

Memo

To: City of Redmond
From: LDC, Inc.
Date: October 5, 2020
Re: Garbarino Project Timeline
Permit: PR-2015-00098

Project Timeline Milestones

The permit process for the Garbarino Subdivision was initiated in January 2015. The following list details key project milestones:

1/15/2015 Pre-Application submitted to City of Redmond

Sewer Design

2/15/2015 Options for sewer route submitted to Technical Committee
3/1/2015 Technical Committee will not approve alternates and wants Developer to negotiate with property owners on 138th
3/2015-4/2015 Negotiated non-binding agreements with 138th Property owners for offsite sewer
2/5/2016 After completing design revisions for offsite sewer, neighbors change minds on Easements
3/15/2016 Alternative Proposal submitted for sewer and storm offsite
8/20/2016 City rejects alternatives and decides to condemn Easements
11/16/2016 Agreement to pay costs to acquire Easements reached
1/20/2017 City Council approves condemnation
5/1/2017 Began Easement negotiations with 3 property owners
4/28/2018 Completed Easement Negotiations

Subdivision Submittal

9/28/2018 Application for Plat Submitted
12/20/2018 City completed response to application and provided new list of issues
12/2018-6/2019 Ongoing discussion with City staff regarding design requirements
6/5/2019 Applicant submitted 90% set
7/9/2019 Comments received for 90% set
7/31/2019 Meeting with sewer reviewers regarding access and turnaround for offsite sewer, City determined that a maintenance turnaround would be required
10/29/2019 90% set resubmitted to address all comments from 7/9/19
11/26/2019 Final comments received
12/12/2019 Meeting at City of Redmond in which new issues were brought up that we not raised in the 7/9/19 comments resulting in modifications to trees, vault, retaining wall, and fire turnaround as well as requiring three different sewer and storm proposals, deviation request, geologic hazard request, and additional surveying and site visits

12/19/2019	City engineering states turnaround will now not be required on 138 th
1/20/2020	Redesign of site, contacted City regarding alternative alignments
1/29/2020	City rejects proposals
2/6/2020	Meeting with City to resolve issues with utilities, maintenance access, and wall
2/12/2020	Determined a deviation is required
3/4/2020	Meeting with city to go over revised plans prior to resubmittal in which City staff provides additional comments
3/6/2020	Fire turnaround layout resolved
3/23/2020	Working with City on turnaround for maintenance trucks, City approves turnaround but does not coincide with city standard details
4/14/2020	Geological Hazard Report submitted
4/14/2020	Permit Extension requested for 30 days beyond previous April 14, 2020 deadline to get approved plans
4/17/2020	City approves extension request
5/1/2020	Additional analysis/revised narrative provided to City, City states review will take longer than remaining timeline on permit set to expire May 15, 2020 and process would have to switch from PREP to formal review process
5/14/2020	Virtual meeting with City regarding expiration of PREP permit and continuation of permit under traditional preliminary process, clarification on path forward
5/14/2020	City conditionally approved wall height deviation, pending Alteration of a Geologic Hazard Areas (AGHA) approval
6/9/2020	Project transferred to traditional preliminary subdivision process
6/16/2020	Proposed land use action sign posted on property
7/9/2020	AGHA permit approved
7/15/2020	SEPA DNS was approved by technical committee
7/20/2020	SEPA notice posted at the site
9/9/2020	City issued Staff Report recommending approval, tree removal approved

Community Outreach Timeline

Throughout the review process the applicant has met with neighbors on site and held public meetings in addition to those required by City code. These have provided an opportunity for community concerns to be voiced and addressed.

A number of these dates are provided below:

2/17/2016	Neighborhood Meeting held at City
3/2015-4/2015	Ongoing negotiations for non-binding agreements with adjacent property owners for offsite sewer connection
5/1/2017	Ongoing negotiations with 3 property owners for sewer design
5/1/2018	Started plat revisions from Easement negotiations and additional requests from adjacent property owners

9/10/2019	Reached out to neighbor Propet regarding sewer design
11/26/2019	Tree survey update requested based on neighbor concerns
12/18/2019	Meeting on site for Trees
2/17/2020	Informed Propet of need to locate wall on his property
2/23/2020	Met with Propet regarding wall
6/19/2020	Meeting with developer and neighboring property owner (parcel 1246700320) to discuss plat proposal and tree concerns
6/22/2020	Neighborhood meeting notice provided by city
6/23/2020	Neighborhood meeting notice mailed out
6/30/2020	Additional AGHA fee paid
7/2/2020	Trees re-marked for easy identification, met with neighbor to discuss
7/10/2020	Meeting with neighbors on site to discuss trees
7/13/2020	Responded to neighbor to the south regarding tree removal and monitoring
7/14/2020	Neighborhood meeting items uploaded for public viewing and virtual neighborhood meeting held
7/29/2020	Compromise reached with neighbors to the north regarding trees
7/31/2020	Tree revisions/plan set finalized to best accommodate neighboring property owner concerns
9/15/2020	Outreach with neighbor concerned with offsite trees at the northwest corner of the site