

Date	Commenter	Comments/Concerns Summary	Applicant Response
10/27/2025	Meredith Dessens, WA DNR Forest Practices	Environmental: Project may require DNR Class IV-General Forest Practices Application/Notification (FPAN) for timber removal as City lacks transfer of jurisdiction.	Comment noted; the Applicant will obtain a Class IV permit if one is required.
10/28/2025	Duwamish Tribe (Nancy Sackman, Cultural Preservation Officer)	Area culturally significant with a low probability of unknown archeological deposits. Requests notification of archaeological work, native vegetation for landscaping, preservation of native trees and culturally modified trees, wetland/stream buffer protection, and dark sky compliant lighting. Recommends inadvertent discovery plan for ground disturbance into native soil to protect cultural and archaeological resources.	The Applicant does not object to a condition of approval requiring preparation of an inadvertent discovery plan prior to engaging in earth disturbing work and will comply with all state and federal laws regarding Tribal notification. Regarding wetlands/streams and use of native plants, the project will comply with City critical areas codes including requirements for 80 percent native species cover across three strata in vegetative buffers (see Wetland Resources Report, 9/19/2025 at para. 4.2). No loss of wetland habitat will occur with development of the project. Regarding native trees, the proposed subdivision will require approval of a Tree Retention Plan meeting the requirements of KZC 95.30(4). Regarding exterior lighting, the project will comply with lighting regulations in KZC 115.85, which prohibit light glare from extending onto adjacent properties or rights-of-way. The Applicant notes that the City has not adopted the Dark Sky regulations or policies referenced in the comment.
10/28/2025	David Grace, 11920 89th Pl NE	Access: Fire trucks unable to ascend due to hairpin turns and elevation. Traffic impact plan only simulated access, ignoring real-world conditions. Construction Impacts: Urges north side access for construction to avoid disrupting Goat Hill residents.	Comment noted. The use of Auto-Turn simulations is accepted for purposes of transportation engineering; that modeling shows that a 30.5 foot long Pumper Truck can travel the subject roadway even with existing conditions (see 9/29/2025 Traffic Impact Analysis (TIA) at 13). The Applicant notes that on July 19, 2022, the Kirkland City Council adopted a motion declining to support dedication of a portion of Juanita Heights Park property for public roadway purposes to allow development of a new northern access road to serve Goat Hill meeting City standards for an earlier project, as shown in Exhibit 7 to the TIA. However, if adequate right-of-way could be acquired, the current Applicant would not object to constructing an emergency vehicle access between 89th Place NE and NE 124th Street described in the previously submitted 9/30/2025 Emergency Vehicle Access Alternatives Analysis, which could also be used for construction vehicles to mitigate temporary construction impacts.
10/28/2025	Miriam Larson, Goat Hill Resident	Access: Two narrow access roads frequently blocked by construction trucks. Addition of homes would worsen emergency vehicle access. Construction Impacts: Heavy traffic damaging roads and causing erosion. Infrastructure inadequate for current construction volume. Environmental: Tree removal in ECA zones increasing landslide risk. Improper practices at abandoned sites creating ongoing hazards.	See prior response regarding potential alternative construction and emergency vehicle access. Regarding landslide hazard, the geotechnical report (12/29/2023) confirms that all site slopes are stable and the project can be safely constructed provided geotechnical recommendations are followed during construction, which include revegetation of slopes. Regarding trees, the proposed subdivision will require approval of a Tree Retention Plan meeting the requirements of KZC 95.30(4). To address that requirement, the Applicant has submitted a Tree Inventory/Assessment Report (August 11, 2022), a High Retention Tree Value Checklist (March 11, 2025), and a Preliminary Tree Retention and Planting Plan (Sheets 5-7, 3/10/2025 Civil Plans). Conditions at other sites within the City are not within the Applicant's control.
10/29/2025	Pamela Seiffert	Slope Stability: Tree removal will increase landslide tendency, creating liability and danger to downhill homes.	See prior response.
10/31/2025	Rhoda Sloman	Environmental: Opposes deforestation of Juanita Heights Park, a Green Kirkland restoration site. Park expansion funded with stipulation to prevent development encroachment. Recreation: Earlier comments noted selling parkland to developer would breach public trust and destroy	The Applicant is not proposing to remove trees in the park with the project unless required to provide emergency vehicle/construction access given the existing substandard road conditions from the south noted in earlier comments. The subject property is privately owned and currently zoned for residential development.
11/1/2025	Scot Pettit	Environmental: Development in park would devastate community habitat and create erosion liability for taxpayers. Access: Emergency access through park would also be used by general traffic, worsening conditions. Recreation: Access road would destroy park's recreational use.	The proposed project is located on privately owned property. If a northern access is provided to address community concerns regarding existing narrow street widths to the south, the Applicant proposes limiting the northern access to emergency vehicles and construction access only. No modifications to existing legal pedestrian access to Juanita Heights Park are proposed with the project.
11/3/2025	Mary and Dave Rumpf, 8909 NE 118th Pl	Environmental: Large-scale deforestation destroys functioning ecosystem. Tree removal contradicts City's stated environmental goals. Affordable Housing: Project does not address housing needs - homes too few, expensive Construction Impacts: Construction will damage newly paved roads. 15-foot retaining wall will impact park access. Slope Stability: Risk of developer abandoning cleared site, similar to other failed hillside projects in area.	Development of housing requires removal of trees; however, the Applicant notes that the proposed subdivision will require approval of a Tree Retention Plan meeting the requirements of KZC 95.30(4); see responses to prior comments. The project site is currently zoned for residential development at the density proposed with the project. Regarding affordability, City codes do not mandate construction of affordable housing at this location. Proposed retaining walls are located at the rear of proposed individual future lots and do not impair legal pedestrian access to Juanita Heights Park. Financial Security provisions in City codes will protect the site from abandonment after construction commences.
11/3/2025	Thad Scott, 12512 89th Pl NE	Goat Hill Overlay: 6-month moratorium goals unaddressed. Project contradicts moratorium intent. Access: Concerns about construction access and road blockages during emergencies. Environmental: Removal of 67 trees in high slide risk area. Recreation: Prefers city purchase land to extend park.	The moratorium referenced in this comment is no longer in effect, and the project complies with the resulting adopted revisions to the Goat Hill Overlay (KZC Ch. 71). The Applicant notes that because there property consists of four existing legal lots of record, the proposed short subdivision adds only eight homes. Regarding construction/emergency vehicle access and tree removal, see prior responses.
11/3/2025	Andrea Thompson	Environmental: Project contradicts City goals for tree canopy, habitat, and stormwater management. Affordable Housing: Project fails compact development and housing affordability goals. Not accessible by alternative transportation. Construction Impacts: Risk of project abandonment leaving cleared site. Other Goat Hill projects have failed. Access: Need for emergency access critical. Road blockages lasting 1-3 hours occur regularly. North access through park slice is last opportunity for secondary emergency route.	The project will comply with all adopted City codes and standards for tree retention, critical area protection, and stormwater management. Regarding housing, the project will meet all FAR requirements for the Goat Hill overlay zone, and is not required by City code to meet any specific affordability requirements or be accessible by multiple modes of transportation. Regarding abandonment after clearing and emergency vehicle access to the north, see prior responses.
11/4/2025	Kevin and Amy Mikkelson, 12520 89th Pl NE	Environmental: Park supports rich ecosystem of native plants and wildlife. Removal of 67 landmark trees not viable - mature trees essential for forest and soil stability. Access: Narrow road serves over 100 homes. Emergency evacuation concerns. Additional homes exacerbate issue.	Comments addressed by prior responses.

11/5/2025	Elizabeth Tockman, 12401 89th Pl NE	<p>Environmental: Development will destroy upper half of park and regenerated forests. Clearcutting outside zoning limits impacts parkland and wildlife habitat.</p> <p>Slope Stability: Lots in landslide zone require enormous fill and cement, destabilizing neighborhood.</p> <p>Recreation: Proposed access road through park would destroy 5+ years of restoration work. City Council already rejected park road.</p> <p>Access: Expanded development worsens emergency access without viable solutions.</p>	Comments addressed by prior responses.
11/6/2025 and 11/26/2025	Scot and Erin Dormier, 12033 89th Pl NE	<p>Access: No alternate access off hill. Road blockages create life-threatening situation. Northern route would provide emergency and pedestrian access.</p> <p>Construction Impacts: All construction traffic and staging should remain within development property.</p> <p>Pedestrian Safety: Trail is only safe path for children to access schools. Goat Hill roads unsafe (no sidewalks, guardrails, blind corners). Development could eliminate pedestrian route.</p>	Regarding emergency vehicles, see prior responses regarding the proposed northern emergency vehicle access. Construction staging will be contained within property. As noted in prior responses, the Applicant supports development of an emergency vehicle access to the north consistent with what the commenter suggests if adequate right-of-way is available. No modifications to existing legal pedestrian access to Juanita Heights Park are proposed with the project.
11/11/2025, 11/29/2025, and 12/1/2025	Roger Kutz, 11876 89th Pl NE	<p>Access: Blockages lasting 1-3 hours regularly prevent access. TIA inadequate regarding blockage frequency. Suggests northern access and formalizing informal emergency route using utility easements.</p> <p>Environmental: Suggests park land acquisition to support tree canopy and habitat goals.</p> <p>Affordable Housing: Project does not address affordability challenges.</p>	Regarding addition to Juanita Heights Park, the City has not offered to purchase the Applicant's. As noted in prior responses, the Applicant agrees with what the commenter suggests in Option 3 of the comment as to the northern access. As noted above, no modifications to existing legal pedestrian access to Juanita Heights Park are proposed with the project.
11/24/2025 and 12/1/2025	Scott Morris, Finn Hill Neighborhood Alliance (FHNA) President	<p>Access: Road fails to meet 20' width requirement in 11 of 14 locations per engineering report. Steep hairpin turns and inadequate sight distances create hazards. Documented blockages. (Includes 11/11/2025 comment by Thomas Hansen, P.E.).</p> <p>Slope Stability: Site on moderate to high landslide susceptibility slopes. Requests performance bond and additional stability analysis. (References analysis from Earth Solutions NW addressed below).</p> <p>Affordable Housing: Project does not provide affordable housing.</p> <p>Environmental: Will eliminate tree canopy. Inadequate public notice period.</p> <p>Infiltration: Stormwater plan unclear. Public not afforded comment opportunity on prohibited infiltration.</p>	Regarding 11/11/2025 comment letter from Mr. Hansen addressing roadway and traffic concerns, see enclosed 4/9/2026 response from Jeff Hee, P.E., the Applicant's traffic engineer. Regarding the 11/26/2025 analysis from Earth Solutions NW, see response below. Regarding wetlands, the Applicant's critical areas report was accepted following peer review from City's third party consultant. Regarding SEPA, the Applicant has complied (reserving objection) with the City's requirement for SEPA review on the project within the Goat Hill overlay notwithstanding clearly applicable exemptions and the project requires with all requirements set out in the Goat Hill overlay code (KZC Ch. 71). The remaining issues raised in the comment are addressed in prior or following responses.
11/25/2025	Ann I. Deleon, 12042 89th Pl NE	<p>Access: Single access road periodically blocked. Secondary emergency access needed per KMC 110.20 and IFC Appendix D.</p> <p>Slope Stability: Vegetation removal raises slope stability and safety concerns.</p> <p>Construction Impacts: All construction vehicles and staging should remain on development property per KMC 10.28.020.</p>	Comments addressed by prior responses.
11/26/2025	Mary and Dave Rumpf, 8909 NE 118th Pl	<p>Access: Inadequate emergency access. Multi-hour road blockages documented. Fire Department unable to access upper hill during blockage.</p> <p>Slope Stability: Site on high landslide susceptibility slopes. Hydrogeology study required. Tree removal (173 trees) will alter stormwater absorption and runoff.</p> <p>Environmental: Inadequate tree replacement and habitat mitigation. No environmental health hazard measures.</p> <p>Affordable Housing: Project does not address housing goals.</p> <p>Recreation: Park access impacted during construction. Retaining wall visual impact on park.</p> <p>Construction Impacts: Substandard road access. Construction will impact road condition and</p>	Regarding emergency access, slope stability, and affordability concerns, see prior responses. City codes and standards applicable to the project do not include a hydrogeological study or evaluation. The proposed retaining walls serve individual lots and will not impact legal access or use of Juanita Heights Park.
11/28/2025	Stephen Crane (Attorney for Finn Hill Neighborhood Alliance)	<p>Slope Stability: Submitted geotechnical assessment letter report from Raymond A. Coglas, P.E., Earth Solutions NW, LLC.</p>	See below response; comment does not have further substantive content.
11/26/2025	Raymond A. Coglas, P.E., Earth Solutions NW	<p>Slope Stability: Additional slope stability analysis warranted for proposed cut/fill in landslide hazard areas. Proposed infiltration will intensify groundwater interflow and destabilize wetland channel and downgradient slopes.</p> <p>Infiltration: Infiltration prohibited in Goat Hill Overlay Zone per City policy. Proposed infiltration ill-advised due to terrain and soil conditions. Likely to cause detrimental impacts to wetland and hillside stability.</p>	See attached response from Terra Associates dated 4/9/2026. The Applicant notes that there is no prohibition on infiltration in the City's code for the Goat Hill Overlay Zone (KZC Ch. 71) or the City's adopted standards and policies associated with implementation of the City's NPDES permit and its adoption of the King County Surface Water Design Manual (KCSWDM) effective for projects after 7/1/2022.
11/29/2025	Alba Magallanes and Ignacio Quintero, 12040 89th Pl NE	<p>Access: Narrow roads and limited access. Additional lots will worsen congestion and impede emergency response.</p> <p>Construction Impacts: Construction traffic will create dangerous situation.</p> <p>Critical Area: Site 97% designated moderate or high landslide hazard. Development threatens slope stability and increases erosion risk.</p> <p>Environmental: Wetland buffer averaging and forest clearing will impact environmental corridor and habitat.</p>	Comments addressed by prior responses. The Applicant also notes that the proposed density is 3 DU less than allowed within the Goat Hill Overlay.
11/30/2025	Amy Mowery, 12032 89th Pl NE	<p>Access: Vehicles getting stuck at tight turns. No secondary access if road blocked.</p> <p>Construction Impacts: Staging in cul-de-sac will impact garbage trucks and resident access.</p> <p>Pedestrian Safety: Children use woodland paths to access schools. Need safe pedestrian routes maintained</p>	Comments addressed by prior responses.

11/30/2025	Mike Chapin, 12048 89th Pl NE	<p>Access: Limited road access inadequate for additional development. Will intensify congestion and impede emergency response.</p> <p>Critical Area: Site on moderate or high landslide hazard. Threatens slope stability and increases erosion risk.</p> <p>Environmental: Wetland buffer averaging and forest clearing will degrade environmental corridor and habitat.</p> <p>Goat Hill Overlay: Development inconsistent with overlay zone density limits.</p>	Comments addressed by prior responses.
11/30/2025	Eileen Manton and Charles Sota, 8929 NE 119th Place	<p>Access: Area inadequately accessible and overcrowded. Emergency vehicle access concerns. Road congested during peak hours.</p> <p>Environmental: Cumulative development impacts cause environmental degradation. Not consistent with annexation expectations.</p> <p>Affordable Housing: Does not address affordable housing needs.</p>	Comments addressed by prior responses.
Date Unknown	Madan Appiah	<p>Environmental: Concerns about deforestation, habitat loss, landslide risk, and surface water impacts. Questions permitting consistency and moratorium effectiveness.</p> <p>Slope Stability: Steep slopes and landslide history. Development could increase risk to nearby properties.</p> <p>Affordable Housing: Does not contribute to affordable housing or multi-modal transportation goals.</p> <p>Goat Hill Overlay: Moratorium goals not achieved.</p>	Comments addressed by prior responses.