Docusign Envelope ID: C38BDFDF-6B04-8223-83FD-53BC9FB6CA24

NOTICE OF DECISION

Planning and Economic Development Department
200 NE Moe Street | Poulsbo, Washington 98370
(360) 394-9748 | www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

NOLL POINTE PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY SUBDIVISION

TYPE III APPLICATION

Date of Hearing Examiner Approval: October 16, 2026
Date of Notice of Decision: October 26, 2026

File No.:	P-06-10-25-01 **Tax Parcel:** 132601-1-018-2008
Site Location:	Noll Road NE and NE Lincoln Road in Poulsbo, WA
Property Owner:	Leroy Christiansen, Frank Colacurcio, Jr., Pat Colacurcio | 11012 Cayon Rd E Suite 8-943 | Puyallup, WA 98373
Applicant/Agent:	Entitle Fund Five, LLC – Geoff Sherwin, PE | 612 Harrison Street, Suite 100 | Sumner, WA 98390 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.
Approval Criteria:	Poulsbo Municipal Code (PMC) 16.20 Critical Areas, Title 17 PMC Land Division, Title 18 PMC Zoning, and subject to the requirements of Title 19 PMC Project Permit Application Procedures.
Property Taxes:	Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may contact the Kitsap County Assessor's Office at (360) 337-7160.
Appeal Authority:	The decision is final. This decision may be appealed as provided under the Land Use Petition Act, Chapter 36.70C RCW. Any such petition for review must be filed with Kitsap County superior court within twenty-one days of the date the decision is issued, as provided in RCW 36.70C.040, and the petition must meet all requirements set forth in said statute. The appeal period ends at 4:30 p.m. on **Monday, November 9th, 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-06-10-25-01. If you are unable to access the file, please call the staff contact for options
Conclusion:	The Hearing Examiner, as the review authority, has concluded that the application has been found to meet the stated permit criteria, subject to the Conditions of Approval, and the project as approved will not be detrimental to the public interest, health, safety or welfare of the City.
Decision:	The Hearing Examiner, as the review authority, has APPROVED the Noll Pointe Planned Residential Development and Preliminary Subdivision, subject to the Conditions of Approval found in the Hearing Examiner Decision.

Signed by: Heather Wright EAC69A034B784AD...

Heather Wright, AICP, Planning and Economic Development Director — Date: 10/26/2026

Conditions of Approval:	COA can be found in the Decision HERE.
Staff Contact:	Edie Berghoff | Senior Planner | eberghoff@cityofpoulsbo.com

Docusign Envelope ID: C38BDFDF-6B04-8223-83FD-53BC9FB6CA24

Site Map:

