

EXHIBIT J.1

Neighborhood Meeting Notice, Comments, Affidavit of Distribution



NOTICE OF NEIGHBORHOOD 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

JOHNSON RIDGE PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY PLAT Wednesday, March 27, 2019 | 6:30 pm | Poulsbo Library

The purpose of a neighborhood meeting is to:

1. Provide a forum for interested individuals to meet with the applicant to learn about the proposal early in the review process.
2. Provide an opportunity for meaningful public input.
3. Provide a dialogue between the applicant, citizens, and city officials whereby issues can be identified.
4. Provide an opportunity for applicants to address concerns generated by individuals and incorporate possible changes.

The City of Poulsbo conducted a Pre-Application meeting on August 21, 2018. The applicant is ready to move forward in the permit process and before an application can be complete a Neighborhood Meeting must be conducted following the requirements of Poulsbo Municipal Code (PMC) 19.60.

NOTE: The neighborhood meeting is conducted by the applicant.

Project Name:	Johnson Ridge Planned Residential Development and Preliminary Plat
Project Location:	17504 Johnson Road NE, Poulsbo, WA 98370 252601-2-004-2008
Project Size:	13.75 Acres
Application Type:	Type III Hearing Examiner Decision
Applicant:	CPH Consultants 425-285-2390 matt@cphconsultants.com
Property Owner:	Holt Distressed Property Fund (503) 519-4684 ken@holtgroupinc.com
Meeting Location:	Poulsbo Library 700 NE Lincoln Road Poulsbo WA
Meeting Date and Time:	Wednesday, March 27, 2019 Beginning at 6:30 PM
Project Description:	Subdivision of an existing 13.75-acre real parcel (remainder after City's acquisition for the Noll Road project) to develop a new residential neighborhood with approximately 61 new single-family residential lots, public and private roads, improved landscape and open space areas, storm drainage facilities and other associated public utilities.
Staff Contact:	Nikole Coleman ncoleman@cityofpoulsbo.com (360) 394 -9730



AFFIDAVIT OF PUBLIC NOTICE

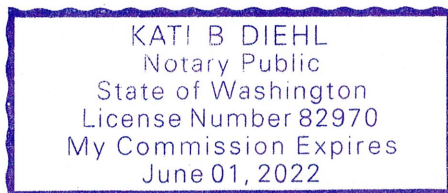
Helen Luytko, being first duly sworn,
upon his/her oath deposes and says: That he/she is now,
and at all times herein mentioned has been, a citizen of the
United States and the State of Washington, over and above the age of
twenty-one years and a resident of said County, that
on 13 March, 2019, affiant that a copy of the following
City of Poulsbo public notices, and which is attached to this affidavit,

- ☒ Neighborhood Meeting
- ☐ Notice of Application
- ☐ SEPA Determination
- ☐ Notice of Public Hearing
- ☐ Notice of Decision

has been provided, mailed and/or posted to the attached distribution lists,
property addresses or posting locations:

- ☒ US Mail
- ☒ Email
- ☒ Post at Library, City Hall, Poulsbo Post Office, Website
- ☐ Site Posting Address: _____

Helen Luytko
Subscribed and sworn to before me this 19th day of March, 2019.



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

Poulsbo, WA
My Commission expires on:

06.01.2022

Helen M. Wytko

From: Constant Contact <support@constantcontact.com>
Sent: Wednesday, March 13, 2019 3:00 PM
To: Helen M. Wytko
Subject: Your campaign Notice of Neighborhood Meeting - Johnson Ridge PRD has been sent

Constant Contact 

Dear Helen Wytko,

Your campaign '**Notice of Neighborhood Meeting - Johnson Ridge PRD**' was sent on 3/13/2019 around 6:00 PM 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: Notice of Neighborhood Meeting - Johnson Ridge PRD



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.

Please see the documents below.

- [Notice of Neighborhood Meeting](#) - Johnson Ridge Planned Residential Development and Preliminary Plat

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

[Unsubscribe hwytko@cityofpoulsbo.com](mailto:unsubscribe.hwytko@cityofpoulsbo.com)

[Update Profile](#) | [About our service provider](#)

Sent by planninginfo@cityofpoulsbo.com in collaboration with

Constant Contact 

Try it free today

COLLARD MEGAN R
17667 NOLL RD NE
POULSBO, WA 98370

CATES GEORGE A JR
PO BOX 18
BELFAIR, WA 98528

LANG SKELLEY LISA LEAH TRUSTEE
17088 STATE HIGHWAY 305
POULSBO, WA 98370

LANG LISA LEAH TRUST
17088 STATE HWY 305
POULSBO, WA 98370

ROHMAN WENDY BETH TRUSTEE
17715 NOLL RD NE
POULSBO, WA 98370

PLESSNER CHARLES & KAJITA JULIE K
17689 NOLL RD NE
POULSBO, WA 98370

MARTINEZ VICTOR
17487 NOLL RD NE
POULSBO, WA 98370

ELDRIDGE ISAIAH D
PO BOX 307
POULSBO, WA 98370

BEDWELL W A & D
17465 NOLL RD
POULSBO, WA 98370

DAMAN DOUGLAS W & BOWER YVETTE
17475 NOLL RD NE
POULSBO, WA 98370

MENDES ANDREW J & FRANCES J
17455 NOLL RD NE
POULSBO, WA 98370

THOMAS RANDY
17445 NOLL RD NE
POULSBO, WA 98370

EKELMANN ROBERT PERSONAL REP
5376 E EDGERTON PARKS RD
PALMER, AK 99645

EKELMANN ROBERT PERSONAL REP
5376 E EDGERTON PARKS RD
PALMER, AK 99645

SIMMS RONALD K
16979 NOLL RD NE
POULSBO, WA 98370

GOSSMAN STEPHEN J & SHARON L
17653 NOLL RD NE
POULSBO, WA 98370

DIVOKY CHARLES E & AGNES
18275 58TH NE
KENMORE, WA 98028

LANG SKELLEY LISA LEAH TRUSTEE
17088 STATE HIGHWAY 305
POULSBO, WA 98370

MILLER JERRY M
17535 NOLL RD NE
POULSBO, WA 98370

HOLT DISTRESSED PROPERTY FUND 2010
LP
PO BOX 61426
VANCOUVER, WA 98666

, 0

EXHIBIT J.2

Notice of Application, Affidavit of Publication and Distribution



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

JOHNSON RIDGE PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT | TYPE III APPLICATION

Comments Due: January 10, 2020

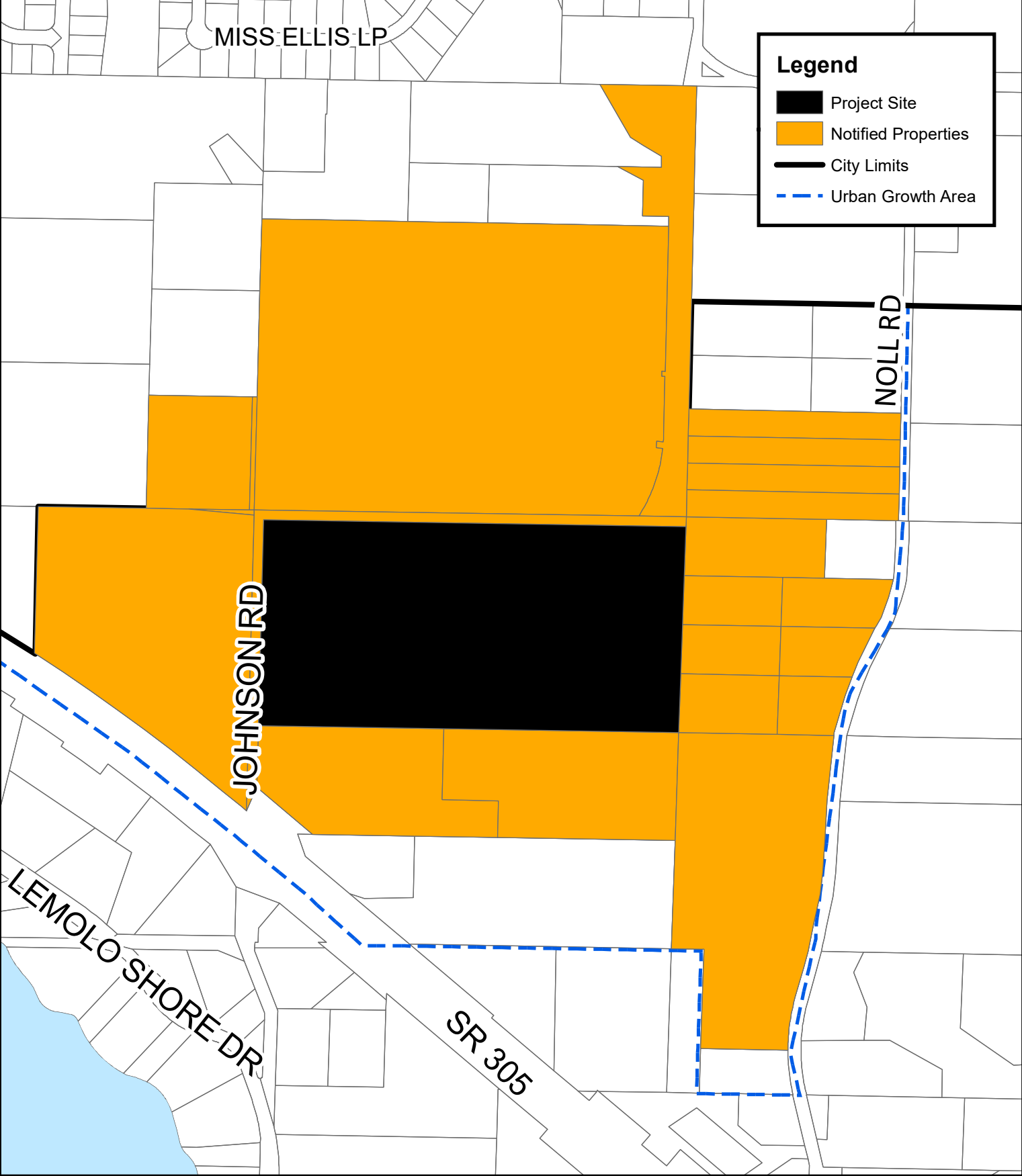
The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in any public hearings, and request a copy of the final decision.

File No.:	P-08-02-19-01	Zoning:	Residential Low (RL)
Counter Complete:	August 7, 2019	Technical Completion:	December 17, 2019
Notice of Application:	December 27, 2019	Tax Parcel:	252601-2-004-2008
Site Location:	17504 Johnson Road NE Poulsbo WA 98370		
Property Owner:	The Holt Group Ken Allen PO Box 61426 Vancouver WA 98666		
Applicant/Agent:	CPH Consultants Matt Hough 11431 Willows Rd NE, Ste 120 Redmond WA 98052		
Project Description:	Develop 13.75 acres into 61 single family lot Planned Residential Development (PRD) and Preliminary Plat (PP). The average lot size is 5,512 SF and the smallest lot is 4,474 SF. 2.42 acres of open space is proposed. Improvements include roads, sidewalks, recreational amenities, utility, and stormwater facilities		
Permits Included in Application:	Planned Residential Development, Preliminary Plat, Critical Area Review, SEPA		
Permits NOT Included in Application:	Tree Cutting and Clearing, Grading, Forest Practices Application, Right-Of-Way, Building		
Environmental (SEPA) Review:	None at this time.		
Existing Environmental Docs:	Preliminary Stormwater Plan, Geotechnical Engineering Report, Traffic Impact Analysis, Stream Assessment and Habitat Management Plan, Tree Retention/Arborist Report.		
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 until January 10, 2020 . The public may request a copy of the decision once made. Public comments may be mailed, emailed, personally delivered or faxed to the City.		
Public Meeting and Public Hearing Date:	Planning Commission Public Meeting and Hearing Examiner Public Hearing TBD		
Examination of File:	The complete application file may be examined at the PED Department, Poulsbo City Hall, 200 NE Moe Street, from 8:30 a.m. to 4:30 p.m. Monday through Friday.		
Review Authority:	Hearing Examiner is the review authority for this proposal. A recommendation from the Planning Commission will be provided to the Hearing Examiner.		
Staff Contact:	Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com; (360) 394 -9748		
Site Map:	See attached.		



Notice Map

City of Poulsbo Planning Department



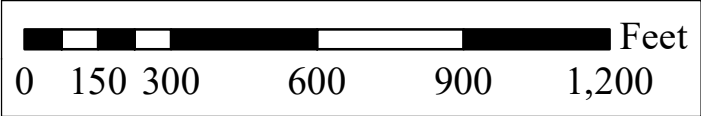
Legend

Project Site

Notified Properties

City Limits

Urban Growth Area



NOA



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: 08-02-19-01 Project Name: Johnson Ridge PRD/PP

Nikole Coleman, 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 Dec 27, 2019, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

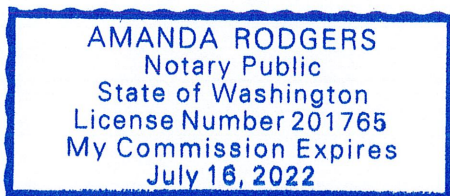
- ☒ Notice of Application
- ☐ SEPA Determination
- ☐ Notice of Public Meeting
- ☐ Notice of Public Hearing
- ☐ Notice of Decision

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: [Signature] Date: 12/27/19

Subscribed and sworn to before me this 27th day of December, 2019



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

Bremerton, WA
My Commission expires on:

07/16/2022 HR

From: [Constant Contact](#)
To: [City of Poulsbo Planning and Economic Development](#)
Subject: Your campaign Johnson Ridge PRD and Preliminary Plat - Notice of Application has been sent
Date: Friday, December 27, 2019 8:01:01 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Dear Nikole Coleman,

Your campaign '**Johnson Ridge PRD and Preliminary Plat - Notice of Application**' was sent on 12/27/2019 around 11:00 AM 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: Johnson Ridge PRD and Preliminary 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 Johnson Ridge Planning Residential Development and Preliminary Plat 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 # P-08-02-19-01.

Comments are due by January 10, 2020.

Thank you!

[Notice of Application](#)

Nikole Coleman, Associate Planner
ncoleman@cityofpoulsbo.com
360-394-9748

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

[Unsubscribe planninginfo@cityofpoulsbo.com](mailto:planninginfo@cityofpoulsbo.com)

[Update Profile](#) | [About Constant Contact](#)

**Order #106479007**

Order Date: December 19, 2019

Account: PoulsboPED

Order Total: \$11.59**Billing Address**

Karla Boughton
City of Poulsbo
200 NE Moe St
Poulsbo WA 98370-7347
United States
T: 360-394-9748

Payment Method

Credit Card
Credit Card Type:
 MasterCard
Credit Card Number:
 XXXX-7672



Complete



In progress



Attention

Job ID: 6192797

Requested Fulfillment Date: 12/20/2019

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - SpaceSaver Format Product SKU: PC22-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte With Gloss UV Finish</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: NOA Postcard_1</i> <i>Job Address List Name: Johnson_Ridge2_dbf_1</i>		18	\$11.59	
Production Cost for 18 Pieces:\$6.66 First Class Automated card Postage for 18 Pieces: \$4.93 Postage for 0 Pieces: \$0.00 Postage for 0 Pieces: \$0.00				
Order Sub Total:			\$11.59	
Invoice Subtotal:			\$11.59	
Total Invoice:			\$11.59	

North Kitsap Herald

Affidavit of Publication

State of Washington }

County of Kitsap } ss

Leanna Hartell being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the North Kitsap Herald a weekly newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a weekly newspaper in Kitsap County, Washington and is and always has been printed in whole or part in the North Kitsap Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Kitsap County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of NKH885181 NOTICE OF APPLICATION as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 12/27/2019 and ending on 12/27/2019 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$16.17.

Leanna Hartell

Subscribed and sworn before me on this

27th day of December

2019.



Linda Phillips

Notary Public in and for the State of Washington.

City of Poulsbo-Planning | 80707350
NIKOLE COLEMAN



**CITY OF POULSBO
NOTICE OF
APPLICATION
RCW 36.70B.110**

Project Name: Johnson
Ridge Planned Residen-
tial Development &
Preliminary Plat

Location: 17504 John-
son Road NE | Poulsbo
WA 98370

Project Description: De-
velop 13.75 acres into a
61 single family lot
Planned Residential De-
velopment and Prelimi-
nary Plat. The average
lot size is 5,512 SF and
the smallest lot is 4,474
SF. 2.42 acres of open
space is proposed. Im-
provements include
roads, sidewalks, rec-
reational amenities,
utility, and stormwater
facilities.

Permit Type: Type III
Application

Review Authority:

Hearing Examiner

Public Comment: The
public may comment on
the application and the
comment period will re-
main open until 4:30
p.m. on January 10,
2020.

Complete Application:
The application file may
be examined at the PED
Department, Poulsbo
City Hall from 8:30 am
to 4:00 pm Monday
through Friday. For fur-

ther information:
<https://cityofpoulsbo.com/planning-economic-development-current-applications-notices/>
Published: North Kitsap
Herald
December 27, 2019
Legal #: NKH885181

EXHIBIT J.3

**Notice of Planning Commission Meeting. Affidavit of
Publication and Distribution**



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

JOHNSON RIDGE PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT

The Planning Commission will review the application at the meeting scheduled for **June 23, 2020, at 7:00 pm.** Due to the Governors "Stay Home – Stay Healthy" Order, **public meetings must be held virtually.** This call-in number: **1 - 623- 404-9000** and meeting id: **149-849-8375** are provided for attendance.

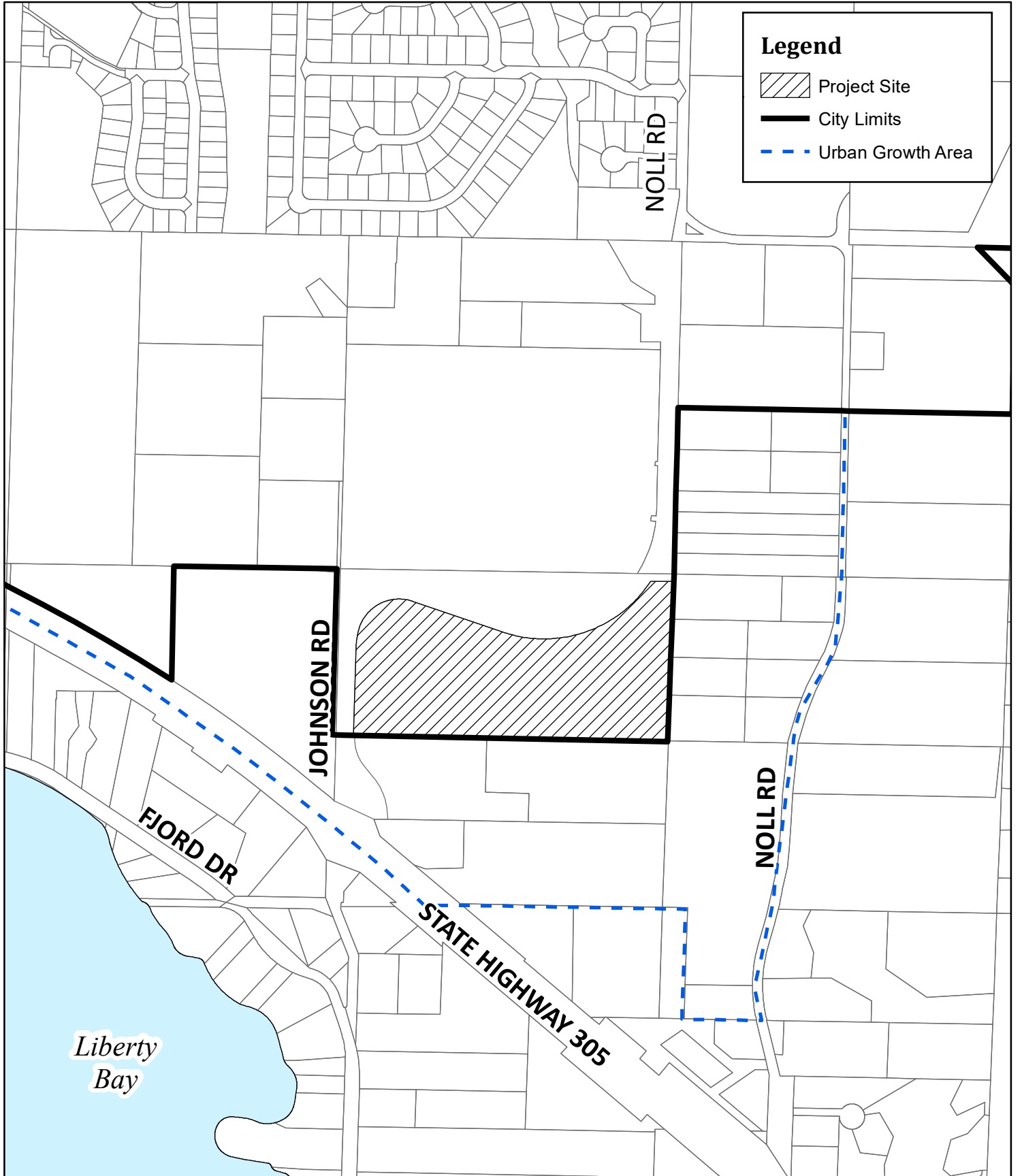
File No.	P-08-02-19-01
Site Location:	17504 Johnson Road NE Poulsbo WA 98370
Tax Parcel:	252601-2-004-2008
Property Owner:	The Holt Group Ken Allen PO Box 61426 Vancouver WA 98666
Applicant/Agent:	CPH Consultants Matt Hough 11431 Willows Rd NE, Ste 120 Redmond WA 98052
Project Description:	Develop 13.75 acres into 61 single family lot Planned Residential Development (PRD) and Preliminary Plat (PP). The average lot size is 5,041 SF and the smallest lot is 4,361 SF. 2.06 acres of open space is proposed. Improvements include roads, open spaces, recreational amenities, tree retention, and utility and stormwater facilities. Critical areas include an off-site wetland, steep slope, and Bjorgen Creek. The property is vacant following the removal of multiple dilapidated buildings
Application(s) Under Review:	Planned Residential Development, Preliminary Plat, Critical Area Review
Environmental Review:	Review under the State Environmental Policy Act (SEPA) was required for this project. A SEPA Threshold Determination was issued for this project June 8, 2020 with comment period ending June 22, 2020.
Examination of File:	The complete application file may be examined online by going to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > Applications > and search for permit number P-08-02-19-01. If you are unable to access the file online, please call the staff contact for other options.
Review Authority:	The Planning Commission will make a recommendation to the Hearing Examiner. The Hearing Examiner is the review authority for this Type III application.
Meeting Information:	The Planning Commission meeting is scheduled for June 23, 2020 at 7:00 PM. Due to the Governors "Stay Home – Stay Healthy" Order, public meetings must be held virtually. This call-in number: 1-623-404-9000 and meeting id: 149-849-8375 are provided for attendance. We encourage written public comment submission prior to the meeting via email to ncoleman@cityofpoulsbo.com . Citizen comments will also be accommodated during the virtual meeting.
Staff Contact:	Nikole Coleman, Associate Planner; ncoleman@cityofpoulsbo.com ; (360) 394 -9748
Site Map:	See attached.

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.



Project Site Map

City of Poulsbo Planning Department





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: 08-02-19-01 Project Name: Johnson Ridge PRD

Nikole Coleman, 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 12, 2020, 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: [Signature] Date: 6/15/20

Subscribed and sworn to before me this 12 day of June, 2020

Rhiannon K Fernandez
Notary Public
State of Washington
Appointment Exp. 06/14/20

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

Port Orchard
My Commission expires on:

6/14/2020

From: [Constant Contact](#)
To: [City of Poulsbo Planning and Economic Development](#)
Subject: Your campaign Johnson Ridge PRD and Preliminary Plat - Notice of Public Meeting - June 23 has been sent
Date: Thursday, June 11, 2020 11:41:46 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.



Dear Nikole Coleman,

Your campaign '**Johnson Ridge PRD and Preliminary Plat - Notice of Public Meeting - June 23**' was sent on 6/11/2020 around 2:41 PM 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: Johnson Ridge PRD and Preliminary Plat - Notice of Public Meeting - June 23



City of Poulsbo Public Meeting Notice

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

Please see the Notice of Planning Commission Public Meeting for the proposed Johnson Ridge PRD and Preliminary Plat below.

Project documents and public notices for the **Johnson Ridge PRD and Preliminary Plat** 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-08-02-19-01.

Thank you!

[Notice of Planning Commission Public Meeting](#)

Nikole Coleman, AICP, Associate Planner
ncoleman@cityofpoulsbo.com
360-394-9748

**Order #107843754**

Order Date: June 9, 2020

Account: PoulsboPED

Order Total: \$9.79**Billing Address**

Karla Boughton
City of Poulsbo
200 NE Moe St
Poulsbo WA 98370-7347
United States
T: 360-394-9748

Payment Method

Credit Card
Credit Card Type:
 MasterCard
Credit Card Number:
 XXXX-7672



Complete



In progress



Attention

Job ID: 7629793

Requested Fulfillment Date: 6/10/2020

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 4.25 x 6 - SpaceSaver Format Product SKU: PC22-P <i>Product Type: Postcard 4.25 X 6</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: Notice Of PM Postcard</i> <i>Job Address List Name: JRidge300names</i> Production Cost for 17 Pieces:\$5.10 First Class Automated card Postage for 17 Pieces: \$4.69 Postage for 0 Pieces: \$0.00 Postage for 0 Pieces: \$0.00		17	\$9.79	
Order Sub Total:			\$9.79	
Invoice Subtotal:			\$9.79	
Total Invoice:			\$9.79	