

Phone: (253) 638-1110 Fax: (253) 638-1122 www.ci.covington.wa.us

#### RECEIPT

RECEIPT NUMBER: R12-010042

FILE/PERMIT#: LU12-0003

SITE ADDRESS: 19300 SE 267TH STREET

PARCEL: 865140-6666

PROJECT NAME: Timberlane Tree Removal

TYPE: Planning Type I SUPTYPE: TREEREM

PAID BY: Timberlane HOA-Operating

TRANSACTION DATE: 08/21/2012 TOTAL PAYMENT: 826.00

TRANSACTION LIST:

Type Method Description Payment Check 326 826.00

TOTAL: 826.00

ACCOUNT ITEM LIST:

No. Description Account Code Current Pmts Account Code Current Pmts 1 Technology Surcharge 001.000.369.90.00.02 39.00 4101 Res Land Use Permits 130.000.322.13.00.00 787.00 TOTAL: 826.00

RECEIPT ISSUED BY: BBYKONEN INITIALS: BDB ENTERED DATE: 08/21/2012 TIME: 12:43 PM



#### CITY OF COVINGTON

**Permit Services** 

16720 SE 271<sup>st</sup> Street, Suite 100 Covington, WA 98042 Phone: (253) 638-1110

Fax: (253) 638-1122 www.ci.covington.wa.us

FOR STAF	F USE ONLY
Permit Number:	
Application Date:	

## MAJOR TREE CLEARING PERMIT APPLICATION

Major Tree Clearing Permits are those permits involving any removal of trees, clearing and grading of land with trees, shrubs, or other ground cover on sites two acres in size or greater, unless the activity falls within an exemption listed in CMC 18.45.050, in which no permit is required.

Legal Pi	roperty Owner Name(s): Timberlane Homes ASSOC. Inc.
•	1/2011/Zip: 15215 St 27212 St. # 204- Kent, WA 98042
	353-277-3557 Fax: 253-638-0437
	ant Information (if different than owner)
	company: Timberlane Homes Ascoc Inc.
	Linda Caudle or George Pearson Title: Board President
	Address/City/Zip:
	Address/City/Zip2
	1905.76
	ctor Information
	company: Ron Larson Tree Svc. State Contractor's License #: There is no legal description
	19300 SE 2675 Covingion Parcel Number: 865140 TRCT, that we could
	Land Use: the A-Gylin Bits Current Zoning: find
	es on Site: # of Trees to be Removed: 180 When? Phase -2012 - 2013
Project	Description: Remaral of trees win HOA Greenfult etimberane
W# 5	1,254
	why you wish to remove the trees: Harand unhealtly trees, permit reasured
SINE	e arpmist not ranked report.
	tal Requirements
	Completed application form with three copies and appropriate fee;
	The legal description or tax parcel number, and street address for the site;
78.	If critical areas and their buffers, as defined in CMC 18.65, exist on the property, then their exact location shall be identified on a topography map showing contours at not greater than five-foot intervals, as determined by a land surveyor. Included shall be any proposed tree cutting, land clearing, landscaping, and replanting activity, within or near such critical areas;
4.	A scaled site plan with property lines, north arrow and date showing the location of existing and proposed improvements;
5.	A tree inventory with date of inventory, north arrow and scale, showing the location, number, size, height, species, and condition of existing trees, and a designation of any trees to be removed and proposed scope of work;
	The location, number, height, caliper, and species of any replanted trees pursuant to any tree replanting or tree enhancement plan requirements;
(7)	Erosion and sediment control plans and mitigation; — howe need a time, man be a A tree protection plan with fencing details during construction:
8.	A tree protection plan with fencing details during construction:
	A proposed time schedule for tree clearing, replanting, land restoration, and implementation of erosion control measures; Phand - Common of Approval
740,	A discussion and calculations demonstrating that the conditions and standards set forth in CMC 18.45.070 and 18.45.080 are satisfied;

A performance guarantee quantity worksheet consistent with CMC 18.45.120; and
Any other information which the Director deems necessary for an effective evaluation of the application for a major tree clearing permit.

# NOTICE: All contractors performing work within the City must have a valid City business license.

I, the undersigned, do hereby certify that I am the owner/applicant and that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Covington. In addition, I understand that acceptance of this application and fees do not constitute submittal of a valid application until so informed by the Administrator. Issuance of a permit does not authorize any work in public rights-of-way, City-owned property, utility easements, sensitive areas or any other areas or properties not specifically approved by the City. The granting of a permit or an approval does not presume to give authority to violate or cancel the provisions of any other federal, state or local laws.

President	8/21/12
SIGNATURE OF OWNER/AUTHORIZED AGENT	DATE

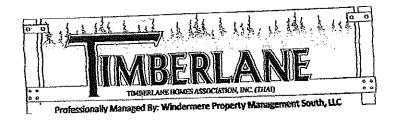


CITY OF COVINGTON
Community Development Department
16720 SE 271st Street - Suite 100 · Covington, WA 98042
Phone: 253-638-1110 · Fax: 253-638-1122
Website: www.ci.covington.wa.us
E-mail: permitservices@cl.covington.wa.us

A-410

Rev. 09/09

STAFF USE ONLY  Associated Code V	iolation:	Application SEP		← Yes ← No
LAND USE TYPE: Code violation Critical ar	eas restoratio	n □ Other (specify):		
LOCATION OF	PROJECT	/ DEVELOPMENT		
Give street address or, if vacant, indicate lot(s), bloo intersection. If proposal applies to several parcels, i	k, and subdiv ist the street	5 Dounding the area	, access stree	t and nearest
PROJECT ADDRESS:		PLAT NAME:		
PARCEL NUMBER(S): 865140TRCT			LOT NUME	BER(S): NA
LEGAL DESCRIPTION(S): (attach if lengthy)		-		
PROPERTY OWNER  Check if Applicant   Name Timberlane Homes Assoc., I  Address 15215 SE 272nd sf. #201f  City, State, Zip Covington, WA 98042  Phone No.  E-mail Address Timberlane Hore & PMSowth	Com E-	me Linda Caudl mpany Timberlane Idress 15215 SE 27 ty, State, Zip Covingto Ione No. mail Address IIMa-Ca	Applicant   s.   George  Homes h  200 St. tt;  1, WA  Fax No.	Pearson 550c. Inc 204 8042
PROJE	CT DESC	RIPTION		
Please describe your project with sufficient de Several trees located in the greenbelts of Timberlane from areas that are a danger to structures, properties inventoried on attached map.	HOA are dead , and safety of	and dying. The HOA with the community. Trees t	hat would be	emoved are
All of the boxes below must  I acknowledge that an application for a permit for al days of the date of filing shall be deemed to have be	ny proposed wo en abandoned.	ork that has not resulted in	the issuance of	of a permit within 18
I certify that as a contractor, I am currently registed am exempt from the requirements of the contractors in connection with the work to be per	red and proper ictor registrati formed under	this permit.	-	
I certify that I have read and examined this appl information provided is incorrect, the permit or appl	Orac maj ba re	ow the same to be true and the	and correct, a	HU WAL II AMY OF U
n de la companya de l		7/24 Date	12	
Signature of Applicant		vate		1



July 24, 2012

To:

Brian Bykonen

CC:

Derek Matheson

Richard Hart

Subject: Land Use Permit for Timberlane Homes Association, Inc.

Dear Brian,

We respectfully request an exemption to the Land Use Permit requirement for our dead, diseased, damaged and dangerous trees located in Timberlane Greenbelts. The greenbelt trees have been neglected for many years and there has been no maintenance that we, the board are aware of. Nor has there been any thinning and only minimal removal of dangerous trees. We are currently working with Green River Community College to come up with a maintenance plan for our greenbelts. Unfortunately, many of the trees in the greenbelts/common areas are diseased and there are still several that are of danger to the surrounding homes. We believe our request would fall under the following exemption:

18.45.050 Exemptions from tree permits.

(2) Emergency Removal of a Hazard Tree or Trees. Emergency removal of hazard tree(s) as defined in order to prevent imminent danger to persons or structures. Such removal shall be reported to the City within 10 days of removal on a form provided by the City. This exemption shall not apply to existing trees located within designated tree tracts.

(3) Normal and Routine Maintenance of Existing Trees. Any normal and routine maintenance of existing trees, but not to include utility easements; provided, that said maintenance does not involve removal of healthy trees and is not detrimental to the health of any trees. Trenching or digging to a depth of greater than one foot within the critical root zone and tree topping is not allowed.

Our goal is to bring our greenbelts to a healthy status for the enjoyment of our community. We have provided a map as well as a list of trees and the issues surrounding those trees for you to review. If you have any questions, please feel free to contact me. I look forward to working with you on this topic.

Regards,

President - Timberlane Homes Association, Inc.

Linda Caudle@TimberlaneHOA.org



### City of Covington

18720 SE 274 Street, Suite 100 \* Covington, WA 98042 \* (252) 638-1140 \* Fax: (253) 638-1121

August 1, 2012

Linda Caudle, President Timberlane Homes Association, Inc.

The City of Covington received your letter dated July 24, 2012 requesting an exemption from the major tree citearing permit requirements for removal of trees located in the Timberlane greenbelts. Your letter cites CMC 18,45,050 Exemptions from tree permits as the city code section that would exempt Timberlane from obtaining the major tree clearing permit. The tree preservation code outlines criteria for obtaining an exemption from permit requirements, and based on the letter and information submitted to the city, it appears you have not met the applicable criteria necessary for granting an exemption.

Brian Bykonen. Associate Planner/Code Enforcement Officer, outlined the code requirements for either an exemption or obtaining a tree removal permit in an email to Paula Kaiser, the Green River Community College Forest Manager, on March 22 and May 23, 2012. These are the two available options you could pursue to legally remove the requested trees. We trust that you have those email communications and understand the requirements. If not, please let me know, and I will provide you copies.

Under the first option, an exemption could be granted if the trees to be removed are evaluated and documented to be hazardous by a certified arborist. The city would review the report and findings and grant an exemption as applicable. It is the responsibility of Timberlane Homes Association, Inc. to obtain a certified arborist.

Under the second option, you could apply for the city's major tree clearing permit. The permit application must have a tree inventory prepared by a "certified arborist, licensed landscaped architect, certified forester, or other qualified tree professional", and include other required application materials outlined in CMC 18.45 and on the application. Qualified staff at the GRCC Forrest Management Program could certainly complete that tree inventory. The major tree clearing permit is \$787.00 plus a \$39.00 technology charge for a total of \$826.00. This is a one-time fee, and the tree removal can be phased over several years. The City Manager has declined to waive the fee, as it does not fall within his parameters of fee waivers which include confusing code language or unintended consequences within our fee schedule. City codes guiding tree removal, tree permit fees, and tree permit processes are very clear and were revised and adopted by our city council less than 4 years ago.

I hope this gives you the information you need to make a decision on your preferred option for handling the dangerous trees within the Timberlane greenbelts. Again, Brian and I will be happy to answer further questions and assist you in your choice of options.

Respectfully.

Richard Hart, AICP

Community Development Director, City of Covington

Ce: Brian Bykonen, Code Enforcement Officer/Associate Planner Derek Matheson, City Manager