EXHIBIT 12: Revised Notice of Optional w/Optional DNS Noticing Materials

EXHIBIT 12.a: Noticing Materials

REVISED NOTICE OF APPLICATION AND OPTIONAL DNS

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: Wednesday, July 1, 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.

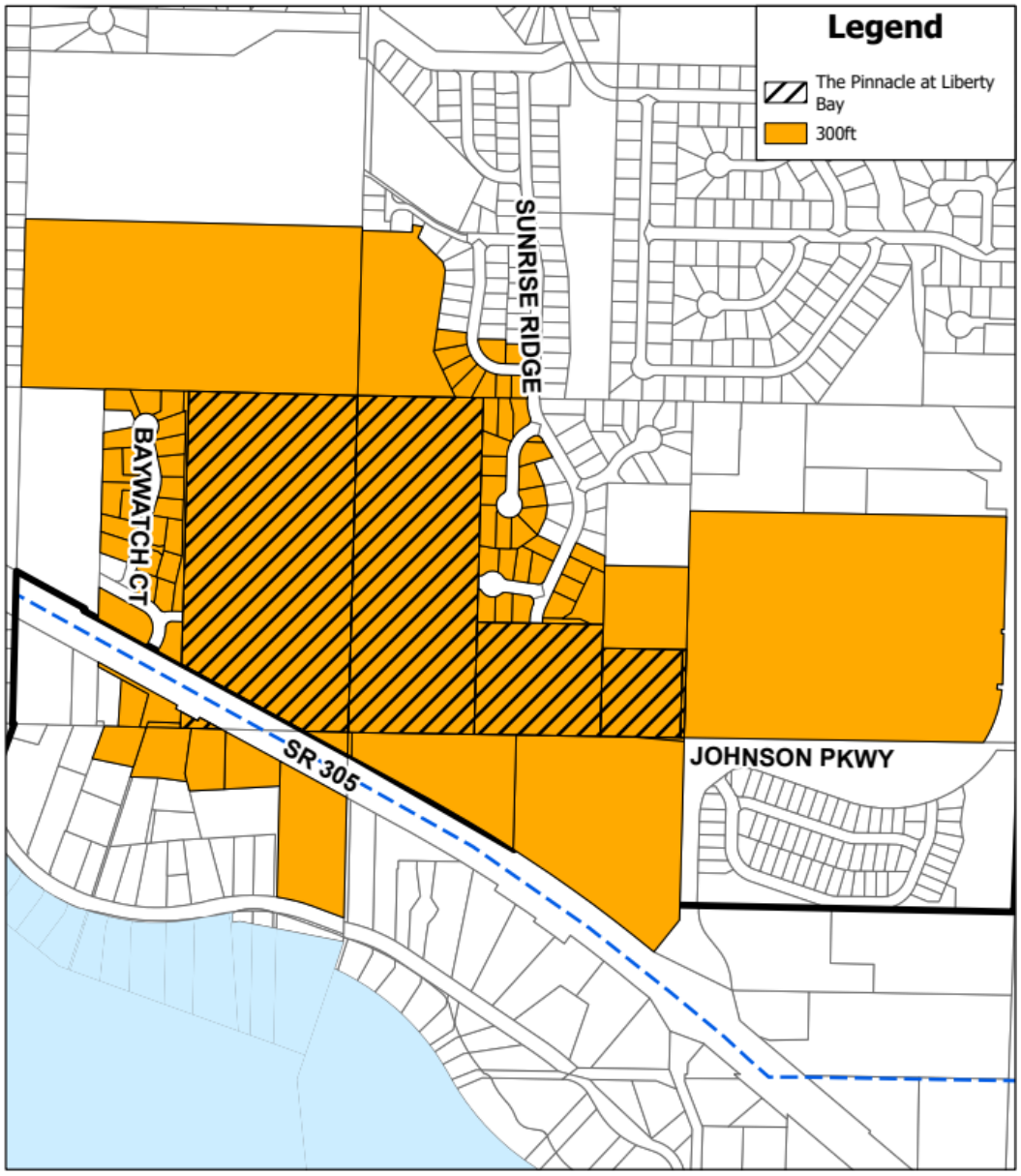
File No.:	P-06-20-25-03	**Zoning:**	Residential Low (RL)
Original Notice of Application:	August 27, 2025	**Revised Notice of Application:**	June 17, 2026
Tax Parcels:	232601-4-001-2009, 242601-3-003-2008, 242601-3-018-2001, 242601-3-005-2006, 242601-3-019-2000		
Site Location:	17505 Sunrise Ridge Ave 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 subdivision comprising 138 detached single-family lots. Proposed improvements include domestic water, sanitary sewer, public roads, utility services, open space, recreational amenities, pedestrian trails, and stormwater management facilities. 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 NE Crystallia Court and Sunrise Ridge Avenue NE.		
Permits Included in Application:	Planned Residential Development, Preliminary Subdivision, Critical Area Review, 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, JUNE 17, 2026, UNTIL WEDNESDAY, JULY 1, 2026, AT 4:30PM**. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered.		
Environmental Review:	The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of nonsignificance (MDNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. ***This may be the only opportunity to comment on the environmental impacts of the proposed project.*** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **COMMENTS MUST BE SUBMITTED BETWEEN WEDNESDAY, JUNE 17, 2026,** and **WEDNESDAY JULY 1, 2026,** at 4:30pm.		

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

Notice Map:



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 at Liberty Bay NOA w/ ODNS (revised)

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 June 17, 2026, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

- [x] Notice of Application w/ opt DNS
- [ ] SEPA Determination
- [ ] Notice of Public Meeting
- [ ] Notice of Public Hearing
- [ ] Notice of Decision

has been provided:

- [x] Mailed to owners of property within 300'of the project site
- [x] Provided to newspaper of general circulation
- [x] Emailed to PED Department distribution lists and/or parties of record
- [x] Posted at Library, City Hall, Poulsbo Post Office
- [x] Posted to the City's website
- [x] Posted at Site Address: Applicant responsible

Signature: Susan M. Munro Date: 6/18/26

Subscribed and sworn to before me this 18 day of June, 2026

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

Lisa Wortman
NOTARY PUBLIC in and for the State of Washington, residing at:
City of Poulsbo
My Commission expires on:
June 01, 2029

USA TODAY CO.

PO Box 52173, Phoenix, AZ. 85072-2173

LocaliQ

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

06/17/2026

such newspaper was regularly distributed to its subscribers during all of said period.
Subscribed and sworn to before on 06/17/2026

Legal Clerk

Notary, State of WI, County of Brown

9.3.28

My commission expires

Publication Cost:	$37.96	
Tax Amount:	$0.00	
Payment Cost:	$37.96	
Order No:	12407112	# of Copies:
Customer No:	1472361	0
PO #:	LBKS0537347	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

CITY OF POULSBO
Revised Notice of Application and Optional DNS

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 subdivision comprising 138 detached single-family lots. Proposed improvements include domestic water, sanitary sewer, public roads, utility services, open space, recreational amenities, pedestrian trails, and stormwater management facilities. 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 NE Crystallia Court and Sunrise Ridge Avenue NE.

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, June 17, 2026, until Wednesday, July 1, 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.

Environmental Review:The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of nonsignificance (MDNS) for this project. The Optional DNS process in WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted between Wednesday, June 17, 2026, and Wednesday July 1, 2026, at 4:30pm.

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
June 17 2026
LBKS0537347

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

REVISED NOTICE OF APPLICATION AND OPTIONAL DNS

The minimum public comment period shall be 14 calendar days. The public may comment on the application from **Wednesday, June 17, 2026,** to **Wednesday July 1, 2026,** 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 | Type III

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) **Review Authority:** Hearing Examiner

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: 41-acre site comprising 138 detached lots with water, sanitary sewer, public roads, utility services, open space, amenities, and stormwater management facilities. Several types of critical areas are present on the property, including wetlands, streams, and associated buffers. Access is planned from NE Crystallia Court and Sunrise Ridge Avenue NE.

Environmental Review: The City of Poulsbo has reviewed the proposed project for probable adverse environmental impacts and expects to issue a mitigated determination of nonsignificance (MDNS) for the project. The optional DNS process is being used per WAC 197-11-355 and PMC 16.04.115. This may be the only opportunity to comment on the environmental impacts of the proposal. The public may comment on environmental related aspects of the above-described proposal, and the comment period will remain open from **Wednesday, June 17, 2026,** to **Wednesday July 1, 2026,** at 4:30pm.

Staff Contact: Nikole, Coleman, Planning Manager | ncoleman@cityofpoulsbo.com

Examination of File: https://poulsbo.gov/pinnacleatlibertybay/

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:
Wednesday, July 1, 2026, at 4:30pm

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

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FIRST-CLASS MAIL
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22202

AST PAUL J & BALDONADO-AST CATHLEEN
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Poulsbo, WA 98370-7330

PROOF

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Affidavit of Public Notice | Site Posting

Planning and Economic Development Department
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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 sign was posted

Application No: P-06-20-25-03 Project Name: Pinnacle at Liberty Bay

I, John Everett, representative for the above-referenced project, do hereby verify that on June 16th, 2026, I posted a sign at 3 locations, relating to the above-referenced project at the site in a location that complies with the City of Poulsbo requirements.

Representative Name: John Everett

Representative Signature: _____ (sign in front of notary)

Subscribed and sworn to before me this 19 day of June, 2026

ROSA M ESCOJIDO
NOTARY PUBLIC #22011060
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 15, 2030

Rosa M Escojido
NOTARY PUBLIC in and for the State of Washington, residing at:
Oak Harbor
~~March 15, 2030~~ RSH
My Commission expires on:
March 15, 2030



4-001
3-003
3-018
3-005
1-001
1-031
1-030
2-034
305
046-00
045-00
018-00
036-00
007-00
009-00
010-00
011-00
023-00

From: NoReply@ecy.wa.gov
To: Tiffany Simmons
Subject: SEPA record published
Date: Monday, June 15, 2026 10:26:59 AM

The SEPA admin reviewed and published SEPA record number 202602511, "PINNACLE AT LIBERTY BAY PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY SUBDIVISION".
Lead Agency File Number: P-06-20-25-03.
It will now be available to the public.

From: Sarah Malcomson
Email: separegister@ecy.wa.gov
Phone number: (360) 407-6620