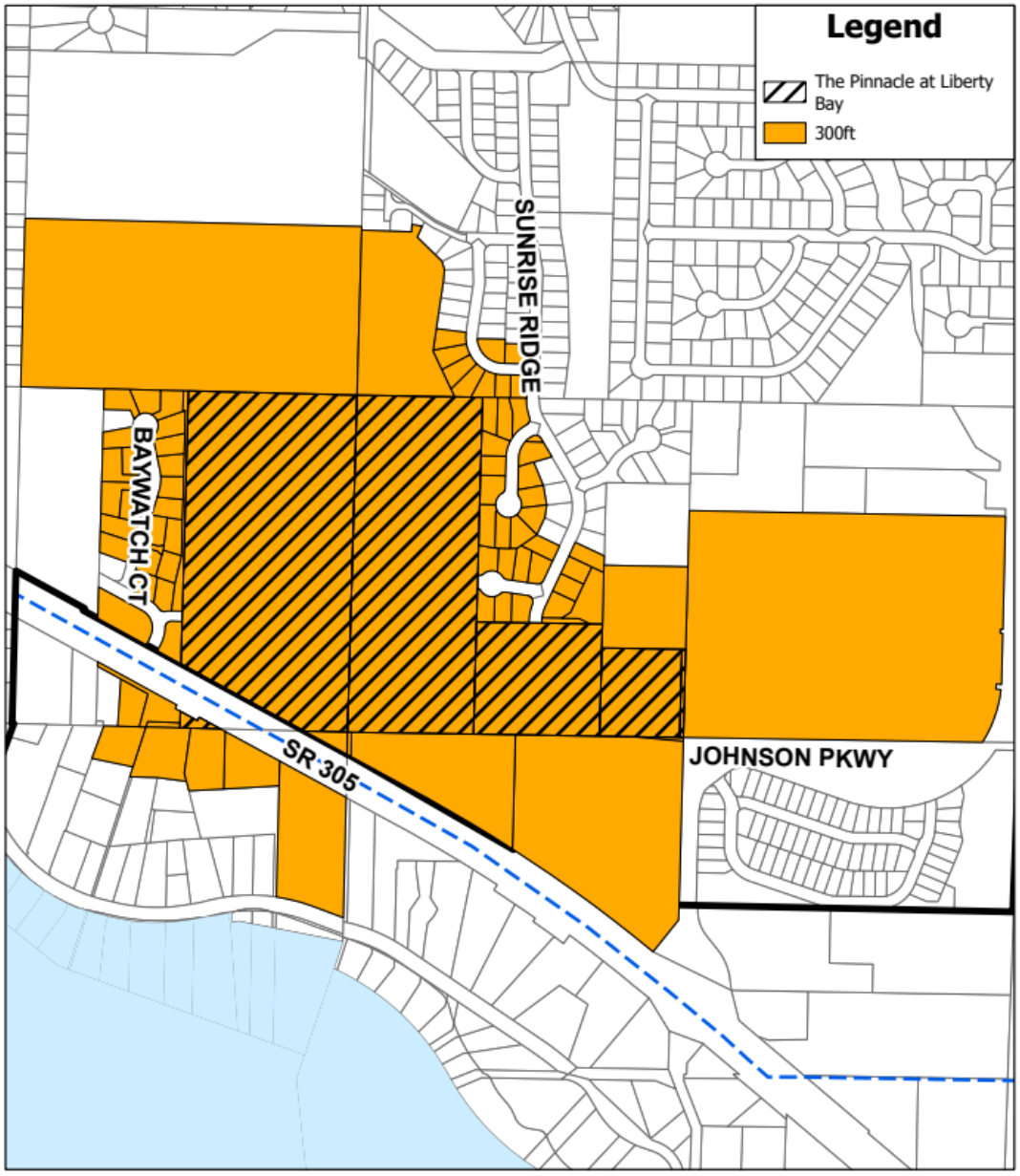
NOTICE OF PUBLIC MEETING

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.