EXHIBIT 11: Original 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

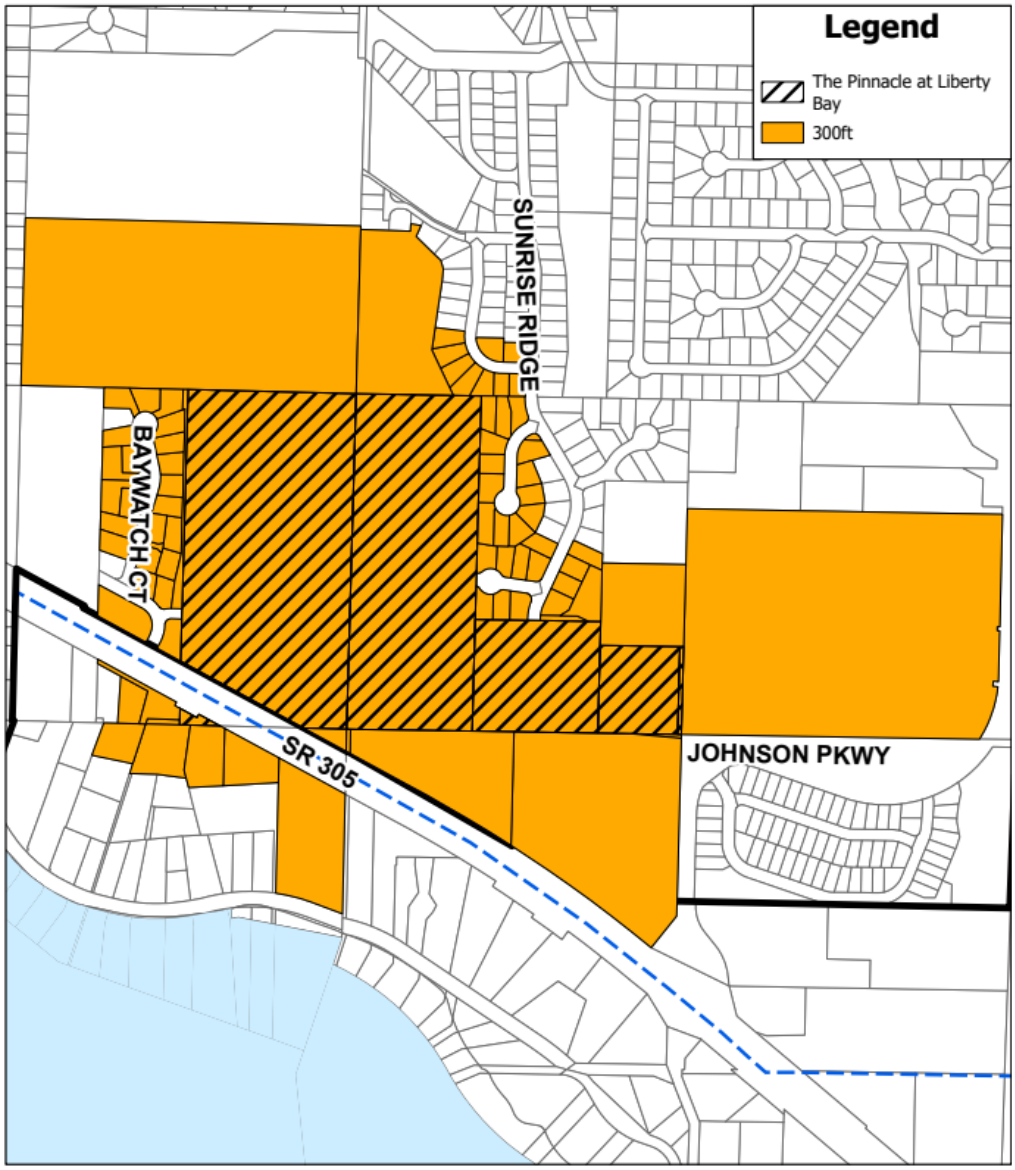
PINNACLE AT LIBERTY BAY PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY SUBDIVISION, TYPE III APPLICATION

Comments Due: Thursday, September 11, 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-06-20-25-03	**Zoning:**	Residential Low (RL)
Technical Completion:	August 14, 2025	**Notice of Application:**	August 27, 2025
Tax Parcels:	232601-4-001-2009, 242601-3-003-2008, 242601-3-018-2001, 242601-3-005-2006, 242601-3-019-2000		
Site Location:	17505 Sunrise Ridge Ave NE, Poulsbo WA 98370		
Property Owner:	Johnson Forest Land, LLC | 1912 34th Ave W | Seattle, WA 98199 Owl Ridge LLC | 10470 Battle Point Dr NE, Bainbridge Island | WA 98110		
Applicant/Agent:	Montebanc Management, LLC | 400 NW Gilman Blvd | Issaquah, WA 98027		
Project Description:	Residential neighborhood includes 151 single family detached homes, new public streets, sidewalks, utilities, open space, and recreational amenities. The roughly 41-acre site is located north of SR 305 and will be developed in phases. Several types of critical areas are present on the property, including wetlands, streams, and associated buffers. Access is planned from Baywatch Court NE, NE Crystallia Court, and Sunrise Ridge Avenue NE, with internal streets connecting the neighborhood to surrounding areas.		
Permits Included in Application:	Planned Residential Development, Preliminary Subdivision, 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, August 27, 2025, until Thursday, September 11, 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:	https://cityofpoulsbo.com/pinnacleatlibertybay/		
Review Authority:	The Hearing Examiner is the review authority for this Type III application.		
Staff Contact:	Nikole Colman, Planning Manager; ncoleman@cityofpoulsbo.com; (360) 394 -9748		

Notice Map:


Legend
The Pinnacle at Liberty Bay
300ft
SUNRISE RIDGE
BAYWATCH CT
SR 305
JOHNSON PKWY

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-06-20-25-03 Project Name: Pinnacle @ Liberty Bay IVOA

Tiffany Simmons, 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 August 27, 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: _____

Signature: _____ Date: 8/27/25

Subscribed and sworn to before me this 27th day of August, 20 25

Lisa Wortman

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

Poulsbo, WA

My Commission expires on:

June 01, 2029

LISA WORTMAN
Notary Public
State of Washington
License Number 25021823
My Commission Expires
June 01, 2029

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

08/27/2025

such newspaper was regularly distributed to its subscribers during all of said period.
Subscribed and sworn to before on 08/27/2025

Legal Clerk

Notary, State of WI, County of Brown

5.19.27

My commission expires

Publication Cost:	$26.76	
Tax Amount:	$0.00	
Payment Cost:	$26.76	
Order No:	11582122	# of Copies:
Customer No:	1472361	0
PO #:	LBKS0353385	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

CITY OF POULSBO
Notice of Application

Project Name/Permit No.: Pinnacle at Liberty Bay | P-06-20-25-03 | Type III Application

Location/Tax Parcels:232601-4-001-2009, 242601-3-003-2008, 242601-3-018-2001, 242601-3-005-2006, 242601-3-019-2000

Project Description: Residential neighborhood includes 151 homes, new public streets, sidewalks, utilities, open space, and recreational amenities. The roughly 41-acre site is located north of SR 305 and will be developed in phases. Several types of critical areas are present on the property, including wetlands, streams, and associated buffers. Access is planned from Baywatch Court NE, NE Crystallia Court, and Sunrise Ridge Avenue NE, with internal streets connecting the neighborhood to surrounding areas.

Public Comment: 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, August 27, 2025 until Thursday, September 11, 2025, 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.

Examination of File: The application file may be examined online by going to https://cityofpoulsbo.com/pinnacleatlibertybay/

Staff Contact: Nikole Coleman, Planning Manager; ncoleman@cityofpoulsbo.com; (360) 394 -9748
August 27 2025
LBKS0353385

From: Constant Contact
To: City of Poulsbo Planning and Economic Development
Subject: Your campaign Pinnacle at Liberty Bay PRD and Pre-Plat - Notice of Application has been sent
Date: Wednesday, August 27, 2025 8:05:02 AM

Dear Nikole Coleman,

Your campaign **'Pinnacle at Liberty Bay PRD and Pre-Plat - Notice of Application '** was sent on 8/27/2025 around 11:00 AM EDT.

Below is a copy of the message your subscribers received. See how your campaign is doing by visiting Reports in your account to get real-time results and stats.

Subject: Pinnacle at Liberty Bay PRD and Pre-Plat - Notice of Application

City of Poulsbo
Public Notice

You are receiving this email because you have signed up to be on a City of Poulsbo PED public outreach list.

Project documents and public notices for the Pinnacle at Liberty Bay PRD and Pre-Plat Permit can be found here. If there is an issue with the link, you can go to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > Applications > and search for permit number P-06-20-25-03.

Comments are due by 4:30 pm on Thursday September 11th, 2025.

Thank you!

- Notice of Application

Nikole Coleman, Planning Manager
ncoleman@cityofpoulsbo.com
(360) 394 -9748

NOTICE OF LAND USE APPLICATION

The minimum public comment period shall be 14 calendar days. The public may comment on the application from **Wednesday, August 27, 2025,** to **Thursday, September 11, 2025,** at 4:30pm. Public comments may be mailed, emailed, and personally delivered to the city.

Project Name: Pinnacle at Liberty Bay Planned Residential Development and Preliminary Subdivision

Tax Parcels: 232601-4-001-2009; 242601-3-003-2008; 242601-3-018-2001; 242601-3-005-2006; 242601-3-019-2000

Permit No.: P-06-20-25-03

Zoning: Residential Low (RL)

Application Type: III

Review Authority: Hearing Examiner

Technically Complete: August 14, 2025

Notice of Application: August 27, 2025

Applicant: Montebanc Management, LLC | 400 NW Gilman Blvd | Issaquah, WA 98027

Owner: Johnson Forest Land, LLC | 1913 34th Ave W | Seattle, WA 98199 and Owl Ridge LLC | 10470 Battle Point Dr NE, Bainbridge Island | WA 98110

Project Description: Residential neighborhood includes 151 single family detached homes, new public streets, sidewalks, utilities, stormwater management, open space, and recreational amenities. The roughly 41-acre site is located north of SR 305 and will be developed in phases. Several types of critical areas are present on the property, including wetlands, streams, and associated buffers. Access is planned from Baywatch Ct NE, NE Crystallia Ct, and Sunrise Ridge Ave NE, with internal streets connecting the neighborhood to surrounding areas.

Examination of File: https://cityofpoulsbo.com/pinnacleatlibertybay/

Staff Contact: Nikole, Coleman, Planning Manager; ncoleman@cityofpoulsbo.com; (360) 394 -9748

PROOF

— PUBLIC NOTICE —

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 hearings, and request a copy of the final decision.

Comments Due:

Thursday, September 11, 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

ZARB MICHELE E
17635 St Hwy 305 NE
Poulsbo, WA 98370-8613

PROOF

Recyclable

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-06-20-25-03 Project Name: PINNACLE AT LIBERTY BAY

I, ROBBY OVERFIELD, representative for the above-referenced project, do hereby verify that on AUGUST 25TH, 2025, I posted a sign at 17505 SUNRISE RIDGE AVE NE Poulsbo, WA 98370, relating to the above-referenced project at the site in a location that complies with the City of Poulsbo requirements.

Representative Name: ROBBY OVERFIELD

Representative Signature: _____ (sign in front of notary)

Subscribed and sworn to before me this 25th day of August, 2025

LORI Y FOX
NOTARY PUBLIC #22025584
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 8, 2026

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

King County

My Commission expires on:

July 8, 2026

Project Name: Pinnacle at Liberty Bay

Permit Number: P-08-20-25-03

Permit Type: Subdivision - PRD Type III

Review Authority: Hearing Examiner

PROPOSED DEVELOPMENT PROJECT

DESCRIPTION:
Proposed Subdivision and Planned Residential Development on 42 acres, consisting of 181 new single family residential lots with appropriate areas for internal roads, protection of critical areas and their associated buffers, open space and stormwater facilities. This will be a 3 phase development.

ADDRESS: 232601-4-001-2009
PARCEL NO: 242601-3-003-2008
242601-3-018-2001
242601-3-005-2006
242601-3-029-2000

ZONING: Residential Low

MINIMUM LOT SIZE: 3,758 sf
AVERAGE LOT SIZE: 4,459 sf

PARKING:
Two off-street parking spaces for each single-family residence in addition to parking on one side of the proposed roads (which side is yet to be determined).

RECREATIONAL AMENITIES:
Parks, playground, picnic area, multi-purpose sport court, nature interpretive area, 5' wide soft surface trail/walking path, outdoor exercise circuit w/rail and stretching stations

TREE RETENTION:
40% Planned Tree Retention Rate

CRITICAL AREAS:
Known critical areas include 3 seasonal non-fish-bearing streams including Barnettes Creek and several small wetlands. Impacts and mitigation to be reviewed.

SEPA REVIEW:
SEPA applicable and to be reviewed

NOTICE OF APPLICATION COMMENT PERIOD:
(Estimated) August 27th to September 11th 2025

PLANNING COMMISSION PUBLIC MEETING:

HEARING EXAMINER PUBLIC HEARING:

Preliminary Site Plan



SCAN ME







Applicant: Montebanc Management LLC
Contact: Paul DeVenzio, pjdevenzio@montebec.com

City Planner: Nikole Coleman
Contact: ncoleman@cityofpoulsbo.com

Project Name: Pinnacle at Liberty Bay

Permit Number: P-06-20-25-03

Permit Type: Subdivision - PRD Type III

Review Authority: Hearing Examiner

PROPOSED DEVELOPMENT PROJECT

DESCRIPTION:
Proposed Subdivision and Planned Residential Development on 42 acres, consisting of 151 new single family residential lots with appropriate areas for internal roads, protection of critical areas and their associated buffers, open space and stormwater facilities. This will be a 3 phase development.

ADDRESS: 232601-4-001-2009
PARCEL NO: 242601-3-003-2008
242601-3-018-2001
242601-3-005-2006
242601-3-029-2000

ZONING: Residential Low

MINIMUM LOT SIZE: 3,756 sf
AVERAGE LOT SIZE: 4,456 sf

PARKING:
Two off-street parking spaces for each single-family residence in addition to parking on one side of the proposed roads (which side is yet to be determined).

RECREATIONAL AMENITIES:
Parks, playground, picnic area, multi-purpose sport court, nature interpretive area, 5' wide soft surface trail/walking path, outdoor exercise circuit w/trail and stretching stations

TREE RETENTION:
42% Planned Tree Retention Rate

CRITICAL AREAS:
Known critical areas include 3 seasonal non-fish-bearing streams including Barrantes Creek and several small wetlands. Impacts and mitigation to be reviewed.

SEPA REVIEW:
SEPA applicable and to be reviewed

NOTICE OF APPLCIATION COMMENT PERIOD:
(Estimated) August 27th to September 11th 2025

PLANNING COMMISSION PUBLIC MEETING:

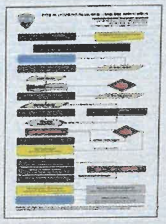
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Preliminary Site Plan



SCAN ME







Applicant: Montebanc Management LLC
Contact: Paul DeVenzio, pjdevenzio@montebec.com

City Planner: Nikole Coleman
Contact: ncoleman@cityofpoulsbo.com

CITY OF POULSBO
VIKING CITY

Project Name: Pinnacle at Liberty Bay

Permit Number: P-06-20-25-03

Permit Type: Subdivision - PRD Type III

Review Authority: Hearing Examiner

PROPOSED DEVELOPMENT PROJECT

DESCRIPTION:
Proposed Subdivision and Planned Residential Development on 42 acres, consisting of 151 new single family residential lots with appropriate areas for internal roads, protection of critical areas and their associated buffers, open space and stormwater facilities. This will be a 3 phase development.

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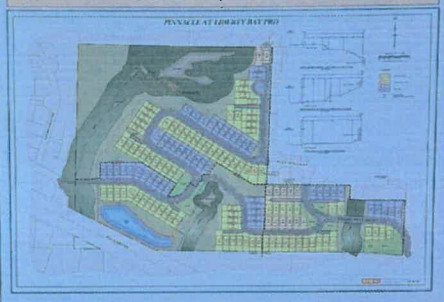
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NOTICE OF APPLCIATION COMMENT PERIOD:
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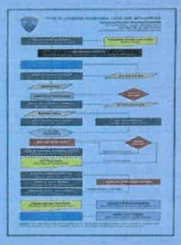
HEARING EXAMINER PUBLIC HEARING:

Preliminary Site Plan



SCAN ME

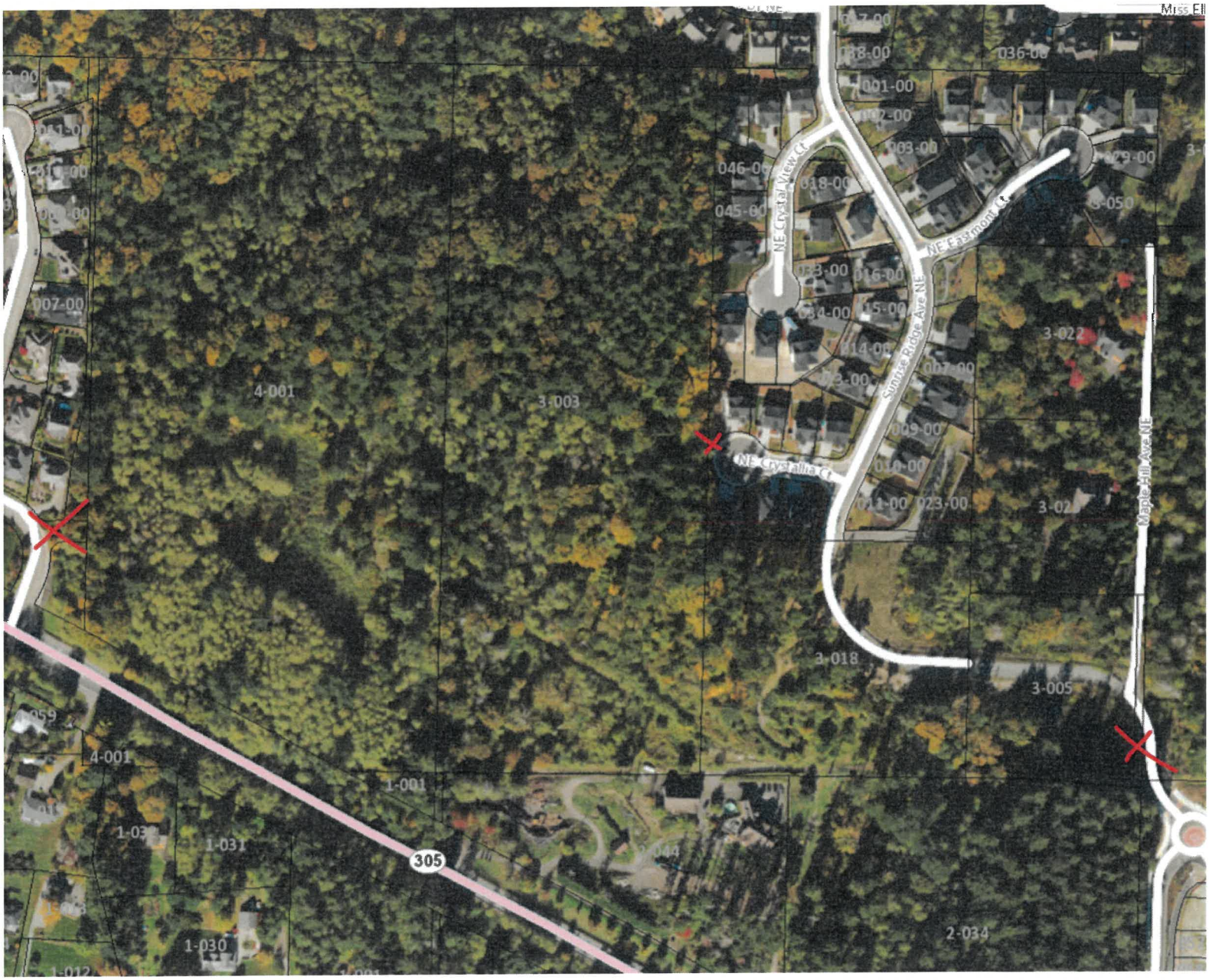






Applicant: Montebanc Management LLC
Contact: Paul DeVenzio, pjdevenzio@montebec.com

City Planner: Nikole Coleman
Contact: ncoleman@cityofpoulsbo.com


NE Crystal View Ct
NE Eastmont Ct
Sunrise Ridge Ave NE
NE Crystalline Ct
Maple Hill Ave NE
305
4-001
3-003
3-018
3-005
2-034
1-001
1-031
1-030