



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

## 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	Amount
Payment	Check	326	826.00
TOTAL:			<b>826.00</b>

ACCOUNT ITEM LIST:

No.	Description	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:			<b>826.00</b>

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







**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: permitsservices@ci.covington.wa.us

A-410

# LAND USE APPLICATION

Rev. 09/09

<b>STAFF USE ONLY</b>	Project Number: _____	Application Date: _____
	Associated Code Violation: _____	SEPA Included: <input type="checkbox"/> Yes <input type="checkbox"/> No

**LAND USE TYPE:**  Code violation  Critical areas restoration  Other (specify): \_\_\_\_\_

## LOCATION OF PROJECT / DEVELOPMENT

Give street address or, if vacant, indicate lot(s), block, and subdivision OR tax lot number, access street and nearest intersection. If proposal applies to several parcels, list the streets bounding the area.

PROJECT ADDRESS: \_\_\_\_\_ PLAT NAME: \_\_\_\_\_

PARCEL NUMBER(S): 865140TRCT LOT NUMBER(S): NA

LEGAL DESCRIPTION(S): \_\_\_\_\_  
 (attach if lengthy)

**PROPERTY OWNER**  
 Check if Applicant

Name Timberlane Homes Assoc., Inc.  
 Address 15215 SE 272nd St. #204  
 City, State, Zip Covington, WA 98042  
 Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_  
 E-mail Address TimberlaneHOA@WPMSouth.com

**PRIMARY CONTACT PERSON**  
 Check if Applicant

Name Linda Caudle / George Pearson  
 Company Timberlane Homes Assoc., Inc.  
 Address 15215 SE 272nd St. #204  
 City, State, Zip Covington, WA 98042  
 Phone No. \_\_\_\_\_ Fax No. \_\_\_\_\_  
 E-mail Address Linda-Caudle@timberlanehoa.org

## PROJECT DESCRIPTION

Please describe your project with sufficient detail (GIVE SOME EXAMPLES OF REQUIRED DETAILS?)

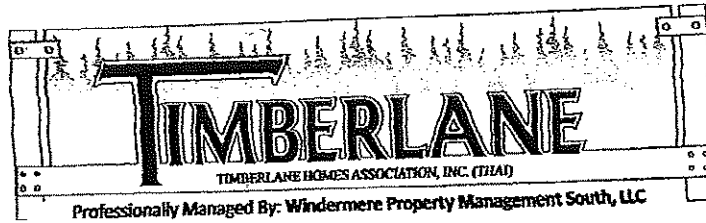
Several trees located in the greenbelts of Timberlane HOA are dead and dying. The HOA would like these trees removed from areas that are a danger to structures, properties, and safety of the community. Trees that would be removed are inventoried on attached map.

All of the boxes below must be checked in order for application to be accepted.

- I acknowledge that an application for a permit for any proposed work that has not resulted in the issuance of a permit within 180 days of the date of filing shall be deemed to have been abandoned.
- I certify that as a contractor, I am currently registered and properly licensed as defined in RCW 18.27, or as a property owner, I am exempt from the requirements of the contractor registration and will do all my own work or use properly licensed subcontractors in connection with the work to be performed under this permit.
- I certify that I have read and examined this application and know the same to be true and correct, and that if any of the information provided is incorrect, the permit or approval may be revoked.

\_\_\_\_\_  
 Signature of Applicant

7/24/12  
 Date



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,

  
Linda Caudle  
President – Timberlane Homes Association, Inc.

  
[Linda.Caudle@TimberlaneHOA.org](mailto:Linda.Caudle@TimberlaneHOA.org)



## City of Covington

15730 SE 271<sup>st</sup> Street, Suite 100 • Covington, WA 98042 • (253) 638-1111 • Fax: (253) 638-1122

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 clearing 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 Forest 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

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