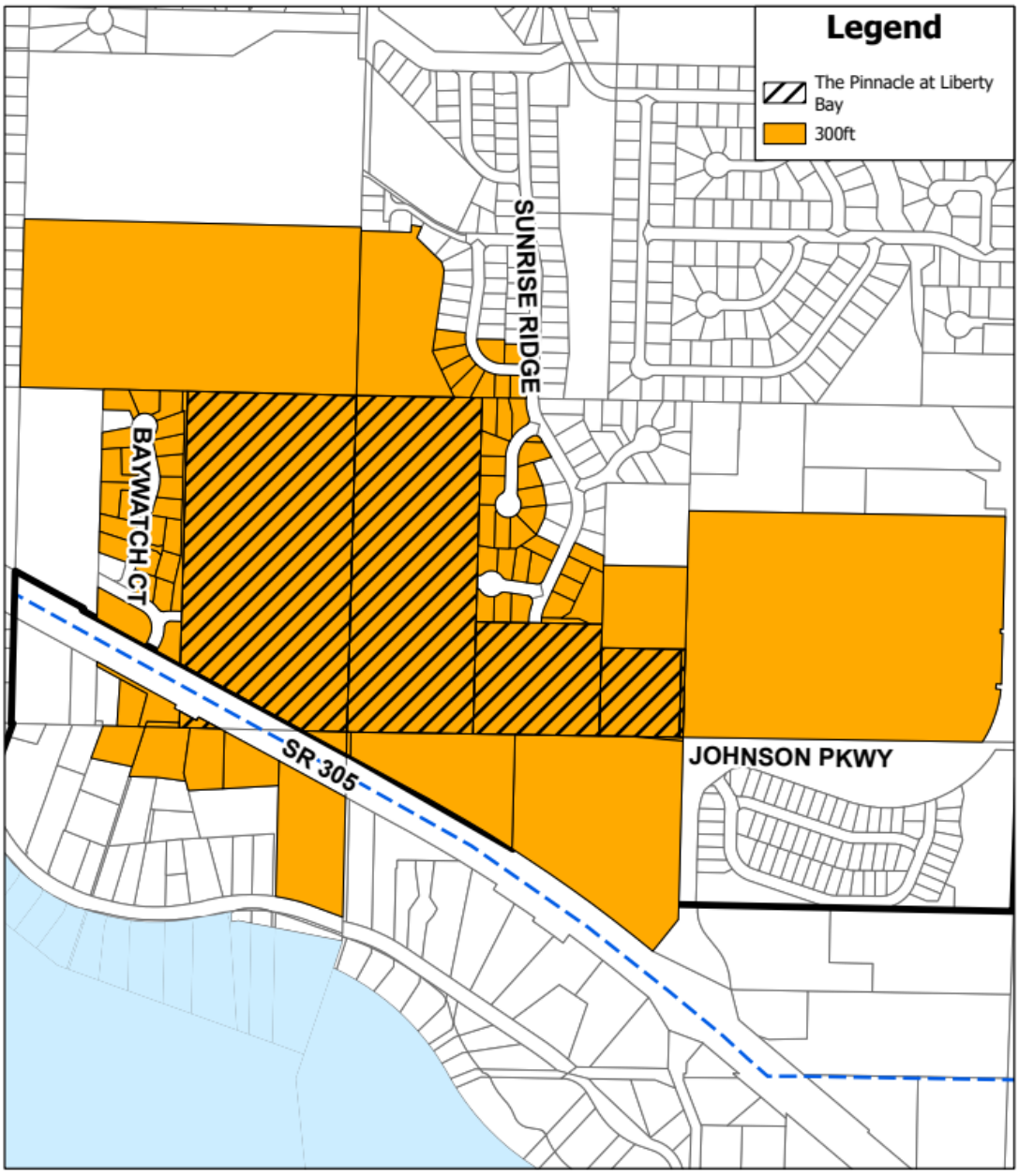
NOTICE OF PUBLIC HEARING

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 public has the right to review contents of the official file for the proposed amendments, provide written comments, participate in any public hearings, and request a copy of the final decision.

Application Name:	Pinnacle at Liberty Bay	**Permit No.**	P-06-20-25-03
Permit Type:	III	**Review Authority:**	Hearing Examiner
Hearing Date:	Thursday, December 3, 2026 @ 1pm, or soon thereafter as the agenda determines		
Hearing Location:	Public Hearings 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: 830 2616 7127 are provided for virtual attendance, in addition to this webinar link: https://us06web.zoom.us/j/83026167127		
Requested Action:	All persons are invited to provide written and verbal testimony to the Hearing Examiner regarding the proposed project.		
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 hearing. At the hearing, 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		
Applicant:	Montebanc Management, LLC | 400 NW Gilman Blvd | Issaquah, WA 98027		
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 UHL MALAURI | 10470 Battle Point Dr NE | Bainbridge Island, WA 98110		
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 hearing and a copy will be provided at a reasonable cost.		
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.