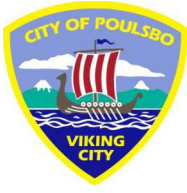


EXHIBIT M

Neighborhood Meeting Packet



NEIGHBORHOOD MEETING

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 Neighborhood Meeting process, refer to the handout [here](#). When required, *it shall be conducted by the applicant* prior to submitting a complete application.

PROJECT:	
Project Name: CEDAR VIEW AT GLENNWOOD	
Project Address: NOT ASSIGNED, NW SWENSON CT	
Tax Assessor's ID: 10260-2-017-2000; 10260-2-018-2009	
Project Description: Residential subdivision and PRD to accommodate approximately 22 single family detached units. Average lot size 5,000 SF together with necessary streets, utilities, storm pond, open space and tree preservation buffers.	
NEIGHBORHOOD MEETING:	
Meeting Date: Tuesday - June 24th 2025	
Meeting Time: 6:00 pm - 8:00 pm	
Meeting Location: Kitsap Regional Library 700 NE Lincoln Road Poulsbo, WA 98370	
APPLICANT/AGENT:	
Name: JKM Holdings, LLC	Phone: 425-614-8896
Address: PO Box 188 Puyallup, WA 98371	
Email: craig@jkmonarch.com	
OWNER (IF DIFFERENT THEN APPLICANT):	
Name: Robert & Mary Figgis	Phone:
Address: 1315 NW Mushroom Lane Poulsbo, WA 98370	
Email:	
TYPE OF APPLICATION:	
☐ Conditional Use Permit	☐ Preliminary Subdivision/Plat
☐ Infill Residential Development	☒ Planned Residential Development
☐ Exceptions for Housing Authorities	☐ Planned Mixed Use Development
☐ Variance	☐ Shoreline Variance
☐ Master Plan	☐ Master Plan Amendment
☐ Other:	
SUBMITTAL REQUIREMENTS:	
☒ Fee for City Staff Attendance	



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: ROG 03-25-03 Project Name: URDAHL HEIGHTS PRD

I, RUSSEL SORKNESS, representative for the above-referenced project, do hereby verify that on JUNE 10th, 2025, I posted a sign at NW SWENSON CT & ASHBY AVE NW relating to the above-referenced project at the site in a location that complies with the City of Poulsbo requirements.

Representative Name: RUSSEL SORKNESS

Representative Signature: [Signature] (sign in front of notary)

Subscribed and sworn to before me this 10 day of JUNE, 2025



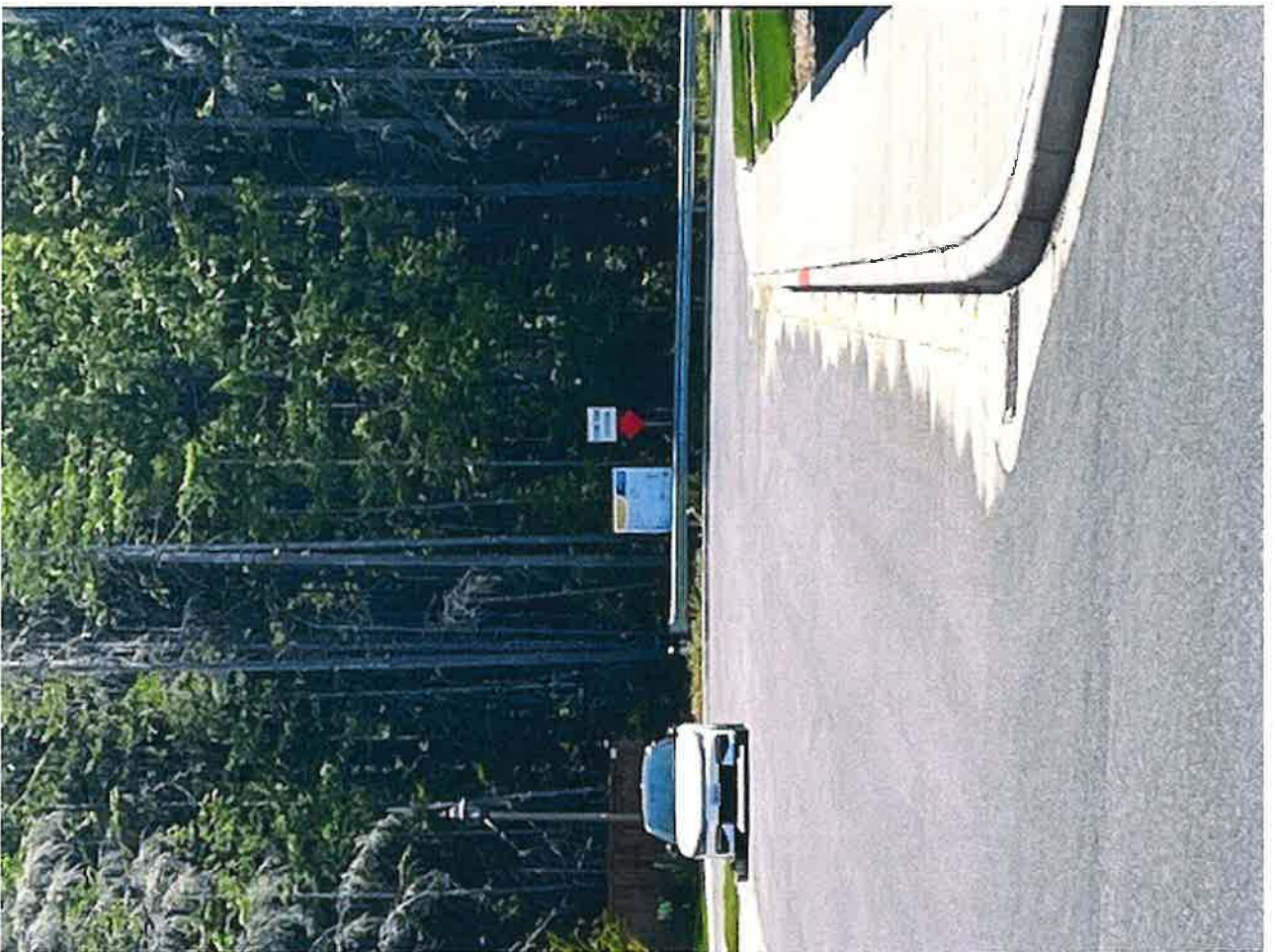
[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at:

POYALLUP
My Commission expires on:

02/08/27



A close-up photograph of a blue metal fence post. Two small, dark, circular objects, possibly sensors or cameras, are mounted on the post. The background shows green foliage and a gravel area.





June 6, 2025

Dear Property Owner,

The purpose of this letter is to inform you that a Neighborhood Meeting is scheduled to review and solicit public input for Urdahl Heights PRD by JKM Holdings, LLC located near the cross streets of NW Swenson Ct and Ashby Ave NW / Parcel #'s: 102601-2-017-2000 & 102601-2-018-2009. The proposed project includes a residential subdivision and PRD to accommodate approximately 22 single family detached units. The average lot size of 5,000 S.F. together with necessary streets, utilities, storm tract, tree preservation buffers and open space.

As an affected property owner within 300 feet, you are invited to attend this meeting to learn more about the proposal. The Neighborhood Meeting will be held:

Date: Tuesday – June 24th, 2025
Time: 6:00 – 8:00 pm
Location: Kitsap Regional Library
700 NE Lincoln Road
Poulsbo, WA 98370

The purpose of a neighborhood meeting is to provide a forum for interested individuals to meet with the applicant to learn about the proposal early in the review process, provide an opportunity for meaningful public input, and provide an opportunity for applicants to address concerns generated by individuals and incorporate possible changes.

The City of Poulsbo conducted a pre-application conference on April 1st, 2025. The applicant is ready to move forward in the permit process and before an application can be submitted a Neighborhood Meeting must be conducted by JKM Holdings, LLC following the requirements of Poulsbo Municipal Code (PMC) 19.60.

If you have any questions or need additional information, please contact Craig Steepy at craig@jkmonarch.com.

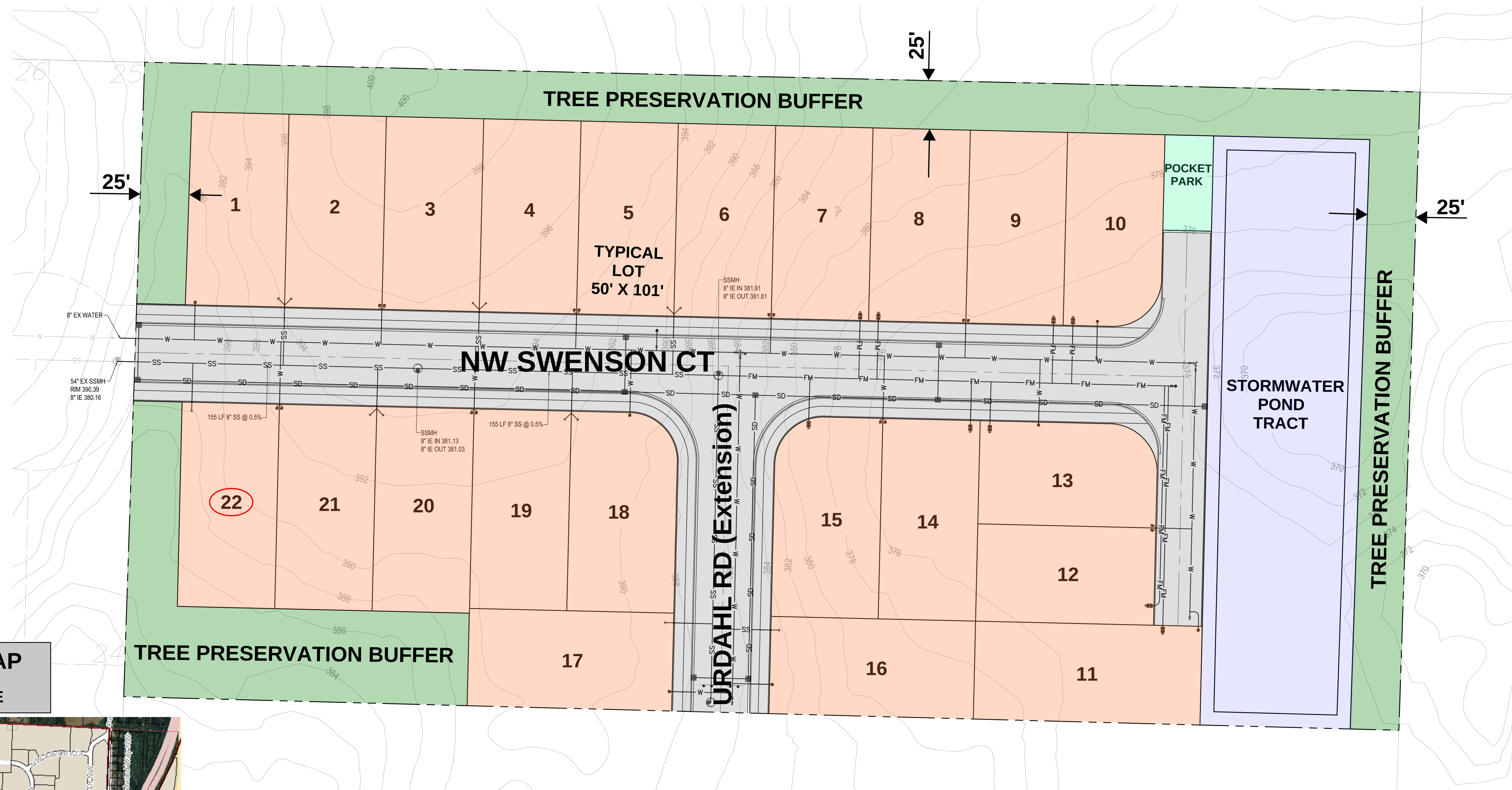
Sincerely,

A handwritten signature in blue ink, appearing to read "C Steepy", is written over a light blue horizontal line.

Craig Steepy
VP of Land Development & Entitlement
Po Box 188
Puyallup, WA 98371
425.614.8896

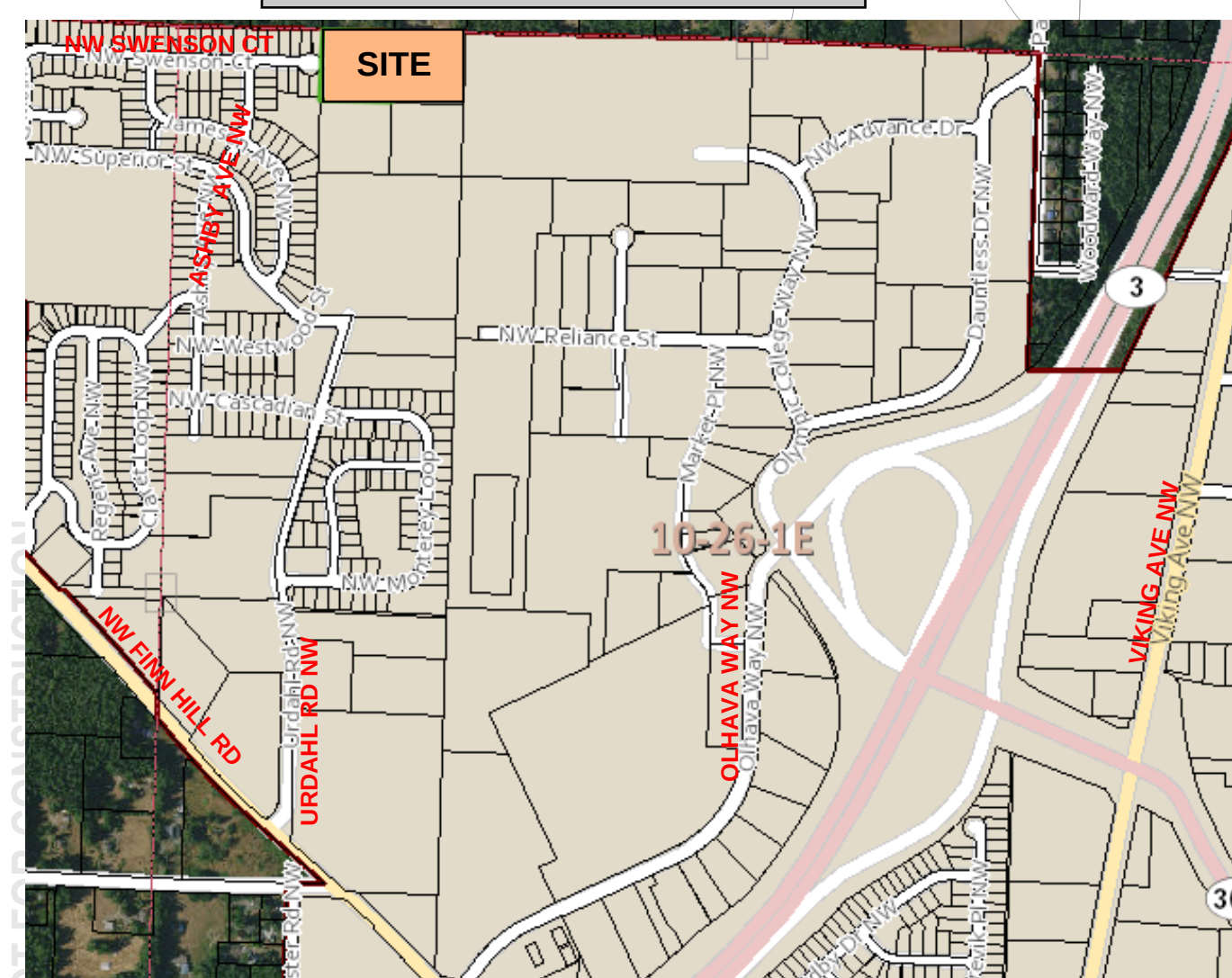
URDAHL HEIGHTS PRD

SITE PLAN



VICINITY MAP

NOT TO SCALE



Section 10, Township 26 North, Range 1 East, W.M., in Kitsap County

KEY

	PROPOSED LOTS (22 TOTAL)
	POCKET PARK
	STORMWATER POND
	TREE PRESERVATION BUFFER
	ROW HARD SURFACES (ROADS & SIDEWALKS)
	PROJECT LIMITS

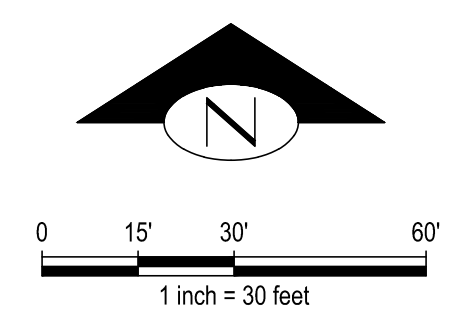
AREA CALCS

PARCELS: 102601-2-017-2000, 102601-2-018-2009

ZONING: RESIDENTIAL LOW (RL)

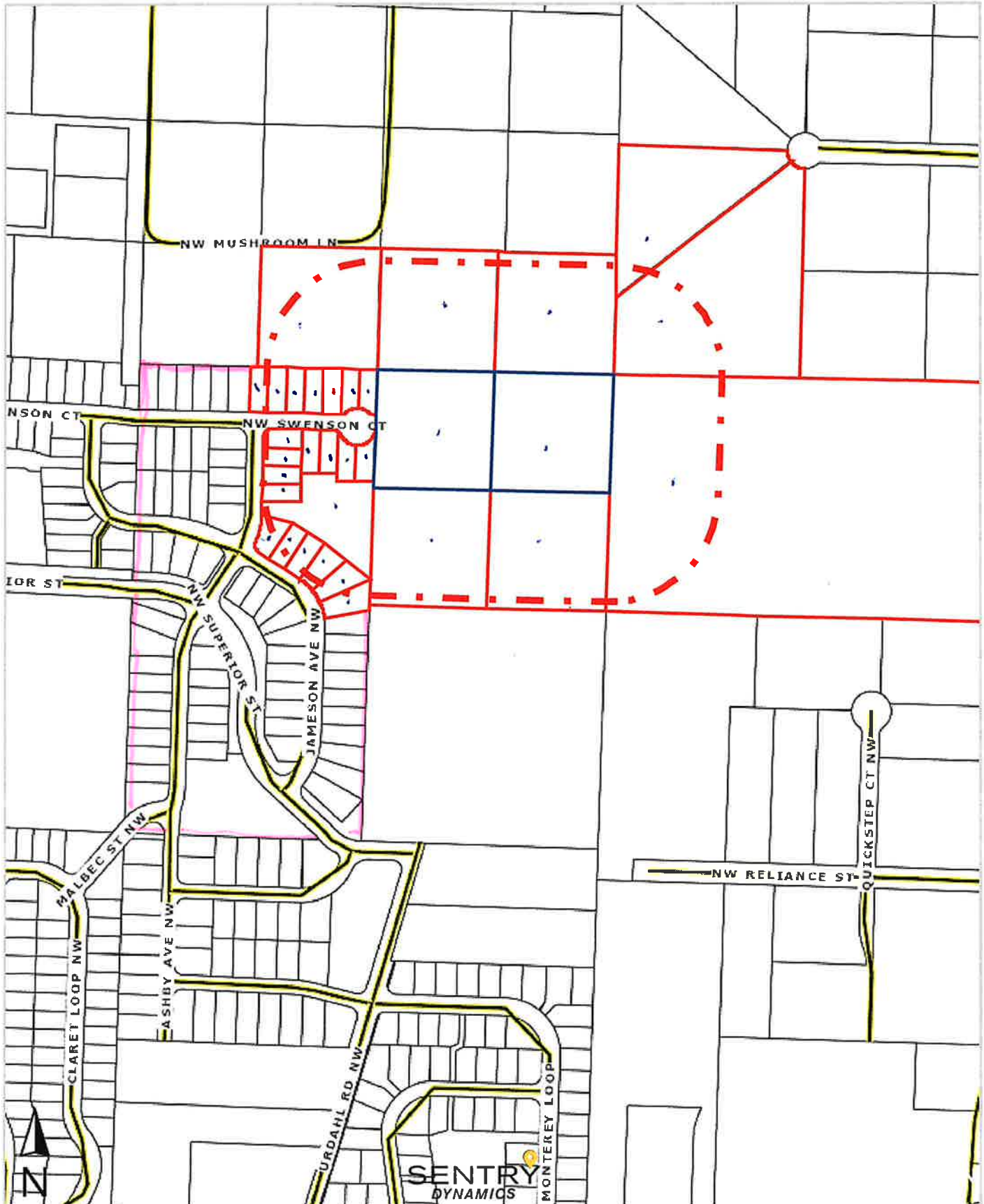
TOTAL SITE AREA
4.92 ACRES

TOTAL OPEN SPACE AREA
0.89 ACRES



						DRAWN BY _____		DESIGNED BY _____		CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555 kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		FIGGIS PLAT - PRELIMINARY PLANNING POULSBORO, WASHINGTON				SHEET	
						CHECKED BY _____		APPROVED BY _____				SITE PLAN WITH UTILITIES 1					
								DATE _____									
								JOB No. : _____									
NO. DATE BY CHD. APPR. REVISION								SCALE: _____									

Mailing List - Urdahl Heights PRD (30 Homeowners highlighted)



TICOR TITLE®

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ParcelId	OwnerNameLabelFormat	SiteAddr	SiteCity
57110000800002	Melissa Ann Adams	22107 Jameson Ave NW	Poulsbo
57110000750009	Donald Bannister	22117 Jameson Ave NW	Poulsbo
57110000500008	William & Noelle Barich	22138 Jameson Ave NW	Poulsbo
57110000050004	Kelsey & Miles Barnes	22108 Jameson Ave NW	Poulsbo
57110000570001	Jake & Karly Barney	1785 Ashby Ave NW	Poulsbo
57110000150002	Scott & Shannon Beard	22128 Jameson Ave NW	Poulsbo
03260130702001	Benedict, Jeffrey R Trust (PO Box 2467)	870 NW Coleman Ct	Poulsbo
57110000530005	Cynthia Blinkinsop	22133 Jameson Ave NW	Poulsbo
57110000310002	Karin Brinks	1412 NW Swenson Ct	Poulsbo
57110000770007	Brett & Kathryn Bucher	22113 Jameson Ave NW	Poulsbo
57110000640002	Anthony Bunnalim	1771 Ashby Ave NW	Poulsbo
57110000100007	Katrina & Phillip Caron	22118 Jameson Ave NW	Poulsbo
57110000390004	Heather Halliday Chambers	1423 NW Swenson Ct	Poulsbo
57110000090000	Champ, Karen S Trustee	22116 Jameson Ave NW	Poulsbo
57110000250000	Thomas Childs & Morgan Biagiotti	1400 NW Swenson Ct	Poulsbo
57110000470004	Kim & Wendy Colebrook	22132 Jameson Ave NW	Poulsbo
57110000760008	Conrad, Richard J Trust	22115 Jameson Ave NW	Poulsbo
57110000030006	Jordan & Paul Daily	22104 Jameson Ave NW	Poulsbo
57110000400001	Nancy & Allen Davis	1421 NW Swenson Ct	Poulsbo
57110000580000	Maryann Davis	1783 Ashby Ave NW	Poulsbo
57110000810001	Jonathan & Sarah Elliman	22105 Jameson Ave NW	Poulsbo
57110000080001	Linden & Leah Emery	22114 Jameson Ave NW	Poulsbo
57110000650001	Diana Fenicottero	1776 Ashby Ave NW	Poulsbo
57110000290006	Catherine Ferri	1408 NW Swenson Ct	Poulsbo
03260130422006	Robert & Mary Figgis	1315 NW Mushroom Ln	Poulsbo
57110000490002	Mark & Pamela Francisco	22136 Jameson Ave NW	Poulsbo
57110000790005	Billy & Mila Franks	22109 Jameson Ave NW	Poulsbo
57110000820000	Glennwood HOA	16108 Ash Way Ste 201	Poulsbo Lynwood 98087
57110000140003	Matthew & Luis Golden	22126 Jameson Ave NW	Poulsbo
57110000220003	Nathaniel Goodale	1405 NW Swenson Ct	Poulsbo
57110000200005	A Hahn & A Gonzales-Hahn	1798 Ashby Ave NW	Poulsbo
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57110000380005	Joseph Herman	1425 NW Swenson Ct	Poulsbo
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57110000690007	Lisa Mahaney	1784 Ashby Ave NW	Poulsbo
57110000230002	Gina & Javier Mainar	1403 NW Swenson Ct	Poulsbo
57110000300003	M Martinez & M Moisan	1410 NW Swenson Ct	Poulsbo
57110000550003	Malcolm & Chow McFarland	1789 Ashby Ave NW	Poulsbo

57110000060003	Kathy & William Momyer	22110 Jameson Ave NW	Poulsbo
57110000210004	Cathy & Douglas Morgan	1407 NW Swenson Ct	Poulsbo
57110000160001	J Nauta & M Baker-Nauta	22130 Jameson Ave NW	Poulsbo
57110000110006	G Newhouse & J Decaires-Newhouse	22120 Jameson Ave NW	Poulsbo
57110000270008	Cole & Kim Niermeyer	1404 NW Swenson Ct	Poulsbo
57110000370006	Rommel & Janet Nomorosa	1424 NW Swenson Ct	Poulsbo
10260120252000	Olympic College / Dean Of Business	1000 NW Olympic College Way	Poulsbo
57110000730001	Aldo & Leticia Ortega	22125 Jameson Ave NW	Poulsbo
10260120202005	Jeffrey & Lisa Parker	22116 Urdahl Rd NW	Poulsbo
57110000180009	Ellen & Lars Pedersen	1794 Ashby Ave NW	Poulsbo
57110000780006	John & Christine Peterson	22111 Jameson Ave NW	Poulsbo
03260130432005	Tami Phillips (1979 4 th AVE NE)	1295 NW Mushroom Ln	Poulsbo
57110000740000	Michele Pickle	22121 Jameson Ave NW	Poulsbo
57110000170000	Nadine Pleshakov	1792 Ashby Ave NW	Poulsbo
57110000260009	Sarah Plyler & Zachary Roberts	1402 NW Swenson Ct	Poulsbo
57110000440007	Monica Price & Benjamin McCarty	1795 Ashby Ave NW	Poulsbo
03260130502005	Richard & Joanna Pruden	811 NW Coleman Ct	Poulsbo
57110000130004	Eric & Donna Prust	22124 Jameson Ave NW	Poulsbo
57110000560002	Justin & Mariclaire Reeves	1787 Ashby Ave NW	Poulsbo
57110000510007	Lee & Gina Regynski	22137 Jameson Ave NW	Poulsbo
57110000360007	David & Victoria Reische	1422 NW Swenson Ct	Poulsbo
57110000020007	Marc Reissig & Kristin Brunner	22102 Jameson Ave NW	Poulsbo
57110000320001	David Reynolds	1414 NW Swenson Ct	Poulsbo
57110000340009	Anthony Paul Riley	1418 NW Swenson Ct	Poulsbo
57110000600006	Nicholas & Erika Roa	1779 Ashby Ave NW	Poulsbo
57110000430008	Michael & Julia Rodriguez	1797 Ashby Ave NW	Poulsbo
57110000660000	Tamas & Fiona Ronyai	1778 Ashby Ave NW	Poulsbo
57110000240001	Scott & Marcella Shea	1401 NW Swenson Ct	Poulsbo
57110000120005	James Sherlock III & Cat Sherlock	22122 Jameson Ave NW	Poulsbo
10260120192008	Merrill & Sharon Shope	22110 Urdahl Rd NW	Poulsbo
57110000670009	Beverley Simpson	1780 Ashby Ave NW	Poulsbo
03260130742007	Jeffrey Smith (PO Box 2054)	1389 NW Mushroom Ln	Poulsbo
57110000420009	Richard & Brynne Standaert	1799 Ashby Ave NW	Poulsbo
57110000620004	Darlene Stapleton	1775 Ashby Ave NW	Poulsbo
57110000280007	Vaughn & Kerry Start	1406 NW Swenson Ct	Poulsbo
57110000410000	Brent & Jeanna Stenman	1419 NW Swenson Ct	Poulsbo
57110000520006	Paul A Teehan Jr	22135 Jameson Ave NW	Poulsbo
57110000610005	Alan & Kerri Topp	1777 Ashby Ave NW	Poulsbo
57110000630003	Miguel Toro Jr & Annette Toro	1773 Ashby Ave NW	Poulsbo
57110000070002	David & Traci Troxell	22112 Jameson Ave NW	Poulsbo
57110000710003	Emily Wilson	22129 Jameson Ave NW	Poulsbo
57110000700004	Matthew & Dana Wise	1786 Ashby Ave NW	Poulsbo
57110000680008	Eric & Kaitlin Wittkopf	1782 Ashby Ave NW	Poulsbo
57110000350008	Susan Woolhether	1420 NW Swenson Ct	Poulsbo

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NEIGHBORHOOD MEETING SIGN-IN SHEET

URDAHL HEIGHTS PRD

Meeting Address: Kitsap Regional Library - 700 NE Lincoln Road Poulsbo, WA 98370
Date of meeting: Tuesday, June 24th 2025
Time of meeting: 6:00 pm - 8:00 pm

****Providing your name below does not represent support or opposition to the project.**

****For documentation purposes only.**

[illegible]

NEIGHBORHOOD MEETING SIGN-IN SHEET

URDAHL HEIGHTS PRD

Meeting Address: Kitsap Regional Library - 700 NE Lincoln Road Poulsbo, WA 98370
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[illegible]

NEIGHBORHOOD MEETING SIGN-IN SHEET

URDAHL HEIGHTS PRD

Meeting Address: Kitsap Regional Library - 700 NE Lincoln Road Poulsbo, WA 98370

Date of meeting: Tuesday, June 24th 2025

Time of meeting: 6:00 pm - 8:00 pm

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♦♦For documentation purposes only.

[illegible]

Urdahl Heights (Cedarview at Glennwood) - Neighborhood Meeting
6:00-8:00 pm - June 24, 2025

Neighbor Questions/Comments	Applicant Responses
1: What size of lots will you be building?	Lot sizes proposed are approximately 5000 square feet.
2: Is there going to be housing that is affordable?	We plan on building semi custom homes which is similar to the other builders inside Glennwood.
3: What route will construction trucks use? It may be dangerous coming in and out of Glennwood.	Prior to construction, the city will advise us the best travel routes for machinery and trucks.
4: Can we be assured no one from this new neighborhood will use our park?	Unfortunately, we cannot control residents from interacting with other neighbors
5: Will there be another access to the site other than from NW Swenson Ct?	Based on the current proposed site plan, there is only one access that will extend coming off of Swenson Ct.
6: Where is the access going to be?	Current access as shown on the map is Swenson.
7: How much traffic will there be? The roads are already too busy.	The traffic report will provide us valuable information regarding traffic patterns and will be submitted as part of our submittals.
8: What size of homes will you build?	The homes will range from approximately 2500-3000 SF and two story.
9: Will you build single story homes here?	Due to the size of the building footprints, we will have limitations that don't allow for 1 story homes within the 2500-3000 sf.
10: Will there be adequate drainage?	Yes, we are currently in the design stage of the site, but will have the storm drainage designed to accommodate it.
11: Are you going to extend the road south.	That is not on our current plans. There will be bollards installed at that location.
12: People sometimes speed and isn't safe for kids walking. More cars will cause more problems.	We explained the speed limit is dictated by the type of road and motorists speeding is part of the duties of law enforcement.
13: The site plan only shows 1 entrance. Is there going to be more than one access?	We are still designing the site and will look at more than one access point during the design phase.
14: There is a well on my property to the south of your site. You can't build where lots are shown.	We are in the beginning stages of designing the site. We will look at the well and radius if it impacts our design.
15: What are the sizes of the homes you are proposing?	We are proposing 2500-3000 SF homes.
16: What are the building setbacks?	*Craig explained setbacks in a Residential Low zoning area.
17: Are there going to be any sidewalks at this site?	Yes, there are curb, gutter, sidewalks in the plan for this development.
18: Who will your homeowners association be managed by?	We currently use J&M Management for our new developments.
19: Are your frontages and sidewalks going to be maintained?	There will be an HOA for this development and they will maintain common areas.
20: When will you start building?	We are at the beginning of the stages of development. If we move forward with the project, it will take 12-18 months for the process.
21: Will there be walking access for kids to school?	We will be providing sidewalks within the development for safe foot traffic.
22: Is there going to be sewer at this site?	Yes, there are plans that will extend sewer into the project.
23: There is a lot of trees in the area and we like it. Are you going to save any trees?	We have an arborist who will evaluate the trees and issue a tree protection plan.
24: Aren't there wetlands on this site?	We don't believe there is however, we will be hiring a licensed biologist to provide a report to identify any critical areas.
25: Will you have a park or any other features?	Yes, as part of a Planned Residential Development, we are required to have a certain amount of amenities and open space.
26: I've seen your homes and they are nice. I hope you will build affordable housing.	We try to stay competitive in the marketplace. Our homes are semi custom and we allow buyers a chance to upgrade from our base home.
27: Will there be a fence at the southern boundary?	We typically install border fencing and we will review fencing design once the site plan is further developed.
28: Will the storm pond have a fence and be safe?	We will put a fence around the storm pond tract for safety.
29: Can you extend an access road to the west over by the college?	No, there is not currently a plan to try and connect that direction for access.

NEIGHBORHOOD MEETING SIGN-IN SHEET

URDAHL HEIGHTS PRD

Meeting Address: Kitsap Regional Library - 700 NE Lincoln Road Poulsbo, WA 98370
Date of meeting: Tuesday, June 24th 2025
Time of meeting: 6:00 pm - 8:00 pm

****Providing your name below does not represent support or opposition to the project.**

****For documentation purposes only.**

[illegible]

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