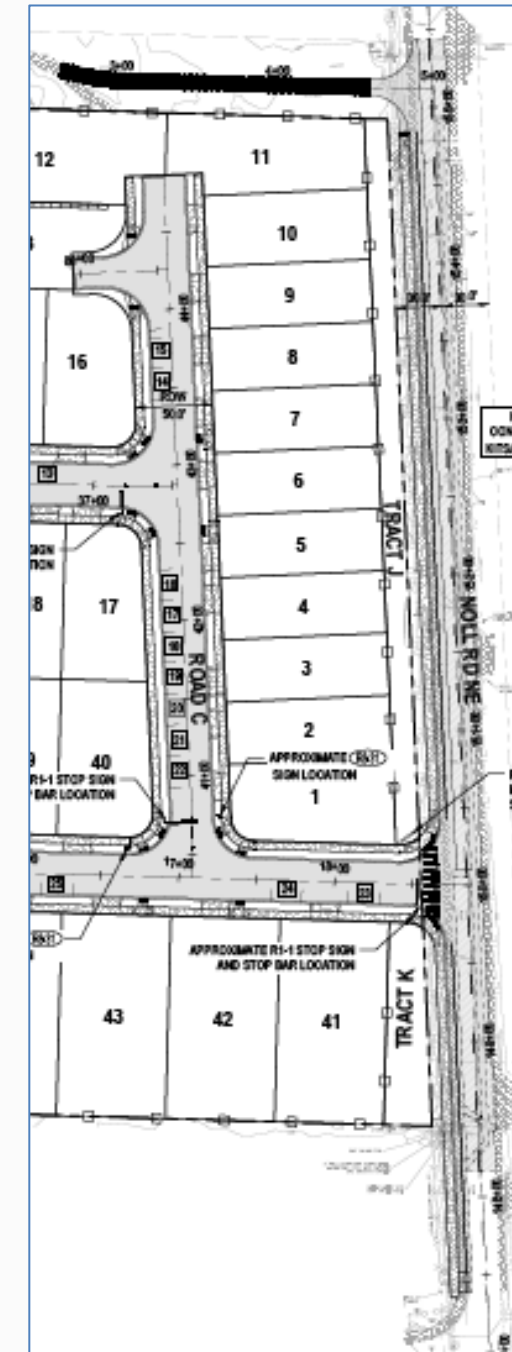
Engineering/Infrastructure

SEPA Mitigation for Transportation

S2. Frontage improvements per City and Kitsap County standards shall be constructed along the project's Eastern property line. These improvements shall continue South off-site to connect with the existing nonmotorized improvements constructed by the adjacent Avondale Glen (Noll Valley Loop) subdivision. Frontage improvements shall include curb, gutter & sidewalks, city required landscaping adjacent to the right-of-way, and bike lane, these improvements shall be coordinated with and permitted through Kitsap County.

S3. The driveway approach North of the north property line shall be permitted and constructed as an Urban Driveway Approach (Type 1) per Kitsap County requirement.

S4. Frontage and driveway improvements shall be shown on grading permit drawings submitted to the city. Permits necessary for improvements and work in County right-of-way shall be received from Kitsap County prior to city Grading Permit issuance. Improvements must be inspected and accepted by Kitsap County prior to final plat application submittal.



Source: Exhibit 4, sheet C2.00

Neighborhood Meeting

- Traffic and pedestrian access, sidewalk on Noll Road, wildlife, trees, grading, wetland potential, homes (design, size, cost), utilities

Project

- Perimeter screening, tree retention, construction noise, visual impact of new homes, wetland and stream

SEPA

- Determination issued June 24, 2026
- 4 Mitigation identified address endangered species and improvements to Noll Road right-of-way
- Appeal period ended July 8, 2026 at 4:30 pm.
 - No comment
 - No appeal
- *Draft SEPA documents were provided with the staff report as Exhibit P



Hearing Examiner Closing

- The Noll Point project is reviewed under a 170-day timeline provided by the state Legislature.
- Planning Commission provides a recommendation of approval with modification and correction of conditions P38 and P40 and P1.
 - Conditions P38 and P40 are modified to address Poulsbo city council review of their Water Comprehensive Plan and goal of reducing water consumption in addition to Ecology declaring a Statewide Emergency Drought Deceleration in April 2026.
 - Condition P1 is a correction of Exhibit name and planning file number.
- New Exhibits – noted Staff Report Addendum 1 and Public Hearing Notice
- Changes Since PC – none
- Outstanding Issues – no outstanding issues staff is aware of
- Staff concludes that with SEPA Mitigations and Conditions of Approval the proposed project meets codes and standards.

