

EXHIBIT O

Notice 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

Cedar View at Glenwood PRD, TYPE III APPLICATION

Comments Due: Friday January 9, 2026, by 4:30pm

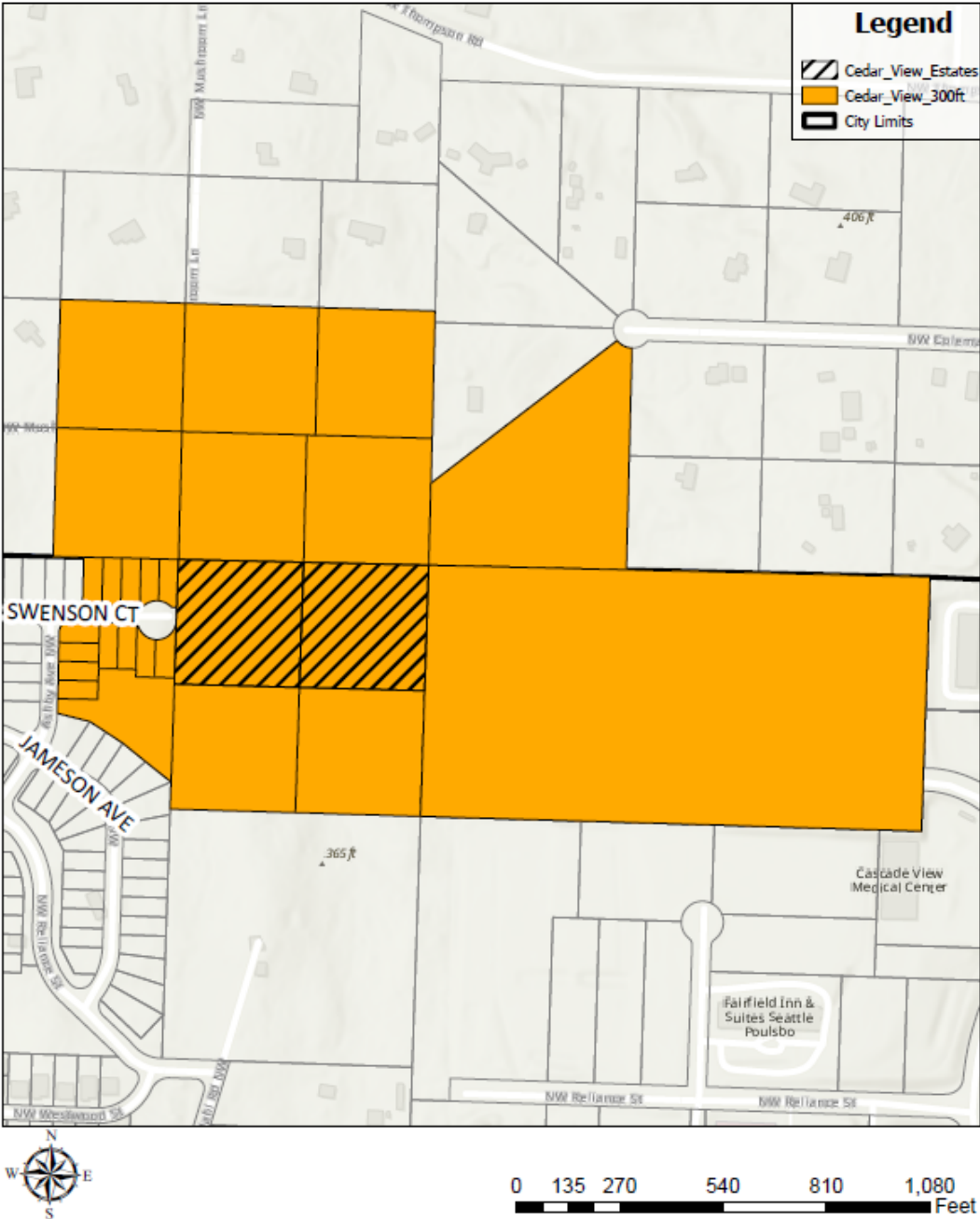
The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

File No.:	P-11-04-25-02	Zoning:	RL
Counter Complete:	November 11, 2025	Technical Completion:	December 12, 2025
Notice of Application:	December 23, 2025	Tax Parcel:	102601-2-017-2000 & 102601-2-018-2009
Property Owner:	Mary & Robert Figgus 1315 Mushroom LN Poulsbo WA 98370		
Applicant/Agent :	KPFF 1601 Fifth Ave suite 1600 Seattle WA		
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 using the Planned Residential Development code.		
Permits Included in Application:	Planned Residential Development, Preliminary Subdivision, SEPA		
Permits NOT Included in Application:	Building Permit, Grading Permit, Tree Cutting & Clearing Permit, Final Plat, NPDES 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 Tuesday December 23, 2025 until Friday January 9, 2026 at 4:30pm. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered to the city.		
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 as part of 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-11-04-25-02. 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:	Ashley Weller, Assistant Planner; aweller@cityofpoulsbo.com; (360) 394 -9737		

Notice Map

City of Poulsbo Planning Department

Notice Map:



CITY OF POULSBO

Notice of Application

<u>Project Name/Permit No.:</u>	Cedar View at Glenwood PRD P-11-04-25-02
<u>Parcel:</u>	102601-2-017-2000 & 102601-2-018-2009
<u>Project Description:</u>	The project proposes to subdivide approximately 5 acres of undeveloped land into 22 single family lots with associated roadways, utilities, and open space using the Planned Residential Development code.
<u>Permit Type:</u>	Type III
<u>Public Comment:</u>	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 Tuesday December 23, 2025 until Friday January 9, 2026 at 4:30pm. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered to the city.
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<u>Staff Contact:</u>	Ashley Weller, Assistant Planner; aweller@cityofpoulsbo.com; (360) 394 -9737

NOTICE OF LAND USE APPLICATION

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Project Name: Cedar View at Glenwood PRD

Permit No.: P-11-04-25-02

Zoning: RL:

Tax Parcel: 102601-2-017-2000 & 102601-2-018-2009

Application Type: Type III

Review Authority: Hearing Examiner

Counter Complete: November 11, 2025

Tech Complete: December 12, 2025

Applicant : KPFF | 1601 Fifth Ave suite 1600 | Seattle WA

Owner : Mary & Robert Figgus | 1315 Mushroom LN | Poulsbo WA 98370

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 using the Planned Residential Development code.

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Planning Department
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Poulsbo, Washington 98370-7347

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U.S. POSTAGE PAID
C2M LLC
22202

ALLEN WILLIAM N & ELIZABETH R
1197 NW Mushroom Ln
Poulsbo, WA 98370-7119

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22202

NAUTA JEREMY & BAKER-NAUTA MICHELLE
22129 Jameson Ave NW
Poulsbo, WA 98370-9275

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START VAUGHN & KERRY
1406 NW Swenson Ct
Poulsbo, WA 98370-9278

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

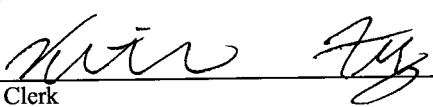
STATE OF WISCONSIN, COUNTY OF BROWN.

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

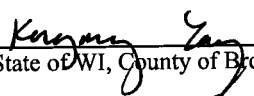
12/23/2025

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

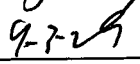
Subscribed and sworn to before on 12/23/2025



Legal Clerk



Notary, State of WI, County of Brown

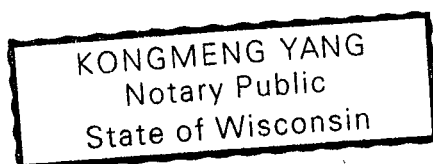


My commission expires

Publication Cost:	\$22.60	
Tax Amount:	\$0.00	
Payment Cost:	\$22.60	
Order No:	11927431	# of Copies:
Customer No:	1472361	0
PO #:	LBKS0425892	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



CITY OF POULSBO
Notice of Application

Project Name/Permit
No.: Cedar View at Glenwood
PRD | P-11-04-25-02

Parcel: 102601-2-017-2000
& 102601-2-018-2009

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 using the Planned Residential Development code.

Permit Type: Type III

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Staff Contact: Ashley Weller,
Assistant Planner; aweller@
cityofpoulsbo.com; (360)
394 -9737

December 23 2025
LBKS0425892



Affidavit of Public Notice

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

Application No: P-11-04-25-02 Project Name: Cedar View at Glenwood PRD
NOA

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 December 23, 2025, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

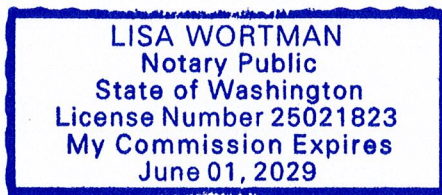
- ☒ Notice of Application
- ☐ SEPA Determination
- ☐ Notice of Public Meeting
- ☐ Notice of Public Hearing
- ☐ Notice of Decision

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: Jean M. Munro Date: 12/22/25

Subscribed and sworn to before me this 22nd day of December, 2025



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

City of Poulsbo
My Commission expires on:

June 01, 2029



Affidavit of Public Notice | Site Posting

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(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

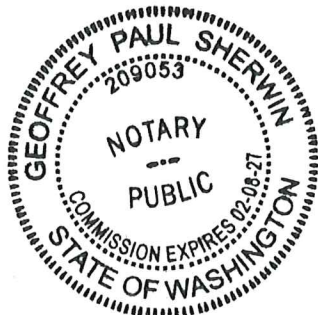
Application No: P-11-04-25-02 Project Name: Cedarview at Glennwood PRD

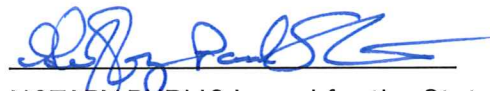
I, Russell Sorkness, representative for the above-referenced project, do hereby verify that on December 17th, 2025, I posted a sign at NW Swenson Ct & Ashby Ave NW, relating to the above-referenced project at the site in a location that complies with the City of Poulsbo requirements.

Representative Name: Russell Sorkness

Representative Signature:  (sign in front of notary)

Subscribed and sworn to before me this 17 day of DECEMBER, 2025




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

POULSBO
My Commission expires on:

02/08/2027



NOTICE OF PUBLIC MEETING

Planning and Economic Development Department

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The Planning Commission will review the application at the meeting scheduled for July 28, 2026, at 6pm. At this meeting, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project. The Planning Commission will make a recommendation to the Hearing Examiner.

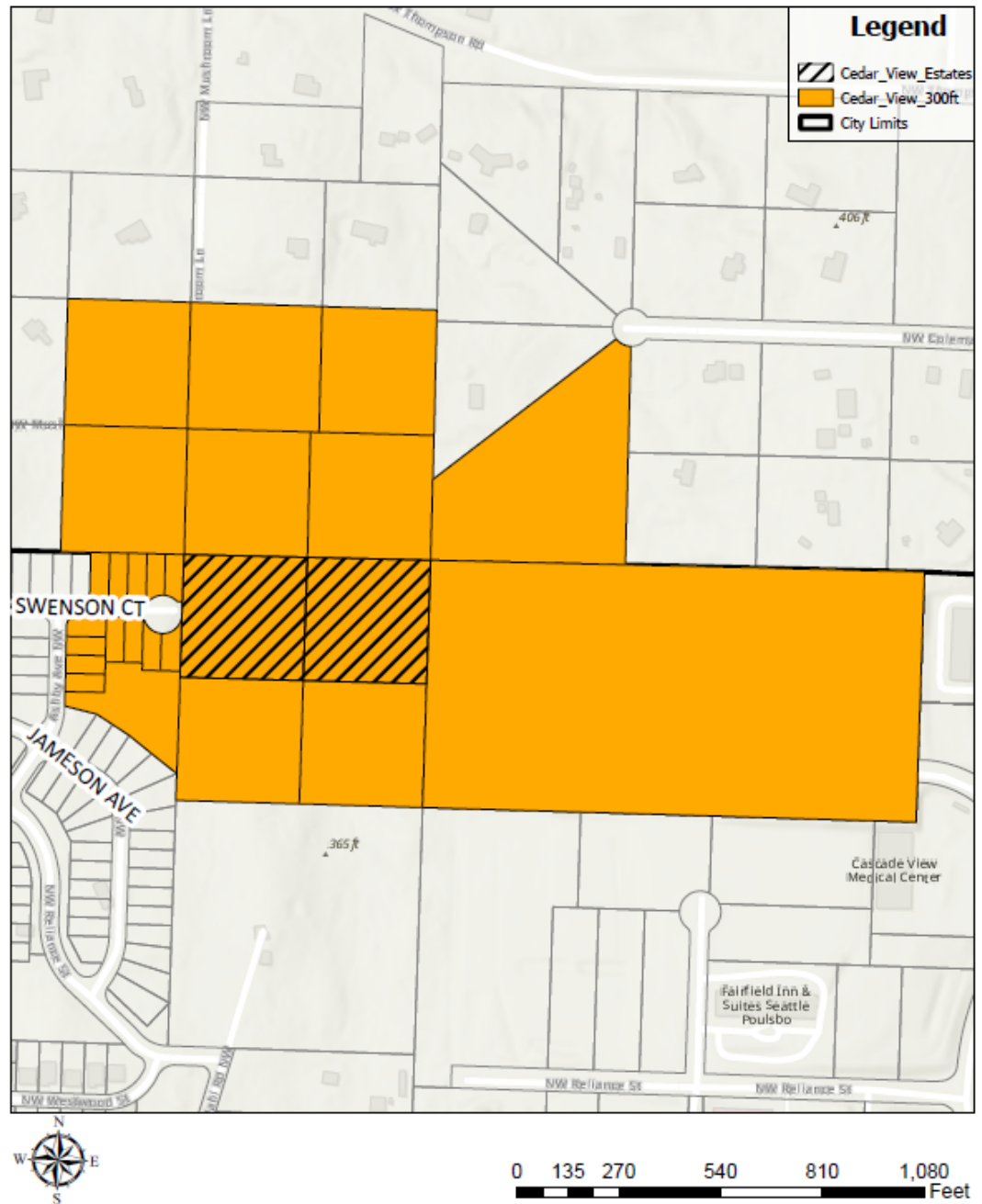
Application Name:	Cedar View at Glennwood Planned Residential Development and Preliminary Subdivision		
Permit No.	P-11-04-25-02	Permit Type:	III
Meeting Date:	Tuesday, July 28, 2026 @ 6pm, or soon thereafter as the agenda determines		
Meeting Location:	Public Meetings are being held as a hybrid virtual/in-person meeting at the web address and call-in number noted below and at Poulsbo City Council Chambers, 200 NE Moe Street, Poulsbo, Washington. This call-in number: 1 253 215 8782 and meeting id: 820 4583 5139 are provided for virtual attendance, along with this webinar link: https://us06web.zoom.us/j/82045835139		
Public Comment Methods:	Written comments may be mailed, e-mailed, or delivered to the City of Poulsbo. To ensure consideration, all written comments must be received prior to the closing of the public meeting. At the meeting, the public will have an opportunity to provide written and verbal testimony regarding the proposed project.		
Tax Parcels:	102601-2-017-2000 102601-2-018-2009		
Property Owner:	Mary & Robert Figgus 1315 Mushroom LN Poulsbo WA 98370		
Applicant/Agent:	KPFF 1601 Fifth Ave suite 1600 Seattle WA		
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 using the Planned Residential Development code.		
Application(s) Under Review:	Planned Residential Development, Preliminary Subdivision, Critical Area Review, SEPA		
Environmental Review:	A Mitigated Determination of Nonsignificance was issued on June 16, 2026.		
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-11-04-25-02. If you are unable to access the file, please call the staff contact for options.		
Staff Report:	The staff report will be available for review at no cost at least 7 calendar days before the meeting.		
Staff Contact:	Ashley Weller, Assistant Planner; aweller@cityofpoulsbo.com		



Notice Map

City of Poulsbo Planning Department

Notice Map:



THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.

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Permit Type: III

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Poulsbo, WA 98370-9275

NOTICE OF PUBLIC MEETING

The Planning Commission will review the application at the meeting scheduled for July 28, 2026, at 6pm. At this meeting, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project. The Planning Commission will make a recommendation to the Hearing Examiner.

Application Name: Cedar View at Glenwood PRD

Permit No.: P-11-04-25-02

Permit Type: III

Meeting Date: Tuesday, July 28, 2026 @ 6pm, or soon thereafter as the agenda determines

Meeting Information: Public meetings are held as a hybrid virtual/in-person meeting at the web address and call-in number noted below and at Poulsbo City Council Chambers, 200 NE Moe Street, Poulsbo, Washington. This call-in number: 1 253 215 8782 and meeting id: 820 4583 5139 are provided for virtual attendance, along with this webinar link: <https://us06web.zoom.us/j/82045835139>

Applicant: KPFF | 1601 Fifth Ave suite 1600 | Seattle WA

Owner: Mary & Robert Figgus | 1315 Mushroom LN | Poulsbo WA 98370

Site Location: 17505 Sunrise Ridge Ave NE | Poulsbo, WA 98370

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 using the Planned Residential Development code.

Environmental Review: A Mitigated Determination of Nonsignificance was issued June 16, 2026.

Staff Report: The staff report will be available for review at no cost at least 7 calendar days before the meeting.

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-11-04-25-0

Staff Contact: Ashley Weller, Assistant Planner / aweller@poulsbo.gov

PUBLIC MEETING

The City of Poulsbo has received a permit application 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 meetings or hearings, and request a copy of the final decision.

Public Meeting:

Tuesday, July 28, 2026 @ 6pm or soon thereafter

THE CITY OF POULSBO STRIVES TO PROVIDE ACCESSIBLE MEETINGS FOR PEOPLE WITH DISABILITIES. PLEASE CONTACT THE POULSBO PED DEPARTMENT AT 360-394-9748 AT LEAST 48 HOURS PRIOR TO THE MEETING IF ACCOMMODATIONS ARE NEEDED FOR THIS MEETING.

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

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

START VAUGHN & KERRY
1406 NW Swenson Ct
Poulsbo, WA 98370-9278



Affidavit of Public Notice

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

Application No: P-11-04-25-02 Project Name: Cedar View PRD + Prelim Plat
Public Mtg.

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 July 21, 2026, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

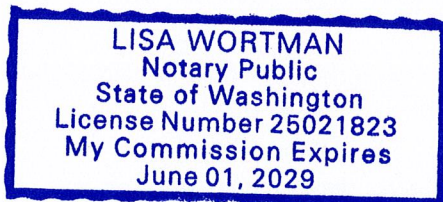
- ☐ Notice of Application
- ☐ SEPA Determination
- ☒ Notice of Public Meeting PC
- ☐ Notice of Public Hearing
- ☐ Notice of Decision

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: Susan Munro Date: 7/21/26

Subscribed and sworn to before me this 21st day of July, 2026



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

city of Poulsbo
My Commission expires on:

June 01, 2029