

NOLL POINTE PRD & PRELIMINARY PLAT

Comprehensive Summary & Direct Neighbor Impact Analysis • October 2026

Overview of Project Decision

On **October 16, 2026**, the City of Poulsbo Hearing Examiner conditionally approved the Noll Pointe Planned Residential Development (PRD) and 69-Lot Preliminary Plat (Parcel No. 132601-1-018-2008). The decision grants authorization to subdivide ~15 forested acres into single-family lots, but enforces strict mandatory conditions before any tree clearing, grading, or site construction may commence.

KEY PROJECT FEATURES

RESIDENTIAL DENSITY

69 single-family detached residential lots built across ~15 acres, incorporating internal public streets and sidewalks.

OPEN SPACE & RECREATION

2.27 acres of open space, including a 6,373 sq ft neighborhood park (playground, gazebo, garden) and an ~800 ft trail connecting to Lincoln Road.

ROAD INFRASTRUCTURE

Internal streets connecting west to NE Lincoln Road and east to Noll Road NE. Road C extends to the north boundary for future connection.

UTILITIES & STORMWATER

Extension of City water and gravity sewer. On-site stormwater detention and quality treatment (no infiltration due to glacial till).

IMMEDIATE NEIGHBOR IMPACT: AVONDALE GLEN BOUNDARY

For homeowners in Avondale Glen—specifically lots directly adjacent to the southern project line—the approval incorporates mandatory protections, buffering rules, and utility connections:

Impact Area	Mandatory Decision Requirements	Neighbor Protections
Perimeter Fencing	Mandatory 6-foot high, sight-obscuring fence along the southern boundary (Lots 41–51 & Lot 57).	Ensures visual screening and direct privacy barrier for rear property lines.
Property Encroachment	No construction, grading, or equipment staging allowed beyond shared property lines.	Condition P9 requires developer to obtain formal legal easements prior to any wall building.
Utility Connections	Sewer and water mains must extend south to connect to existing stubs in Avondale Glen.	Integrated utility grid; work focused along southern boundary connection points.
Frontage Improvements	Continuous frontage improvements (curb, sidewalk, bike lane) along Noll Road NE.	Directly connects Noll Pointe non-motorized paths to existing Avondale Glen sidewalks.

MANDATORY CONDITIONS REQUIRED PRIOR TO CONSTRUCTION

Construction cannot proceed freely. The developer must meet several strict, sequential engineering and arborist conditions before receiving land-disturbing or building permits:

Condition F: Pre-Disturbance Design & Tree Replacement Submittal

Before any Tree Cutting and Clearing (TCC) or Grading Permit can be issued, the developer must submit a fully coordinated Tree Protection Plan, a supplemental professional arborist report, and a dimensioned Final Landscape Plan for review and written approval by the City Arborist.

- **230 Replacement Trees Required:** The developer must map out exact locations, species, and sizing for a minimum of 230 replacement trees planted over ~1.7 acres of suitable growing space outside of retained forest stands, backed by a 5-year maintenance assurance.
- **Post-Clearing Windthrow Risk Evaluation:** Because clearing dense forest exposes remaining edge trees to wind, the project arborist and City Arborist must conduct a joint post-clearing site inspection to identify and remediate hazardous trees along shared borders.
- **Civil Engineering Approval:** Detailed construction drawings for storm drainage, sanitary sewer, water, street designs, and Temporary Erosion and Sediment Control (TESC) must receive formal approval from the City Engineering Department.
- **Ecology & Right-of-Way Permits:** Securing a Construction General Stormwater Permit from the WA State Department of Ecology and Kitsap County frontage/right-of-way permits.
- **Mandatory Pre-Construction Meeting:** An on-site meeting with the contractor, project arborist, and City Arborist must take place before any equipment moves onto the site.

PROCEDURAL NEXT STEPS & PUBLIC RIGHTS

Substantial Layout Modifications

The Hearing Examiner ruled that if fitting the 230 required replacement trees or revised civil infrastructure forces significant changes to the plat layout, the changes cannot be handled informally. Major revisions will trigger formal Type II or Type III administrative reviews, complete with public notice rules under PMC 17.60.070.

Appeals and Legal Timeline

- **Reconsideration:** Parties of record had 7 calendar days from the decision date (October 23, 2026) to request reconsideration with the Hearing Examiner based on alleged errors.
- **Superior Court Appeal (LUPA):** The Hearing Examiner's decision represents the final land use determination by the City. Any judicial appeal must be filed under the Land Use Petition Act (LUPA) in **Kitsap County Superior Court within 21 days** of the decision issuance date.