

# Exhibit I

## Neighborhood Meeting Notice

(Applicant Distributed)



# Affidavit of Public Notice | Neighborhood Meeting

Planning and Economic Development Department  
200 NE Moe Street | Poulsbo, Washington 98370  
(360) 394-9748 | fax (360) 697-8269


[www.cityofpoulsbo.com](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

The following MUST be attached to this affidavit:

- Notice of Neighborhood Meeting
- Mailing List

I, GEORFREY P. SHERWIN, P.E., representative for the PLATEAU AT LIBERTY BAY proposed project, do hereby verify that the attached notice was mailed on 12/9, 2022 to property owners within 300 feet of (tax parcel or address) 19313 VIKING AVE NW.

Representatives Name: GEORFREY P. SHERWIN, P.E.

Representative Signature: 

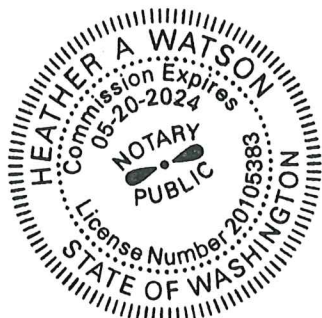
Subscribed and sworn to before me this 8 day of Dec, 2022



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

Avallup, WA  
My Commission expires on:

05/20/2024



Neighborhood Meeting Notification Letter  
Entitle Fund Two, LLC

December 9, 2022

Dear Property Owner,

The purpose of this letter is to inform you that a Neighborhood Meeting is scheduled to review and solicit public input for “The Plateau at Liberty Bay” by Entitle Fund Two, LLC. As an affected property owner within 300 feet, you are invited to attend this meeting to learn more about the proposal. The Neighborhood Meeting will be held:

Date: December 28, 2022

Time: 5:00 P.M.

Place: Kitsap County Library, 700 N.E. Lincoln Road, Poulsbo, Washington 98370

The purpose of a neighborhood meeting is to provide a forum for interested individuals to meet with the applicant to learn about the proposal early in the review process, provide an opportunity for meaningful public input, and 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 June 7<sup>th</sup>, 2022. 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.

If you have any questions or need additional information, please contact Geoffrey P. Sherwin, P.E.

Sincerely,

Geoffrey P. Sherwin, P.E.  
Director of Acquisition and Entitlement  
Entitle Fund Two, LLC  
[geoff@jkmonarch.com](mailto:geoff@jkmonarch.com)  
253-840-56660  
P.O. Box 188  
Puyallup, Washington 98371

# Exhibit I

## Notice of Application

Issued February 9, 2023



# 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](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

Application No: P-12-06-22-07 Project Name: The Plateau at Liberty Way NOA

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 February 9<sup>th</sup>, 2023, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

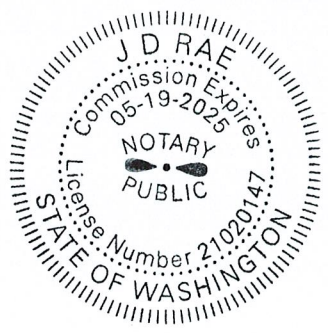
- Notice of Application
- ~~SEPA Determination~~
- Notice of Public Meeting
- Notice of Public Hearing
- Notice of Decision

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: 2/9/23

Subscribed and sworn to before me this 9<sup>th</sup> day of February, 2023



[Signature]  
NOTARY PUBLIC in and for the State of Washington, residing at:  
Silverdale  
My Commission expires on:  
05/19/2025



# 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

## The Plateau at Liberty Bay, TYPE III APPLICATION

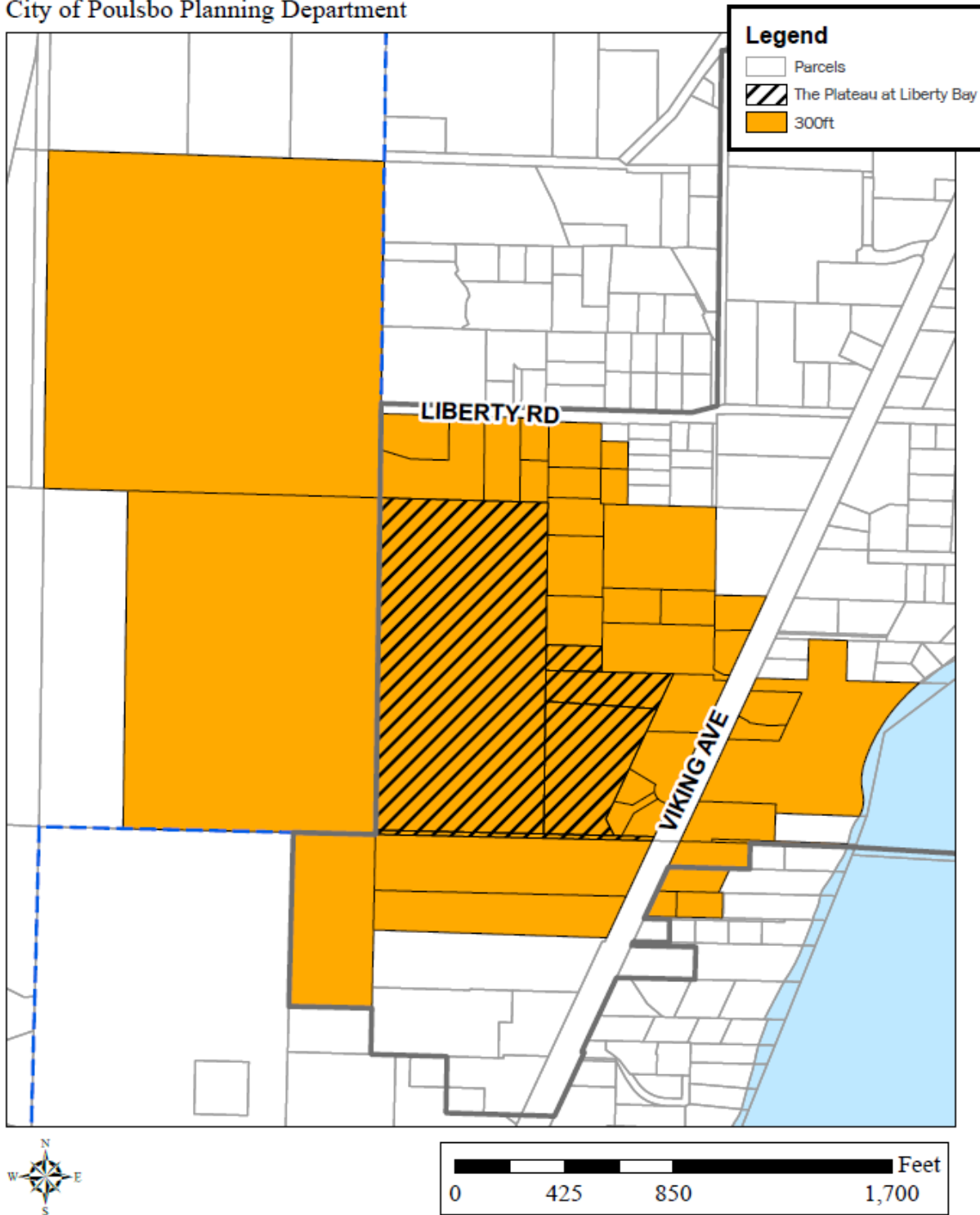
**Comments Due:** February 23, 2023

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.

<b>File No.:</b>	P-12-06-22-02	<b>Zoning:</b>	Residential Low (RL)
<b>Counter Complete:</b>	January 9, 2023	<b>Technical Completion:</b>	January 23, 2023
<b>Notice of Application:</b>	February 9, 2023		
<b>Site Location/ Tax Parcel:</b>	19313 Viking Avenue   152601-3-023-2005 19521 Laurene Lane   152601-3-040-2004 19179 Viking Avenue   152601-3-033-2003 19321 Viking Avenue   152601-3-025-2003 No address   152601-3-090-2102 Johnson Creek Properties, LLC   20882 Bond RD NE   Poulsbo, WA 98370		
<b>Property Owner:</b>	JNJ Holdings, LLC   20882 Bond Rd NE   Poulsbo, WA 98370 West Poulsbo, LLC   20882 Bond Road NE   Poulsbo, WA 98370		
<b>Applicant/Agent:</b>	Entitle Fund Two, LLC   P.O. Box 188   Puyallup, WA 98371		
<b>Project Description:</b>	The project proposes the construction of 63 single family lots with associated roadways, utilities, and open spaces.		
<b>Permits Included in Application:</b>	Planned Residential Development, Preliminary Plat, SEPA		
<b>Permits NOT Included in Application:</b>	Tree Cutting & Clearing Permit, Grading Permit, NPDES Permit, Final Plat, Building Permit, Right-of-Way Permit.		
<b>Environmental Review:</b>	Not at this time.		
<b>Public Comment Period:</b>	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 <b>February 23, 2023</b> . The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered to the City.		
<b>Public Hearing Date:</b>	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. The application file may be examined online by going to <a href="https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home">https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home</a> > Applications > and search for permit # P-12-06-22-02. If you are unable to access the file, please call the staff contact for options.		
<b>Examination of File:</b>			
<b>Review Authority:</b>	The Hearing Examiner is the review authority for this Type III application.		
<b>Staff Contact:</b>	Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748		
<b>Site Map:</b>	See attached		

# Notice Map

City of Poulsbo Planning Department



# NOTICE OF LAND USE APPLICATION

The minimum public comment period shall be 14 calendar days. The public may comment on the application until **February 23, 2023**. Public comments may be mailed, emailed, and personally delivered to the city.

**Project Name:** The Plateau at Liberty Bay

**Permit No.:** P-12-06-22-02

**Site Address:**

19313 Viking Avenue | 152601-3-023-2005

19521 Laurene Lane | 152601-3-040-2004

19179 Viking Avenue | 152601-3-033-2003

19321 Viking Avenue | 152601-3-025-2003

No address | 152601-3-090-2102

**Application Type:** Type III

**Review Authority:** Hearing Examiner

**Applicant:** Entitle Fund Two, LLC | P.O. Box 188 | Puyallup, WA 98371

**Owner:** Johnson Creek Properties, LLC; JNJ Holdings, LLC; and West Poulsbo, LLC | 20882 Bond Rd NE | Poulsbo, WA 98370

**Project Description:** The project proposes to construct 63 single family lots with associated roadways, utilities, and open spaces.

**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-12-06-22-02. If you are unable to access the file, please call the staff contact for options.

**Staff Contact:** Edie Berghoff, Senior 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



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**Comments Due: February 23, 2023**

Planning Department

200 NE Moe St

Poulsbo, Washington 98370-7347

ANDERS INGRID A

19634 Patriot Ln NW

Poulsbo, WA 98370-8325

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

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

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

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**Comments Due: February 23, 2023**

Planning Department

200 NE Moe St

Poulsbo, Washington 98370-7347

JNJ HOLDINGS LLC

20882 Bond Rd NE

Poulsbo, WA 98370-9070

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C2M LLC  
22202

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

**Planning and Economic Development**

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

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**Comments Due: February 23, 2023**

Planning Department

200 NE Moe St

Poulsbo, Washington 98370-7347

YWCA OF KITSAP COUNTY

PO Box 559

Bremerton, WA 98337-0184

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U.S. POSTAGE PAID  
C2M LLC  
22202

# The Seattle Times

## AFFIDAVIT OF PUBLICATION

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

**CITY OF POULSBO**  
Notice of Application

**Project Name:** The Plateau at Liberty Bay

**Location:**  
19313 Viking Avenue - 152601-3-023-2005  
19521 Laurene Lane - 152601-3-040-2004  
19179 Viking Avenue - 152601-3-033-2003  
19321 Viking Avenue - 152601-3-025-2003  
No address - 152601-3-090-2102

**Project Description:** The project proposes the construction of 63 single family lots with associated roadways, utilities, and open spaces.

**Permit Type:** 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 February 23, 2023. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered to the City.

**Complete Application:** The application file may be examined online by going to <https://cl-poulsbo-wa.smartgov.com/municipality.com/Public/Home> > Applications > and search for permit # P-12-06-22-02. If you are unable to access the file, please call the staff contact for options. Staff Contact: Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394-9748

### 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.

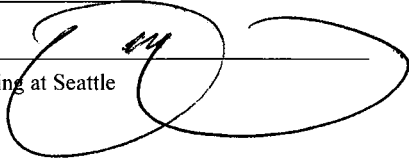
The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

02/09/2023

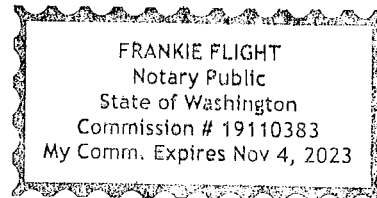
Agent MAUREEN DUGGAN Signature Maureen Duggan

Subscribed and sworn to before me on 02/09/23

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



Publication Cost: \$89.20  
Order No: 49320  
Customer No: 209  
PO #:



# Exhibit I

## Notice of Application Re-issue with increase notification area

February 23, 2023



# 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](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

Application No: P-12-06-22-02 Project Name: Platform at Liberty Bay NOA Re-issued

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 February 23, 2023, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

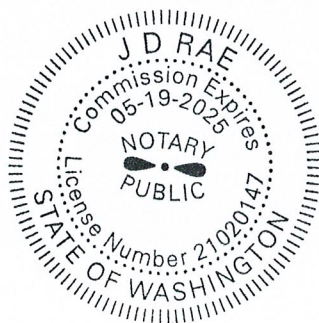
- Notice of Application - Re-issued
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has been provided:

- 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: [Handwritten Signature] Date: 2/24/2023

Subscribed and sworn to before me this 24<sup>th</sup> day of February, 2023



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

Silverdale  
My Commission expires on:

05/19/2025





# RE-ISSUED 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

## The Plateau at Liberty Bay, TYPE III APPLICATION

*Re-issue with increase notification area.*

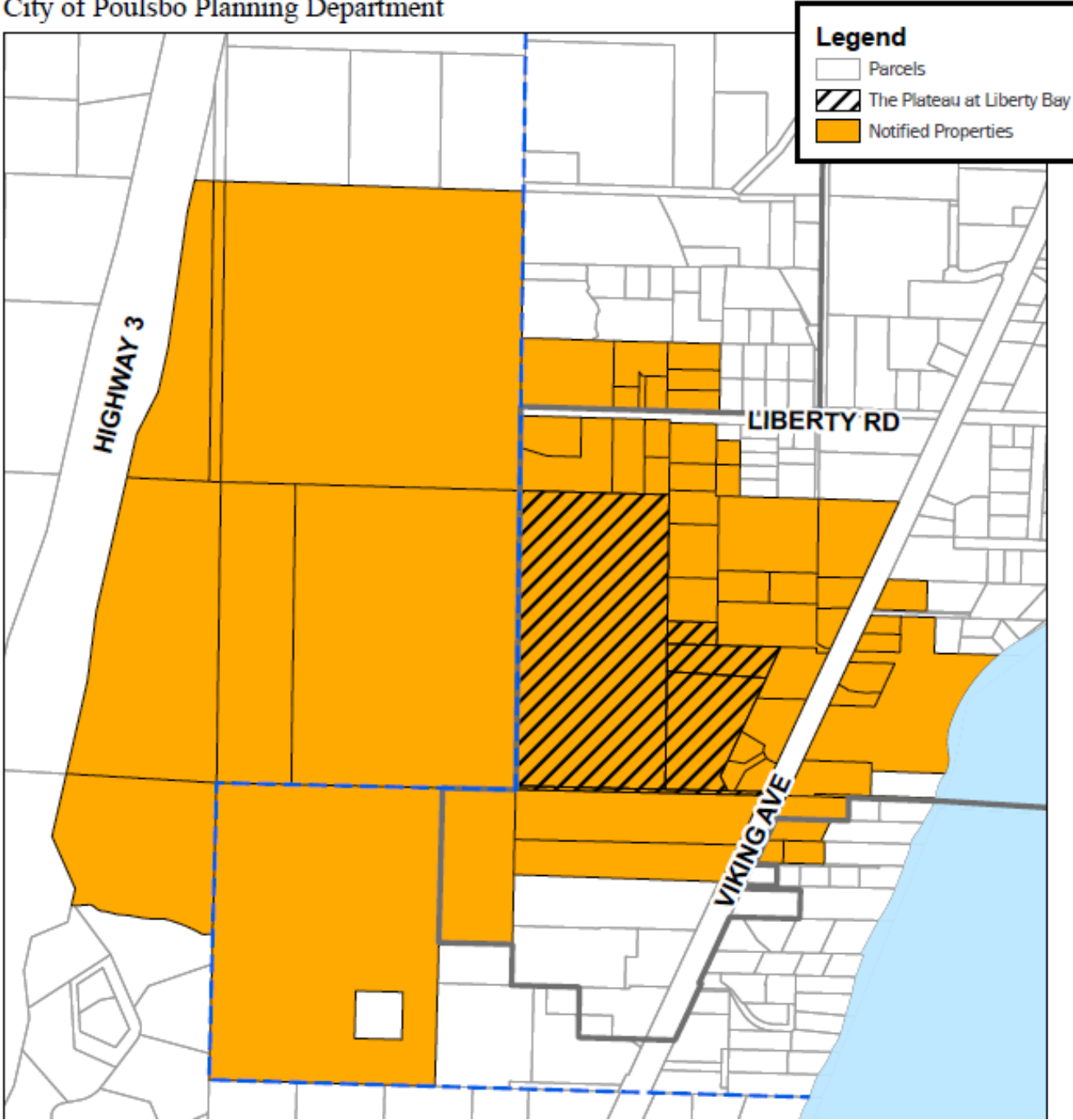
**Comments Due:** March 9, 2023

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<b>File No.:</b>	P-12-06-22-02	<b>Zoning:</b>	Residential Low (RL)
<b>Counter Complete:</b>	January 9, 2023	<b>Technical Completion:</b>	January 23, 2023
<b>Re-Issue Notice of Application:</b>	February 23, 2023	<b>Notice of Application</b>	February 9, 2023
<b>Site Location/ Tax Parcel:</b>	19313 Viking Avenue   152601-3-023-2005 19521 Laurene Lane   152601-3-040-2004 19179 Viking Avenue   152601-3-033-2003 19321 Viking Avenue   152601-3-025-2003 No address   152601-3-090-2102 Johnson Creek Properties, LLC   20882 Bond RD NE   Poulsbo, WA 98370	Access improvements are located on the following additional properties: 1161 Liberty Road   152601-3-002-2000 19431 Viking Avenue   152601-3-027-2001 No address   152601-3-036-2000	
<b>Property Owner:</b>	JNJ Holdings, LLC   20882 Bond Rd NE   Poulsbo, WA 98370 West Poulsbo, LLC   20882 Bond Road NE   Poulsbo, WA 98370		
<b>Applicant/Agent:</b>	Entitle Fund Two, LLC   P.O. Box 188   Puyallup, WA 98371		
<b>Project Description:</b>	The project proposes the construction of 63 single family lots with associated roadways, utilities, and open spaces.		
<b>Permits Included in Application:</b>	Planned Residential Development, Preliminary Plat, SEPA		
<b>Permits NOT Included in Application:</b>	Tree Cutting & Clearing Permit, Grading Permit, NPDES Permit, Final Plat, Building Permit, Right-of-Way Permit.		
<b>Environmental Review:</b>	Not at this time.		
<b>Public Comment Period:</b>	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 <b>March 9, 2023</b> . The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered to the City.		
<b>Public Hearing Date:</b>	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.		
<b>Examination of File:</b>	The application file may be examined online by going to <a href="https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home">https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home</a> > Applications > and search for permit #P-12-06-22-02. If you are unable to access the file, please call the staff contact for options.		
<b>Review Authority:</b>	The Hearing Examiner is the review authority for this Type III application.		
<b>Staff Contact:</b>	Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9748		
<b>Site Map:</b>	See attached		

# Notice Map

City of Poulsbo Planning Department



# RE-ISSUE NOTICE OF LAND USE APPLICATION

Re-issue with increase notification area.

The minimum public comment period shall be 14 calendar days. The public may comment on the application until **March 9, 2023**. Public comments may be mailed, emailed, and personally delivered to the city.

**Project Name:** The Plateau at Liberty Bay

**Permit No.:** P-12-06-22-02

**Site Address:**

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19179 Viking Avenue | 152601-3-033-2003  
19321 Viking Avenue | 152601-3-025-2003  
No address | 152601-3-090-2102

**Access improvements located on properties:**

1161 Liberty Road | 152601-3-002-2000  
19431 Viking Avenue | 152601-3-027-2001  
No address | 152601-3-036-2000

**Application Type:** Type III

**Review Authority:** Hearing Examiner

**Applicant:** Entitle Fund Two, LLC | P.O. Box 188 | Puyallup, WA 98371

**Owner:** Johnson Creek Properties, LLC; JNJ Holdings, LLC; and West Poulsbo, LLC | 20882 Bond Rd NE | Poulsbo, WA 98370

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**Planning and Economic Development**

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Poulsbo, Washington 98370

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200 NE Moe St  
Poulsbo, Washington 98370-7347

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C2M LLC  
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ANDERS INGRID A  
19634 Patriot Ln NW  
Poulsbo, WA 98370-8325

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FIRST-CLASS MAIL  
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C2M LLC  
22202

JOHNSON CREEK PROPERTIES LLC

20882 Bond Rd NE

Poulsbo, WA 98370-9070

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No address | 152601-3-090-2102

**Access improvements located on properties:**

1161 Liberty Road | 152601-3-002-2000  
19431 Viking Avenue | 152601-3-027-2001  
No address | 152601-3-036-2000

**Application Type:** Type III

**Review Authority:** Hearing Examiner

**Applicant:** Entitle Fund Two, LLC | P.O. Box 188 | Puyallup, WA 98371

**Owner:** Johnson Creek Properties, LLC; JNJ Holdings, LLC; and West Poulsbo, LLC | 20882 Bond Rd NE | Poulsbo, WA 98370

**Project Description:** The project proposes to construct 63 single family lots with associated roadways, utilities, and open spaces.

**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-12-06-22-02. If you are unable to access the file, please call the staff contact for options.

**Staff Contact:** Edie Berghoff, Senior 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 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: March 09, 2023**

Planning Department

200 NE Moe St

Poulsbo, Washington 98370-7347

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YWCA OF KITSAP COUNTY

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# The Seattle Times

## 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.

02/23/2023

### CITY OF POULSBO Re-issue Notice of Application

Re-issue with increase notification area.

**Project Name:** The Plateau at Liberty Bay

**Location:**  
19313 Viking Avenue - 152601-3-023-2005  
19521 Laurene Lane - 152601-3-040-2004  
19179 Viking Avenue - 152601-3-033-2003  
19321 Viking Avenue - 152601-3-025-2003  
No address - 152601-3-090-2102  
Access Improvements located on properties:  
1161 Liberty Road - 152601-3-002-2000  
19431 Viking Avenue - 152601-3-027-2001  
No address - 152601-3-036-2000

**Project Description:** The project proposes the construction of 63 single family lots with associated roadways, utilities, and open spaces.

**Permit Type:** 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 March 9, 2023. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered to the City.

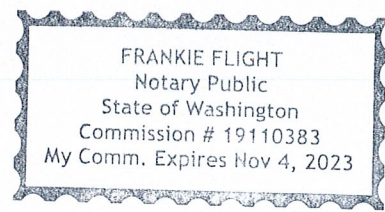
**Complete Application:** The application file may be examined online by going to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit # P-12-06-22-02. If you are unable to access the file, please call the staff contact for options.

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

Agent   Hanh Bui   Signature   Hanh Bui  

Subscribed and sworn to before me on   02/23/23    
  Frankie Flight    
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

Publication Cost: \$109.27  
Order No: 50262  
Customer No: 209  
PO #:



# Exhibit I

## Public Meeting Notice

April 2, 2024



# 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](http://www.cityofpoulsbo.com) | [plan&econ@cityofpoulsbo.com](mailto:plan&econ@cityofpoulsbo.com)

Application No: P-12-16-22-02 Project Name: The Plateau @ Liberty Bay PCPM

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 April 2nd, 2024, a copy of the following City of Poulsbo public notices, and which is attached to this affidavit,

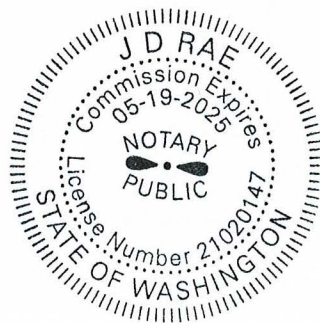
- Notice of Application
- SEPA Determination
- Notice of Public Meeting
- Notice of Public Hearing
- Notice of Decision

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: 2/4/24

Subscribed and sworn to before me this 2<sup>nd</sup> day of April, 2024



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

Bremerton  
My Commission expires on:

05-19-25



# 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

## PLATEAU AT LIBERTY BAY PLANNED RESIDENTIAL DEVELOPMENT & PRELIMINARY PLAT

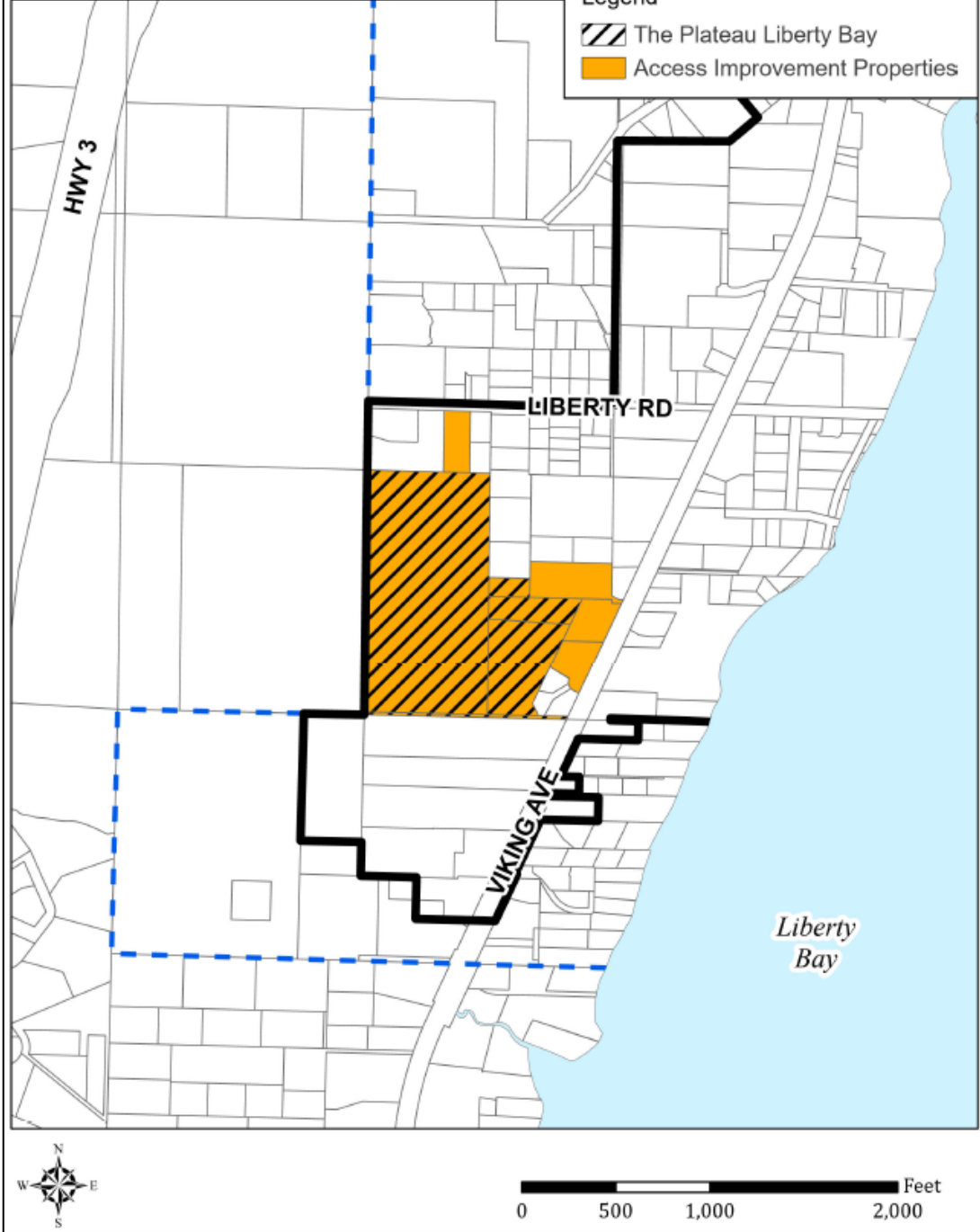
The Planning Commission will review the application for the Plateau at Liberty Bay at the meeting scheduled for **April 9, 2024, at 6:00 pm**. At this meeting, the public will have an opportunity to provide written and verbal testimony to the Planning Commission regarding the proposed project.

<b>File No.</b>	P-12-06-22-02	
<b>Site Location and Tax Parcel:</b>	19313 Viking Avenue   152601-3-023-2005 19521 Laurene Lane   152601-3-040-2004 19179 Viking Avenue   152601-3-033-2003 19321 Viking Avenue   152601-3-025-2003 No address   152601-3-090-2102	Access improvements are located on the following additional properties: 1161 Liberty Road   152601-3-002-2000 19431 Viking Avenue   152601-3-027-2001 No address   152601-3-036-2000
<b>Property Owner:</b>	Johnson Creek Properties, LLC   20882 Bond RD NE   Poulsbo, WA 98370 JNJ Holdings, LLC   20882 Bond Rd NE   Poulsbo, WA 98370 West Poulsbo, LLC   20882 Bond Road NE   Poulsbo, WA 98370	
<b>Applicant/Agent:</b>	Entitle Fund Two, LLC   P.O. Box 188   Puyallup, WA 98371	
<b>Project Description:</b>	The project proposes the construction of 63 single family lots with associated roadways, utilities, and open spaces. The site is approximately 26 acres of which critical areas make up approximately 12.8 acres, and an additional approximately 0.42 acres are encumbered by limited development easement. Critical areas and their buffers make up almost half of the project area, are tree retention location, and will remain naturally vegetated with mitigation plantings in grass areas. Open space is provided in tracts E and G-M. Amenities located in open space tracts include: project park with big toy, benches and picnic tables, walking path and open play area; covered picnic benches and bar-b-que near a soft surface trail; overlook with bench; and open play area with picnic tables and benches on the stormwater vault. Remaining open space tracts will be landscaped or remain in native vegetation. Access to the site is via Viking Avenue NW, with emergency only access connection to NW Liberty Road. No modification of access to property south of the project proposed. Development will connect to city water and sanitary and storm sewers. Water will loop with mains connection in NW Liberty Road and Viking Avenue. Development includes an additional approximately 0.54 acres offsite for access and slopes creation.	
<b>Application(s) Under Review:</b>	Planned Residential Development, Preliminary Plat, SEPA	
<b>Examination of File:</b>	The application file may be examined online by going to <a href="https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home">https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home</a> > Applications > and search for permit #P-12-06-22-02. If you are unable to access the file, please call the staff contact for options.	
<b>Review Authority:</b>	The Hearing Examiner is the review authority for this Type III application.	
<b>Meeting Information:</b>	The Planning Commission meeting is scheduled for <b>Tuesday, April 9, 2024, at 6:00 pm</b> in the Poulsbo City Council Chambers, 200 NE Moe Street or virtually via zoom with meeting ID 833 0383 5462 and <a href="https://us06web.zoom.us/j/83303835462">https://us06web.zoom.us/j/83303835462</a> .	
<b>Staff Contact:</b>	Edie Berghoff, Senior Planner; eberghoff@cityofpoulsbo.com; (360) 394 -9732	
<b>Site Map:</b>	See attached.	



# Project Site Map

City of Poulsbo Planning Department



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.

# NOTICE OF PUBLIC MEETING

The Planning Commission will review the Plateau at Liberty Bay Planned Residential Development and Preliminary Plat application at a public meeting scheduled for **Tuesday, April 9th, 2024, at 6:00 pm or soon thereafter**. At this meeting, the public will have an opportunity to provide written and verbal testimony regarding the proposed project.

**Project Name:** Plateau at Liberty Bay PRD and Pre-Plat

**Permit No.:** P-12-06-22-02      **Review Authority:** Hearing Examiner

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

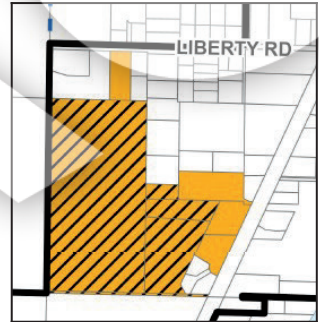
**Site Location:** 19521 Laurene LN, 19313, 19179, and 19321 Viking Avenue | Poulsbo, WA 98370

**Project Description:** The project proposes the construction of 63 single family lots with associated roadways, utilities, and open spaces.

**Meeting Information:** Planning Commission Meeting on Tuesday, April 9<sup>th</sup>, 2024 at 6:00pm or soon thereafter | City Council Chambers | 200 NE Moe Street | Poulsbo OR Virtually at via zoom with meeting ID 833 0383 5462 and <https://us06web.zoom.us/j/83303835462>

**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-12-06-22-02. If you are unable to access the file, please call the staff contact for options.

**Staff Contact:** Edie Berghoff, Senior 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



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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

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19634 Patriot Ln NW  
Poulsbo, WA 98370-8325

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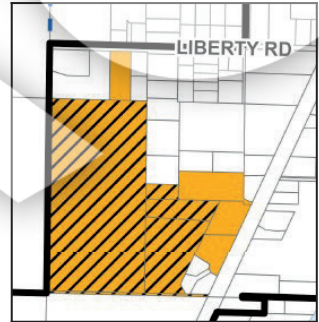
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KITSAP COUNTY

614 Division St

Port Orchard, WA 98366-4614

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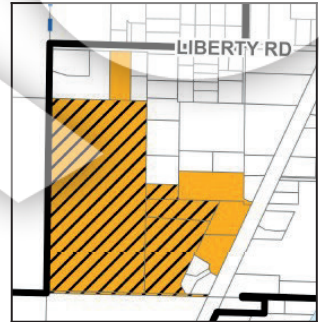
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