

EXHIBIT J

PUBLIC NOTICING

- 1. NOTICE OF APPLICATION MATERIALS**
- 2. NOTICE OF PUBLIC MEETING & HEARING MATERIALS**



NOTICE OF APPLICATION

Planning and Economic Development
200 NE Moe Street
(360) 394-9748 | fax (360) 697-8269
www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

EXHIBIT J.1
NOTICE OF APPLICATION
MATERIALS

WINSLOW RIDGE PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT APPLICATION

Comments Due: April 29, 2021

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.

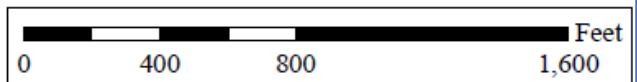
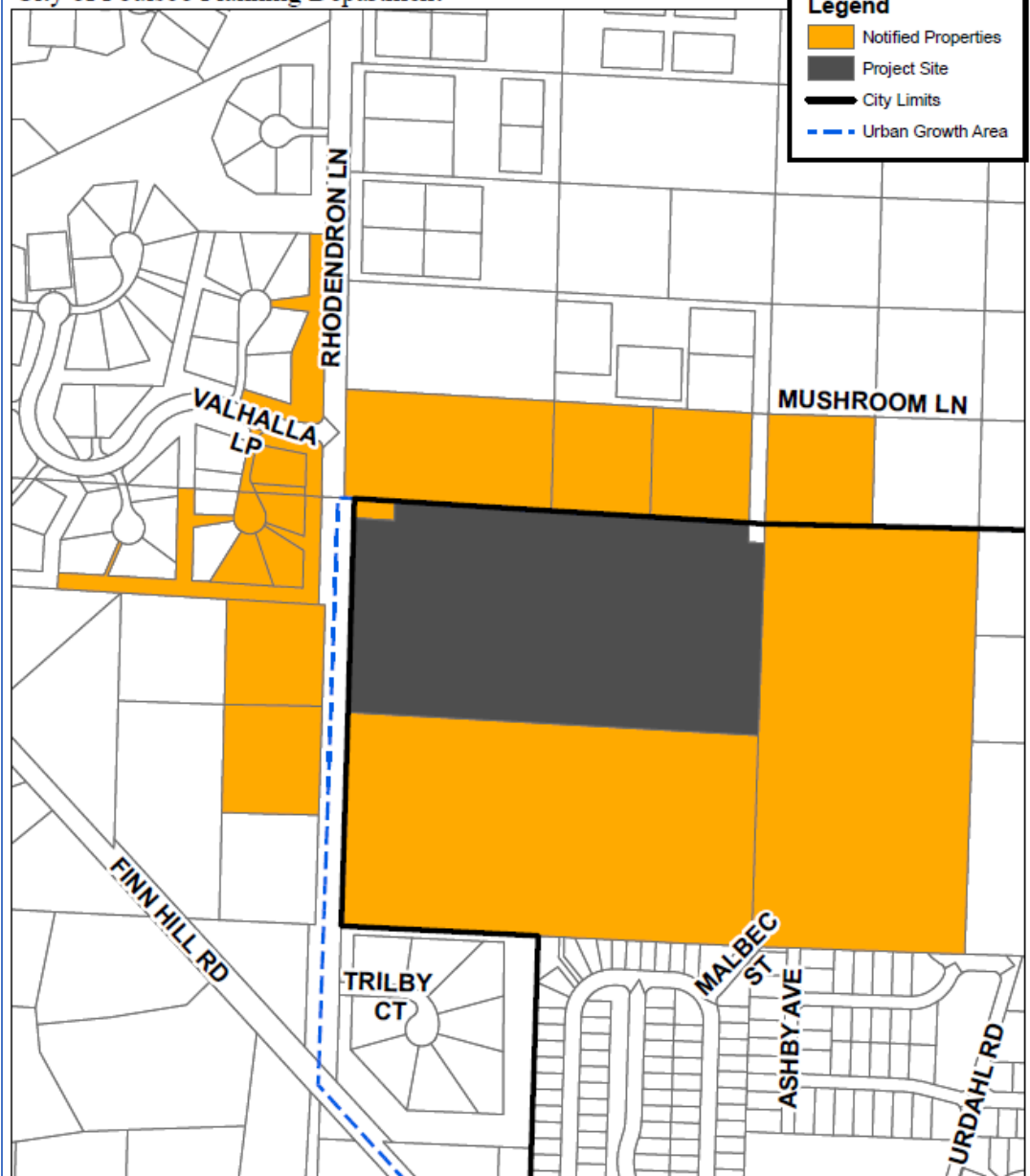
File No.:	P-02-26-21-02	Zoning:	Residential Low
Counter Complete:	March 15, 2021	Technical Completion:	April 12, 2012
Notice of Application:	April 15, 2021	Tax Parcel:	092601-1-041-2005
Site Location:	22108 Rhododendron Lane, Poulsbo WA 98370		
Property Owner:	Swenson, Philip J PO Box 656 Poulsbo, WA 98370-0656		
Applicant/Agent:	MTT Family of Companies % Sharon Snook 16000 Christensen Road, Suite 150 Seattle, WA 98188		
Project Description:	Develop 18.64 acres into 86 single family lot Planned Residential Development and Preliminary Plat. Includes 1.89 acres of open space, recreational amenities, tree retention, and road/sidewalk, utility, and stormwater facilities.		
Permits Included in Application:	Planned Residential Development, Preliminary Plat, SEPA		
Permits NOT Included in Application:	Tree Cutting/Clearing, Grading, NPDES Permit, Final Plat, Building Permit, Right-Of-Way		
Existing Environmental Documents:	Significant Tree Inventory Report, Geotechnical Engineering Report, Geotechnical Engineering Letter – Infiltration, Traffic Impact Analysis, and Preliminary Storm Drainage 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 April 29, 2021. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered (by appointment) to the City.		
Public Hearing Date:	No meeting or hearing date is identified at this time. a Planning Commission public meeting and Hearing Examiner public hearing are required with Type III Permit review.		
Examination of File:	The application file may be examined online by going to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > Applications > and search for permit # P-02-26-21-02. If you are unable to access the file, please call the staff contact for options.		
Review Authority:	The Hearing Examiner is the review authority for this Type III application.		
Staff Contact:	Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748		

Notice Map

City of Poulsbo Planning Department

Legend

- Notified Properties
- Project Site
- City Limits
- Urban Growth Area



Site 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-02-26-21-02 Project Name: Winslow Ridge PRD & PP

Edie Berghoff, 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 April 15, 2021, 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: Edie Berghoff Date: April 14, 2021

Subscribed and sworn to before me this ____ day of _____, 20__

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

My Commission expires on:



Order No.14010627269

Order Total: \$9.95

Order Date	Account	Payment Method	Order Status
May 4, 2021	PoulsboPED	Credit Card	<div><div></div><div>complete</div></div>
		Credit Card Type	
		Credit Card Number	
		MasterCard	
		XXXX-7672	

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

Job ID: 10547001

Requested Fulfillment Date: 4/14/2021

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 Paper Type: White Matte Print Color: Full Color Print Options: Printing Both Sides Mail Class: First Class Production Time: Next Day Base Document Name: NOA_ONLY_Postcard__Winslow_Ridge Job Address List Name: POR_List</i> Production Cost for 17 Pieces:\$5.10 First Class Automated card Postage for 17 Pieces: \$4.85	4/14/2021 Mailed via USPS	17	\$9.95	<div><div></div><div></div></div>
Order Sub Total:			\$9.95	
Invoice Subtotal:				\$9.95
Total Invoice:				\$9.95

NOTICE OF LAND USE APPLICATION

The minimum public comment period shall be 14 calendar days. The public may comment on the application until **April 29, 2021**. Public comments may be mailed, emailed, or personally delivered (with appointment).

Project Name: Winslow Ridge Planned Residential Development and Preliminary Plat

Site Address: 22108 Rhododendron Lane | Poulsbo WA 98370

Tax Parcel: 092601-1-041-2005

Permit No.: P-02-26-21-02

Application Type: Type III

Review Authority: Hearing Examiner

Applicant: MTT Family of Companies | 16000 Christensen Road, Suite 150 | Seattle, WA 98188

Owner: Philip J Swenson | PO Box 656 | Poulsbo, WA 98370-0656

Project Description: Develop 18.64 acres into 86 single family lot Planned Residential Development and Preliminary Plat. Includes 1.89 acres of open space, recreational amenities, tree retention, and road/sidewalk, utility, and stormwater facilities.

Examination of File: The application file may be examined online by going to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit # P-02-26-21-02. If you are unable to access the file, please call the staff contact for options.

Staff Contact: Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748



— 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: April 29, 2021

Planning Dept.
200 NE Moe St
Poulsbo, WA 98370-7347

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

COMMODORE POULSBO LLC
6820 20th St E Ste A
Fife, WA 98424-2216

AFFIDAVIT OF PUBLICATION

Jess Rae
City of Poulsbo
200 NE Moe St
Poulsbo WA 98370

STATE OF WASHINGTON, COUNTIES OF KING AND SNOHOMISH

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by orders of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

04/15/2021

CITY OF POULSBO Notice of Application

Project Name: Winslow Ridge Planned Residential Development & Preliminary Plat

Location: 22108 Rhododendron Lane, Poulsbo WA 98370

Project Description: Develop 18.64 acres into 86 single family lot Planned Residential Development and Preliminary Plat. Includes 1.89 acres of open space, recreational amenities, tree retention, and road/sidewalk, utility, and stormwater facilities.

Permit Type: III

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 until April 29, 2021. The public may request a copy of the decision once made. Public comments may be mailed, emailed, personally delivered, or faxed to the City.

Complete Application: The application file may be examined online by going to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit # P-02-26-21-02. If you are unable to access the file, please call the staff contact for options.

Staff Contact: Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394-9748

Agent

Valery Jefferson

Signature

Valery

Subscribed and sworn to before me on

04/16/2021

Debbie Collantes

Debbie Collantes

(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$91.43
Order No: 9279
Customer No: 209
PO #:

DEBBIE COLLANTES
Notary Public
State of Washington
License Number 197558
My Commission Expires
February 15, 2022



NOTICE OF MEETING & HEARING

Planning and Economic Development
200 NE Moe Street
(360) 326-3000
www.cityofpoulsbo.com

EXHIBIT J.2
NOTICE OF PUBLIC
MEETING & HEARING
MATERIALS

WINSLOW RIDGE PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT

PUBLIC MEETING: SEPTEMBER 13, 2022 AT 6:00 PM

The Planning Commission will review the application for the Winslow Ridge Planned Residential Development (PRD) & Preliminary Plat at the meeting scheduled for **September 13, 2022**, at 6:00 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.

TENTATIVE PUBLIC HEARING: OCTOBER 4, 2022 AT 10:00AM

A public hearing is *tentatively scheduled* for 10:00 am on October 4, 2022 for the Hearing Examiner to review the proposal and receive public comments on the proposed Winslow Ridge PRD and Preliminary Plat. Due to the COVID-19 pandemic, and requirement in-person meeting option be provided, the hearing will include virtual and in person options for attendance. A meeting room will be available at Poulsbo City Hall, 200 NE Moe Street, Poulsbo. Visit Planning & Economic Development Active Projects page to verify meeting date and time and find call-in number, meeting id, and webinar link for hearing attendance.

Requested Action:	All Persons are invited to provide written and verbal testimony to the Planning Commission and Hearing Examiner regarding the proposed project.
File No.	P-02-26-21-02
Site Location:	22108 Rhododendron Lane, Poulsbo WA 98370
Tax Parcel:	092601-1-041-2005
Property Owner:	<i>Current:</i> Winslow Dev 360 LLC 16000 Christensen Rd, Ste 150 Seattle, WA 98188 <i>At time of application:</i> Swenson, Philip J PO Box 656 Poulsbo, WA 98370-0656
Applicant/Agent:	MTT Family of Companies 16000 Christensen Rd, Ste 150 Seattle, WA 98188
Project Description:	Develop 18.64 acres into 86 single family lot Planned Residential Development and Preliminary Plat. Includes 1.89 acres of open space, recreational amenities, tree retention, and road/sidewalk, utility, and stormwater facilities.
Application(s) Under Review:	Preliminary Plat, Planned Residential Development, Design Review, SEPA Review
Environmental Review:	Review under SEPA was required. A SEPA Threshold Determination was issued for this project August 12, 2022 with comment period ending August 26, 2022. The application file may be examined online by going to https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home > Applications > and search for permit # P-02-26-21-02. If you are unable to access the file, please call the staff contact for options.
Examination of File:	
Review Authority:	The Hearing Examiner is the review authority for this Type III application.
Planning Commission Meeting Information: (continued next page)	The Planning Commission meeting is scheduled for September 13, 2022 at 6:00 PM or soon thereafter. The Planning Commission will make recommendation to the Hearing Examiner. Meeting procedures are available from the PED Department and City Clerk's office and are conducted based on Roberts Rules of Order. Due to the ongoing COVID-19 pandemic, 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



**Planning Commission
Meeting Information:**
(continued)

**Hearing Examiner
Hearing Information:**

Staff Report:

Staff Contact:

number: **253 215 8782** and meeting id: **810 2047 3350** are provided for virtual attendance, in addition to this webinar link: <https://us06web.zoom.us/j/81020473350>.

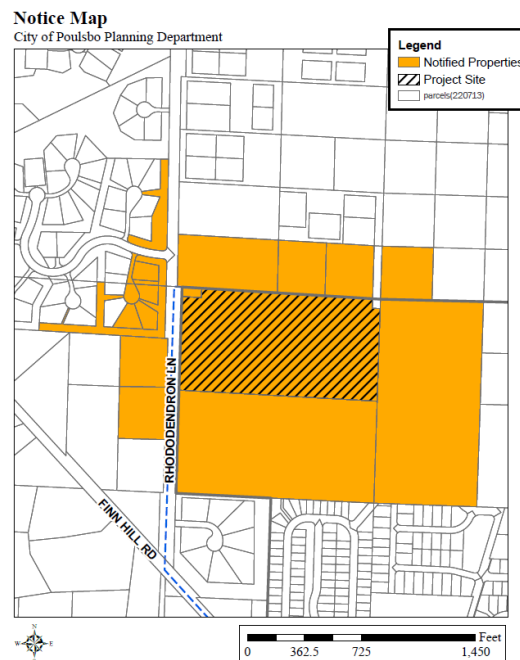
We encourage written public comment submission prior to the meeting via email to eberghoff@cityofpoulsbo.com. Citizen comments will also be accommodated during the virtual meeting.

A public hearing is tentatively scheduled for 10:00 am on October 4, 2022 for the Hearing Examiner to review the proposal and receive public comments on the proposed Winslow Ridge PRD and Preliminary Plat. Due to the ongoing COVID-19 pandemic, and requirement in-person meeting option be provided, the hearing will include virtual and in-person options for attendance. A meeting room will be available at Poulsbo City Hall, 200 NE Moe Street, Poulsbo, Washington. Visit Planning & Economic Development Department Active Projects page to verify meeting date and time and find call-in number, meeting id, and webinar link for hearing attendance.

The staff report will be available at least seven calendar days before the Planning Commission meeting and a copy will be provided at a reasonable cost.

Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748

Site Map:



All interested people are invited to attend the hearing. If you are unable to attend, your written comments, received no later than the date and time scheduled for the hearing, will be given careful consideration by the Hearing Examiner and made a part of the record.

The following procedural rules have been established for public hearings to allow a fair and orderly hearing:

1. The length of time given to individuals speaking for or against a proposal may be determined by the Hearing Examiner prior to the application being considered;
2. A speaker representing each side of the issue is encouraged.

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-02-26-21-02 Project Name: Winslow Ridge PRD? Pre-Plat PH? PCRM

Tiffany Simmons, 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 September 2, 2022, 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 HE
- ☐ 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: _____ Date: 9/2/22

Subscribed and sworn to before me this 2nd day of September, 2022



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

Silverdale

My Commission expires on:

05/19/2025



Order No.14016404700

Order Total: \$13.13

Order Date	Account	Payment Method	Number of Jobs
Sep 1, 2022, 7:11:42 PM	PoulsboPED	Credit Card	1
		Credit Card Type	MasterCard
		Credit Card Number	XXXX-7672

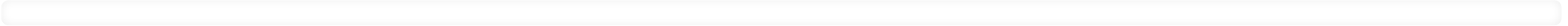
Billing Address
Karla Boughton
City of Poulsbo
200 NE Moe St
Poulsbo Washington 98370-7347
United States
T: 360-394-9748

Job and Product Information	Requested Fulfillment Date	Actual Fulfillment Date	Quantity	Sub total
<p>Job ID: 16510695</p> <p>Postcard - 4 x 9 - Vertical Split Format</p> <p>Product SKU: PC81-P</p> <p>Job Source: PMUI</p> <p>Product Type: Postcard 4 X 9 , Paper Type: White Matte With Gloss UV Finish, Print Color: Full Color, Print Options: Printing Both Sides, Mail Class: First Class, Production Time: Next Day. Base Document Name: Postcard_Noticing_220901 Job Address List Name: Winslow_PRD_300ft</p> <p>Production Cost for 14 Pieces: \$7.42</p> <p>First Class Automated card Postage for 14 Pieces: \$5.03</p> <p>Postage for 0 Pieces: \$0.00</p> <p>Postage for 0 Pieces: \$0.00</p>	9/2/2022		14	\$12.45

Invoice Subtotal: \$12.45

Tax: \$0.68

Total Invoice: \$13.13



NOTICE OF SPECIAL PUBLIC MEETING AND PUBLIC HEARING

Due to the COVID-19 pandemic, and requirement in-person meeting option be provided, the public meeting and hearing will include virtual and in-person options for attendance. A meeting room will be available at Poulsbo City Hall, 200 NE Moe Street, Poulsbo. Visit Planning & Economic Development Department Active Projects page to verify meeting date and time and find call-in number, meeting id, and webinar link for hearing attendance.

PUBLIC MEETING: SEPTEMBER 13, 2022 AT 6:00 PM or soon thereafter: The Planning Commission will review the application for the Winslow Ridge Planned Residential Development (PRD) & Preliminary Plat and make a recommendation to the Hearing Examiner.

TENTATIVE PUBLIC HEARING: OCTOBER 4, 2022 AT 10:00AM or soon thereafter: A public hearing is **tentatively scheduled** for the Hearing Examiner to review the proposal and receive public comments on the proposed Winslow Ridge PRD and Preliminary Plat. See note above to confirm date and time.

Requested Action: All persons are invited to provide written and verbal testimony to the Planning Commission and Hearing Examiner regarding the proposed project.

File No. P-02-26-21-02 **Review Authority:** Hearing Examiner **Site Location:** 22108 Rhododendron Lane, Poulsbo WA 98370 **Tax Parcel:** 092601-1-041-2005

Property Owner: Current: Winslow Dev 360 LLC | 16000 Christensen Rd, Ste 150 | Seattle, WA 98188. *At time of application:* Swenson, Philip J | PO Box 656 | Poulsbo, WA 98370-0656

Applicant/Agent: MTT Family of Companies | 16000 Christensen Rd, Ste 150 | Seattle, WA 98188

Project Description: Develop 18.64 acres into 86 single family lot Planned Residential Development and Preliminary Plat. Includes 1.89 acres of open space, recreational amenities, tree retention, and road/sidewalk, utility, and stormwater facilities.

Application(s) Under Review: Preliminary Plat, Planned Residential Development, Design Review, SEPA Review.

Environmental Review: Review under SEPA was required. A SEPA Threshold Determination was issued for this project August 12, 2022 with comment period ending August 26, 2022.

Examination of File: The application file may be examined online by going to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit #P-02-26-21-02. If you are unable to access the file, please call the staff contact for options.

Special Planning Commission Meeting Information: Hybrid meeting information: In-person at Poulsbo City Hall Council Chambers, 200 NE Moe Street, Poulsbo, Washington. This call-in number: **253 215 8782** and meeting id: **810 2047 3350** are provided for virtual attendance, in addition to this webinar link: <https://us06web.zoom.us/j/81020473350>. See above to confirm date and time.

Tentative Hearing Examiner Hearing Information: Hybrid meeting information: In-person at Poulsbo City Hall Council Chambers, 200 NE Moe Street, Poulsbo, Washington. Visit Planning & Economic Development Department Active Projects page to verify meeting date and time and find call-in number, meeting id, and webinar link for hearing attendance.

Staff Report: Available at least seven calendar days before the Planning Commission meeting and a copy will be provided at a reasonable cost. The staff report will be available at least seven calendar days before the Planning Commission meeting and a copy will be provided at a reasonable cost.

Staff Contact: Edie Berghoff, Associate Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748

Planning and Economic Development

200 NE Moe Street

Poulsbo, Washington 98370

ph (360) 394-9748 | fax (360) 697-8269

plan&econ@cityofpoulsbo.com



PUBLIC MEETING 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 meetings or hearings, and request a copy of the final decision.

Public Meeting: SEPTEMBER 13, 2022 AT 6:00 PM

Tentative Public Hearing: OCTOBER 4, 2022 at 10:00 AM

PLEASE CONTACT THE POULSBO PED
DEPARTMENT AT 360-394-9748 AT LEAST
48 HOURS PRIOR TO THE MEETING IF
ACCESSIBLE ACCOMMODATIONS ARE
NEEDED.

Planning Department

200 NE Moe St

Poulsbo, Washington 98370-7347

BRINE WILLIAM W

1463 NW Mushroom Ln

Poulsbo, WA 98370-7122

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

