




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

PINNACLE AT LIBERTY BAY PLANNED RESIDENTIAL DEVELOPMENT AND PRELIMINARY SUBDIVISION, TYPE III APPLICATION

Comments Due: Thursday, September 11, 2025, by 4:30pm

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-06-20-25-03	Zoning:	Residential Low (RL)
Technical Completion:	August 14, 2025	Notice of Application:	August 27, 2025
Tax Parcels:	232601-4-001-2009, 242601-3-003-2008, 242601-3-018-2001, 242601-3-005-2006, 242601-3-019-2000		
Site Location:	17505 Sunrise Ridge Ave NE, Poulsbo WA 98370		
Property Owner:	Johnson Forest Land, LLC 1912 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 neighborhood includes 151 single family detached homes, new public streets, sidewalks, utilities, open space, and recreational amenities. 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 Baywatch Court NE, NE Crystallia Court, and Sunrise Ridge Avenue NE, with internal streets connecting the neighborhood to surrounding areas.		
Permits Included in Application:	Planned Residential Development, Preliminary Subdivision, Critical Area Review, SEPA		
Permits NOT Included in Application:	Tree Cutting and Clearing Permit, Grading Permit, NPDES Permit, Final Plat, Building Permit, Right-of-way Permit		
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 from Wednesday, August 27, 2025, until Thursday, September 11, 2025, at 4:30pm. The public may request a copy of the decision once made. Public comments may be mailed, emailed, or personally delivered.		
Public Hearing Date:	No meeting or hearing dates are identified at this time. A Planning Commission public meeting and Hearing Examiner public hearing are required for this Type III Permit review.		
Examination of File:	 https://cityofpoulsbo.com/pinnacleatlibertybay/		
Review Authority:	The Hearing Examiner is the review authority for this Type III application.		
Staff Contact:	Nikole Colman, Planning Manager; ncoleman@cityofpoulsbo.com ; (360) 394 -9748		

Notice Map:

