EXHIBIT 15: Planning Commission Public Meeting Notice

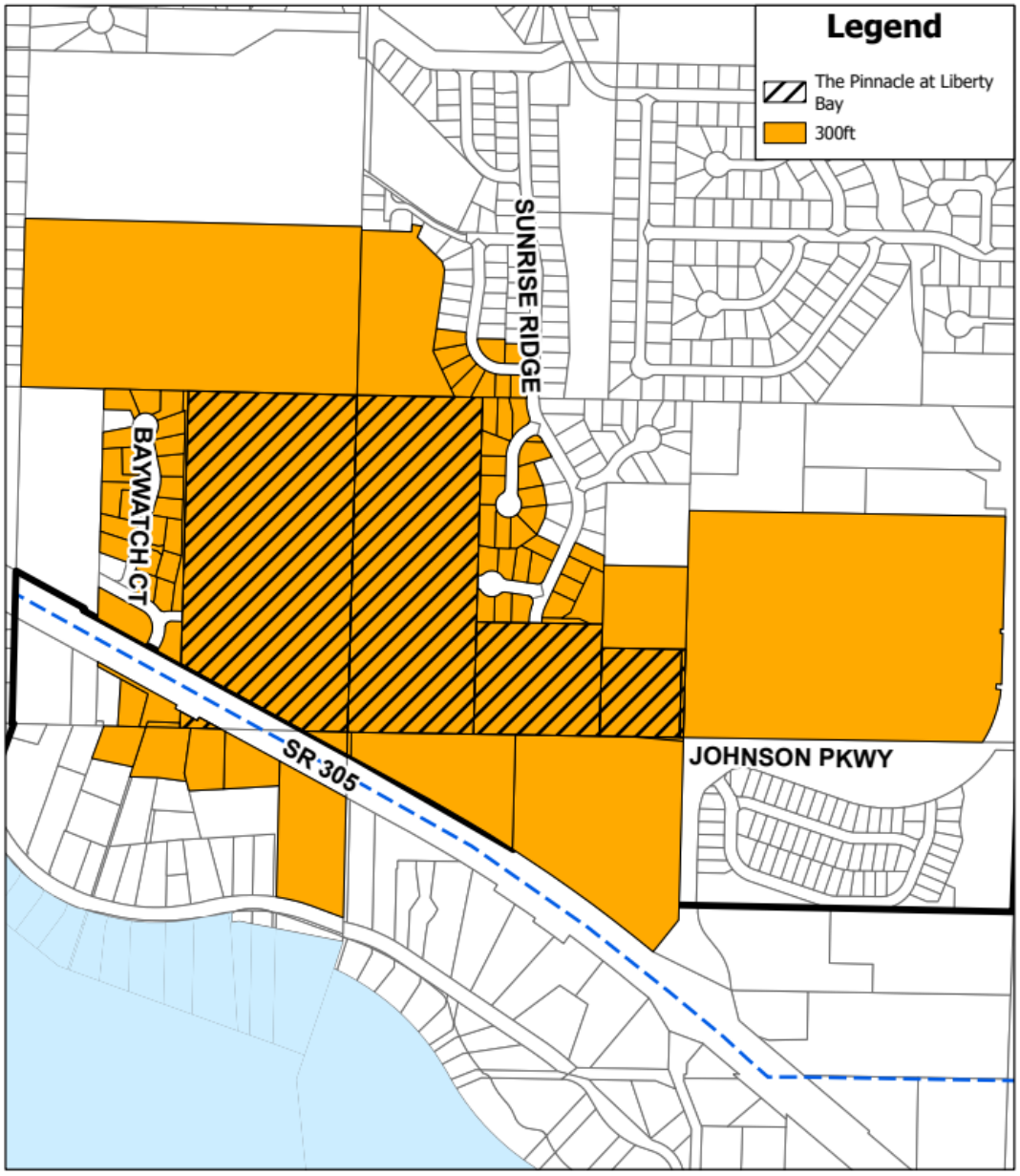
NOTICE OF PUBLIC MEETING

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

The Planning Commission will review the application at the meeting scheduled for **November 17, 2026, at 5 pm**. 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:	Pinnacle at Liberty Bay Planned Residential Development and Preliminary Subdivision
Permit No.	P-06-20-25-03 **Permit Type:** III
Meeting Date:	Tuesday, November 17, 2026 @ 5pm, 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: 829 9487 1845 are provided for virtual attendance, along with this webinar link: https://us06web.zoom.us/j/82994871845
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:	232601-4-001-2009 242601-3-003-2008 242601-3-018-2001 242601-3-005-2006 242601-3-019-2000
Property Owner:	Johnson Forest Land, LLC | 1913 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 130 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.
Application(s) Under Review:	Planned Residential Development, Preliminary Subdivision, Critical Area Review, SEPA
Environmental Review:	A Mitigated Determination of Nonsignificance was issued on November 2, 2026.
Examination of File:	https://cityofpoulsbo.com/pinnacleatlibertybay/
Staff Report:	The staff report will be available for review at no cost at least 7 calendar days before the meeting.
Staff Contact:	Nikole Coleman, Planning Manager; ncoleman@poulsbo.gov

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.

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 Public Meeting

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 November 6, 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
- ☐ 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: Susan M. Munro Date: 11/9/26

Subscribed and sworn to before me this 9th day of November, 2026

Lisa Wortman

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

City of Poulsbo

My Commission expires on:

June 01, 2029

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

Outlook

Your campaign Planning Commission Public Meeting Notice - Pinnacle at Liberty Bay has been sent

From Constant Contact <noreply@constantcontact.com>
Date Fri 11/6/2026 9:13 AM
To City of Poulsbo Planning and Economic Development <information@cityofpoulsbo.com>

Constant Contact

Dear Nikole Coleman,

Your campaign **'Planning Commission Public Meeting Notice - Pinnacle at Liberty Bay'** was sent on 11/6/2026 around 12:12 PM EST.

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: Planning Commission Public Meeting Notice - Pinnacle at Liberty Bay

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.

Pinnacle at Liberty Bay PRD Project Description: Residential subdivision comprising 130 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.

The **Planning Commission** will review the application at a public meeting scheduled for **Tuesday, November 17, 2026 at 5:00 pm or soon thereafter**. At this meeting, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project.

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: 829 9487 1845 are provided for virtual attendance, along with this webinar link: https://us06web.zoom.us/j/82994871845.

- Notice of Planning Commission Public Meeting

You can find more information on the project HERE.

You can also find more information about the Planning Commission Meeting and a Full Packet posted on the website here.

Staff Contact: Nikole Coleman, AICP, Planning Manager, ncoleman@poulsbo.gov

City of Poulsbo | Planning and Economic Development Department 200 NE Moe Street | Poulsbo, WA 98370 US

Unsubscribe | Update Profile | Constant Contact Data Notice

 Constant Contact

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

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

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

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

Project Description: Residential subdivision comprising 130 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.

Environmental Review: A Mitigated Determination of Nonsignificance was issued on November 2, 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: https://poulsbo.gov/pinnacleatlibertybay/

Staff Contact: Nikole Coleman, Planning Manager; ncoleman@poulsbo.gov

PROOF

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, November 17, 2026 @ 5pm

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

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

AST PAUL J & BALDONADO-AST CATHLEEN
17690 Baywatch Ct NE
Poulsbo, WA 98370-7330

PROOF

Recyclable

Affidavit of Public Notice | Site Posting

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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, ROBBY OVERFIELD, representative for the above-referenced project, do hereby verify that on NOVEMBER 5TH, 2026, I posted a sign at 3 ASSIGNED LOCATIONS, 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 5th day of November, 2026

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

King County

My Commission expires on:

July 8, 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

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:
PARCEL NO: 232601-4-001-2009
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: 4,456 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:

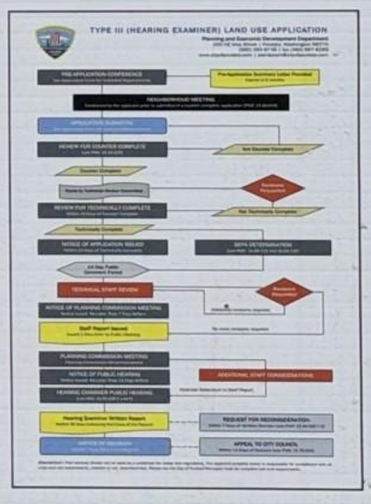
HEARING EXAMINER PUBLIC HEARING:

Preliminary Site Plan



SCAN ME







Applicant: Montebanc Management LLC

Contact: Paul DeVenzio, pjdevenzio@montebec.com

City Planner: Nikole Coleman

Contact: ncoleman@cityofpoulsbo.com

CITY OF POULSBO
VIKING CITY

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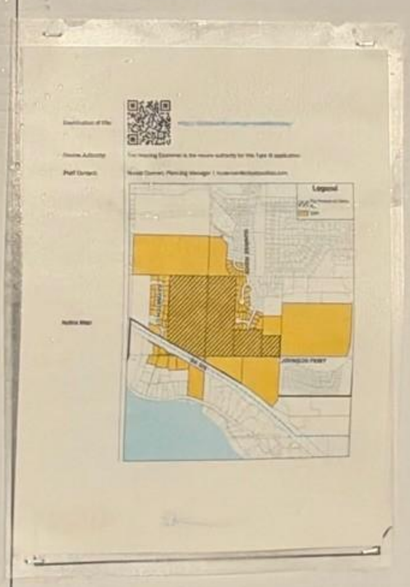

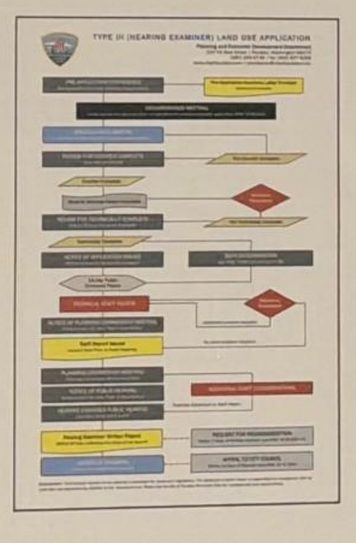



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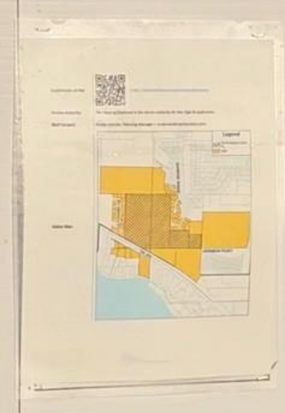





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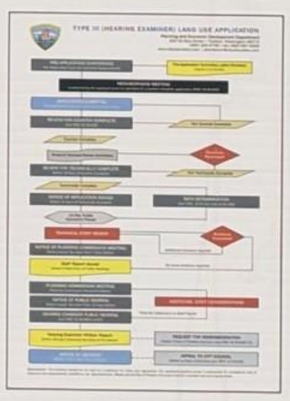



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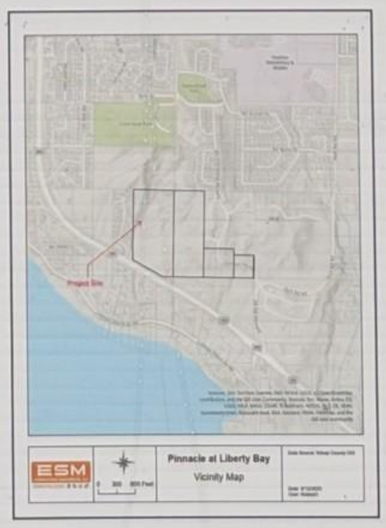

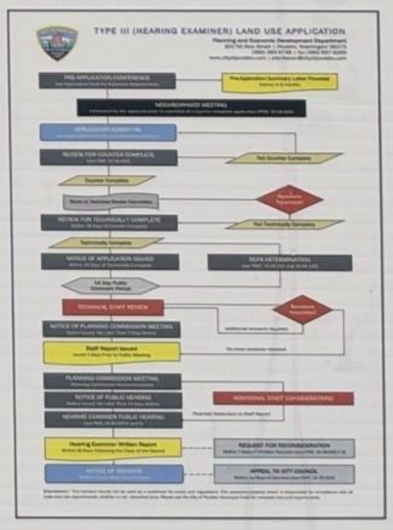



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