



NOTICE OF DECISION

Planning and Economic Development Department

200 NE Moe Street | Poulsbo, Washington 98370

(360) 394-9748 | www.cityofpoulsbo.com | plan&econ@cityofpoulsbo.com

SANDSTONE RIDGE PRD & PRELIMINARY PLAT, TYPE III APPLICATION

Date of Hearing Examiner Approval: Wednesday, August 13, 2025

Date of Notice of Decision: Tuesday, August 26, 2025

On August 20, 2025, the Hearing Examiner granted a request for reconsideration, corrected a manifest error, and modified Condition of Approval No. E35. Issuance of this decision was delayed by two business days as a result.

File No.:	P-10-01-24-01	Tax Parcel: 132601-4-008-2004
Site Location:	Northeast corner of Langaunet Lane/Noll Road intersection In Poulsbo, WA	
Property Owner:	JKM Holdings, LLC % Craig Steepy PO Box 188 Sumner, WA 98390	
Applicant/Agent:	Entitle Fund Four, LLC % Craig Steepy 612 Harrison Street Sumner, WA 98390	
Project Description:	Subdivision of vacant land utilizing PRD standards for the construction of 87 single family lots with associated roadways, utilities, and open spaces. The 18+ acre property includes a stream buffer and mature trees.	
Approval Criteria:	Review criteria are found in PMC Title 16 Environment, PMC Title 17 Land Division, and PMC Title 18 Zoning. Copies of applicable codes are available upon request. Project review is under PMC Title 19 Permit Processing Procedures.	
Property Taxes:	Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Affected property owners may contact the Kitsap County Assessor's Office at (360) 337-7160.	
Appeal Authority:	The decision is final. This decision may be appealed as provided under the Land Use Petition Act, Chapter 36.70C RCW. Any such petition for review must be filed with Kitsap County superior court within twenty-one days of the date the decision is issued, as provided in RCW 36.70C.040 , and the petition must meet all requirements set forth in said statute. The appeal period ends at 4:30 p.m. on Tuesday, September 16, 2025 .	
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-10-01-24-01. If you are unable to access the file, please call the staff contact for options	
Conclusion:	The Hearing Examiner, as the review authority, has concluded that the application has been found to meet the stated permit criteria, subject to the Conditions of Approval, and the project as approved will not be detrimental to the public interest, health, safety, or welfare of the City.	
Decision:	The Hearing Examiner has APPROVED the Sandstone Ridge Planned Residential Development & Preliminary Plat, subject to the Conditions of Approval found in the Hearing Examiner Decision.	

DocuSigned by:

Heather Wright

Heather Wright, AICP, Planning and Economic Development Director

8/26/25

Date



Conditions of Approval:

Available upon request or via this QR code:



Staff Contact:

Edie Berghoff | Senior Planner | eberghoff@cityofpoulsbo.com

Site Map:

