

## LANDMARK TREE REMOVAL PERMIT

**To:** Eagle Harbor Church c/o Elissa Kratzer

**Project Site:** 105 Winslow Way W

**Tax Parcel Number:** 27250241152008

**Proposal:** Remove or snag one hazardous 39.5" Black Locust tree

**File #:** PLN51402

**Site Visit Date:** April 3, 2019

- 
1. Criteria for Removal (BIMC 16.32.030.D Landmark Tree Retention) **One Landmark Tree will be either removed or snagged to 10-15 ft. in height, per the recommendation of the arborist. See arborist report dated March 13, 2019.**

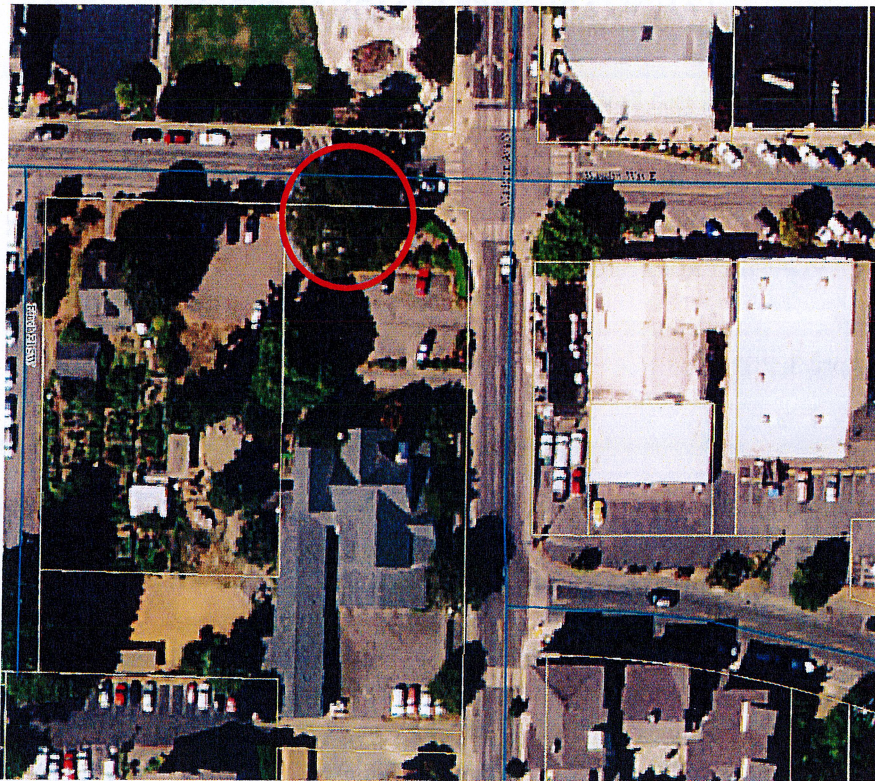
The report describes structural defects throughout the canopy of the subject tree that are causing large branches to pull away from the tree trunk. These branches are failing, creating a hazard within the parking area of the church. Pruning is not a viable option to mitigate the hazard, as the amount of pruning would create a large "pruning wound", negatively impacting the trees vigor, and may disfigure the normal shape of the canopy.

The arborist recommends extensive cabling or creating a snag (or otherwise removing the tree). Cabling, however, will only temporarily reduce risk to the targets. Instead of cabling, the applicant has requested to remove or snag the tree to 10-15 ft. in height, to be decided at the time of work.

The tree meets the criteria for Landmark Tree removal provided below:

Criteria for Removal (check applicable)	
	The removal is necessary to enable construction on or reasonable use of the property, and no other alternative is feasible; or
	The removal is necessary to fulfill the terms of an easement or covenant recorded prior to the adoption of the ordinance codified in this chapter; or
<b>X</b>	The tree is diseased, or otherwise determined to be a hazardous tree as determined by a qualified professional pursuant to BIMC 18.15.010.C.1.c.





The application was also reviewed for compliance with the tree removal standards under BIM 16.18. The subject tree is located within the Central Core Overlay of the Mixed Use Town Center. For developed lots within this zoning designation, a permit is required to remove any tree greater than 8 inches in DBH, and the applicant must demonstrate:

1. The tree is dead, or determined to be hazardous, as certified by an International Society of Arboriculture (ISA) Tree Risk Assessment Qualified (TRAQ) arborist; or
2. The removal is necessary to allow reasonable use or enable permitted construction, and no alternative is feasible; or
3. The removal is necessary to maintain utilities, provide access, or fulfill the terms of an easement or covenant recorded prior to the adoption of the ordinance codified in this chapter.

There are no tree unit requirements within the Mixed Use Town Center.

**The applicant has demonstrated that criteria #1 is met, and the removal meets the provisions of BIMC 16.18.**

**Decision:**

Approval, pursuant to BIMC 16.32.030.D criterion #3.



*Deather Wright*

Gary R. Christensen, AICP  
Director of Planning & Community Development

*April 23, 19*

Date

**Appeals:**

Pursuant to BIMC 16.32.050 Appeals, the Planning Director's decision on an application for removal of a Landmark Tree may be appealed to the hearing examiner as described in BIMC 2.16.020.P.1. All appeals must be filed within fourteen (14) days following the issuance of the Director's decision on the application.