



COMMUNITY ASSOCIATION

## Architectural Control Committee

### Plan and Specification Review Determination

#### LANDSCAPE APPLICATION (page 1 of 3)

ACC approval includes aesthetic features only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure. Please note: You may need the City of Mill Creek's permit and/or approval (425) 551-7254.

For MCCA Use Only

Submittal Number

17491

Date Submitted

10/5/2023

Inspection Notes:

Property owners are responsible for determining all property lines, locations, and related easements

#### Applicant Information

Name BOB WILLIAMSON Ph. 425-743-0728

Email BOB@MILLCREEKLAWYER.COM

#### Site Information

Address 16326 AND 16308 - 7TH AVE. SE

Division AMBERLEIGH

Lot# 47+48

#### Type of Structure

Addition ☐ Shed ☐ Other: LANDSCAPE MODIFICATIONS

Est. Start Date: OCT.

Est. End Date: DEC

You must attach a drawing of your proposed plan, see page 3 for complete information.

**Applications without drawings will not be accepted.**

Pursuant to the provision of Article VIII, paragraphs 8.1, 8.2, 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3 and Article IX of the Mill Creek Declaration of Covenants, the following determination by the Architectural Control Committee is hereby granted:

Approval subject to the following changes:

HUA WILL RETAIN THE TREE AND SHRUBS AT HUA EXPOSURE. REPLACEMENT TREE AT HUA EXPOSURE DEN, CO.

Rejected for the following reasons: REPLACEMENT TREE AND/OR PLANTS ARE NOT PAID FOR BY HUA UNLESS (TREES ONLY) THE TREE BEING REMOVED IS DEAD, Dying OR OTHERWISE, TREE NOT QUALIFIED AS QUALITY

☒ TREE REMOVAL ONLY NO DEAD GRASS

☐ Approve ☐ Reject

NO DEAD GRASS

Date: 09/19/23

Condominiums & Townhomes ACC or Board Approval

☒ Approve ☐ Reject

Erin Fraser

Date: 10/11/2023

MCCA Administration

☐ Approve ☐ Reject

Date:

Chair, Architectural Control Committee

☒ Approve ☐ Reject

Mary Spalding

Date: 9-22-23

☐ Approve ☐ Reject

Date:

☐ Approve ☐ Reject

Date:

Application may be mailed, emailed (info@mcca.info), or dropped off at the MCCA Office (15524 Country Club Dr, Mill Creek, WA 98012)

01-May-19

10/05/23 > AMT TO REMOVAL COSTS - MEMO FROM BETHEL CITY PERMIT APPROVAL

DATE DEC 12/23

## Landscaping Request

To	Amberleigh HOA Landscaping Committee	
From	Steve & Julie Cole, Lot 47 Bob Williamson & Peggy Huffman, Lot 48	Steve 206-334-0122 Bob 425-743-0728
Re	Request for Landscaping modifications in common driveway planting zone	
Date	September 15, 2023	

The residents of Lots 47 and 48 wish to jointly request several landscaping modifications within the planting bed between both of their driveways. This zone is one of Amberleigh's Common Maintenance Areas.

**Removal Requests.** We request that the HOA should remove certain plantings at its expense.

NORTH SIDE, ONLY  
BEARING N. OR  
WESTERN TREES  
AND REMOVED BY  
THE HOA AND A  
NEW TREE PLANTED  
AT EXPENSE OF  
HOA. - SEE OTHER  
PAGE →  
APPROVED

- Remove Tree. We request that the current deciduous tree should be removed. The tree is not ugly, and it is not damaged or diseased. The problem with the tree is that it has grown to be too large for the small planting zone it is in. Now that it is so large, it is water starved and its roots are aggressively undermining the adjacent concrete areas. Its roots have caused cracking and buckling of the adjacent homeowner driveways, as well as the adjacent asphalt street. Also, its roots invaded and clogged the water drainage pipes in the planting zone. We have already replaced most of the drainage pipes, but we cannot consider driveway repairs until the roots problem is solved. A new tree with a smaller mature size would be more appropriate for the area in question.
- Remove Heather. We request that the heather bushes in the zone should also be removed. These bushes have grown together, and their bulky growth encroaches over the adjacent driveways. We have to maneuver our cars around the bushes and cars can get scratched.

IN THIS CASE /  
HOA WILL PAY  
TO HAVE THE  
TREE REMOVED  
M.S. /

**Replacement Requests.** We request that the HOA should install certain plants at its expense.


HOA DOES  
NOT REPLACE  
PLANTS IN  
OWNER'S YARDS.  
THE HOA DOES  
REMOVE DEAD,  
Dying OR DISEASED  
TREES AND SHRUBS.

- New Tree. We request that a new tree, one known to reach a smaller mature size, should be planted in the zone. We propose that a Hinoki cypress 'Crippsii' or similar Arborvitae (one of the shorter varieties) should be planted.
- New Bushes & plants. We propose that a collection of various plants would provide an attractive look with minimal maintenance needs. Our inspiration is the garden zone on 1824-163<sup>rd</sup> Pl. SE.
  - Azaleas
  - Osmanthus heterophyllus (False Holly)
  - Choisya (Mexican Mock Orange)
  - Sun loving hostas
  - Zephyr Lily (Rain Lily)
  - Black Mondo grass.

PLANT SEVEN ARBORVITAE  
AM

For  
Julie Cole

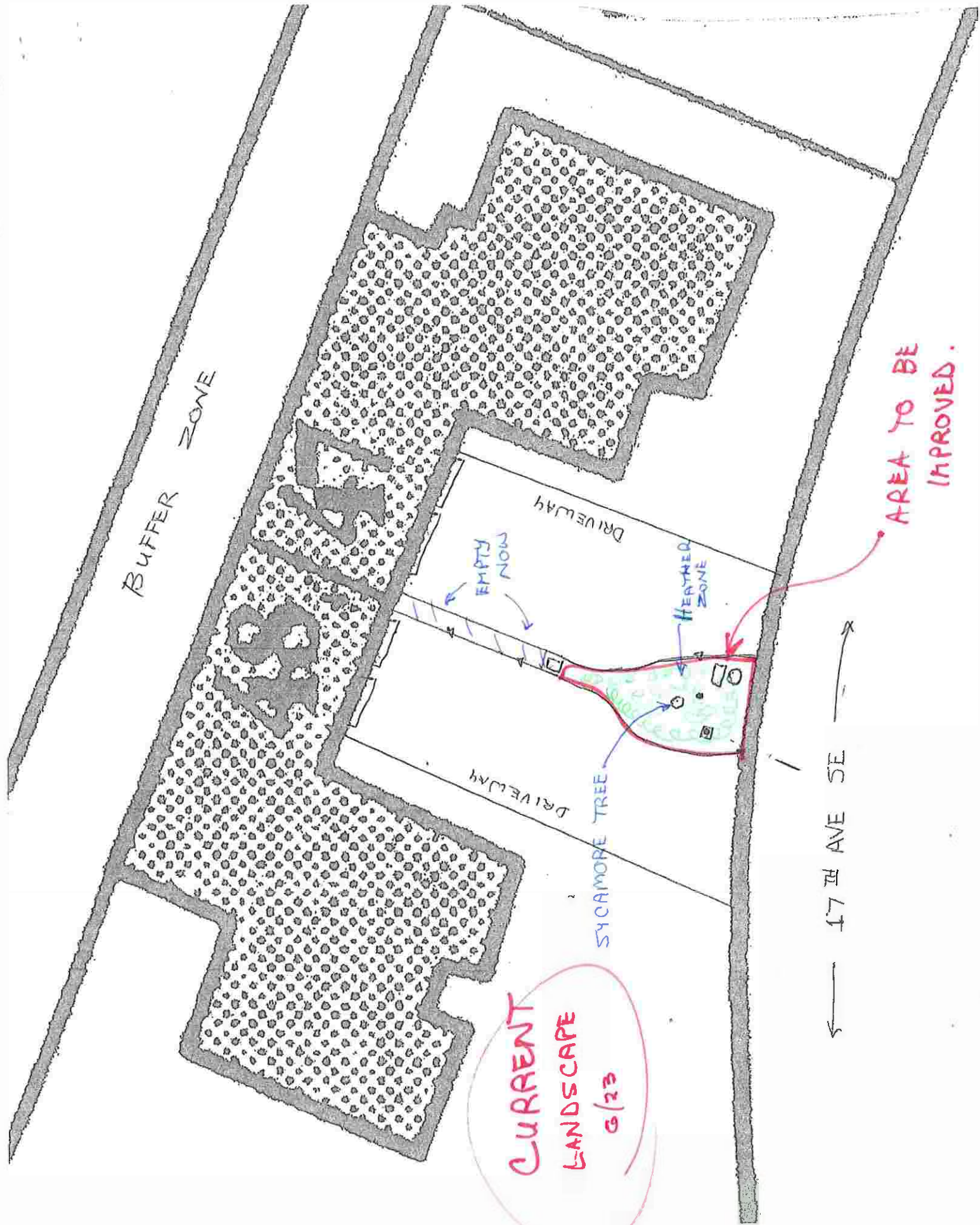
DENIED  
M.S. / M

A photograph showing a concrete driveway slab being lifted by a metal rod. The slab is light blue and textured, with some areas of discoloration. The rod is a long, thin metal piece positioned horizontally across the slab. To the left of the slab, there is a dark, mulched area with some green plants and a single green leaf. A small blue object is visible on the ground near the bottom left corner. A white label with black text is placed on the right side of the slab, explaining the cause of the lifting.

This photo shows uplifting of  
driveway slab due to uplifting of  
tree roots

A photograph showing a section of an asphalt driveway. A large, irregular crack runs diagonally across the dark asphalt surface. To the left of the crack, the rear wheel and a portion of the silver body of a car are visible. To the right of the crack, there is a raised curb made of light-colored stones, with a white plastic pipe or drainage channel running along its edge. The ground to the right of the curb is covered with dry leaves and some green weeds. The scene is brightly lit, with shadows cast across the driveway.

This photo shows cracking of  
driveway slab due to uplifting of  
tree roots



BUFFER ZONE

DRIVEWAY

DRIVEWAY

HEATHER ZONE

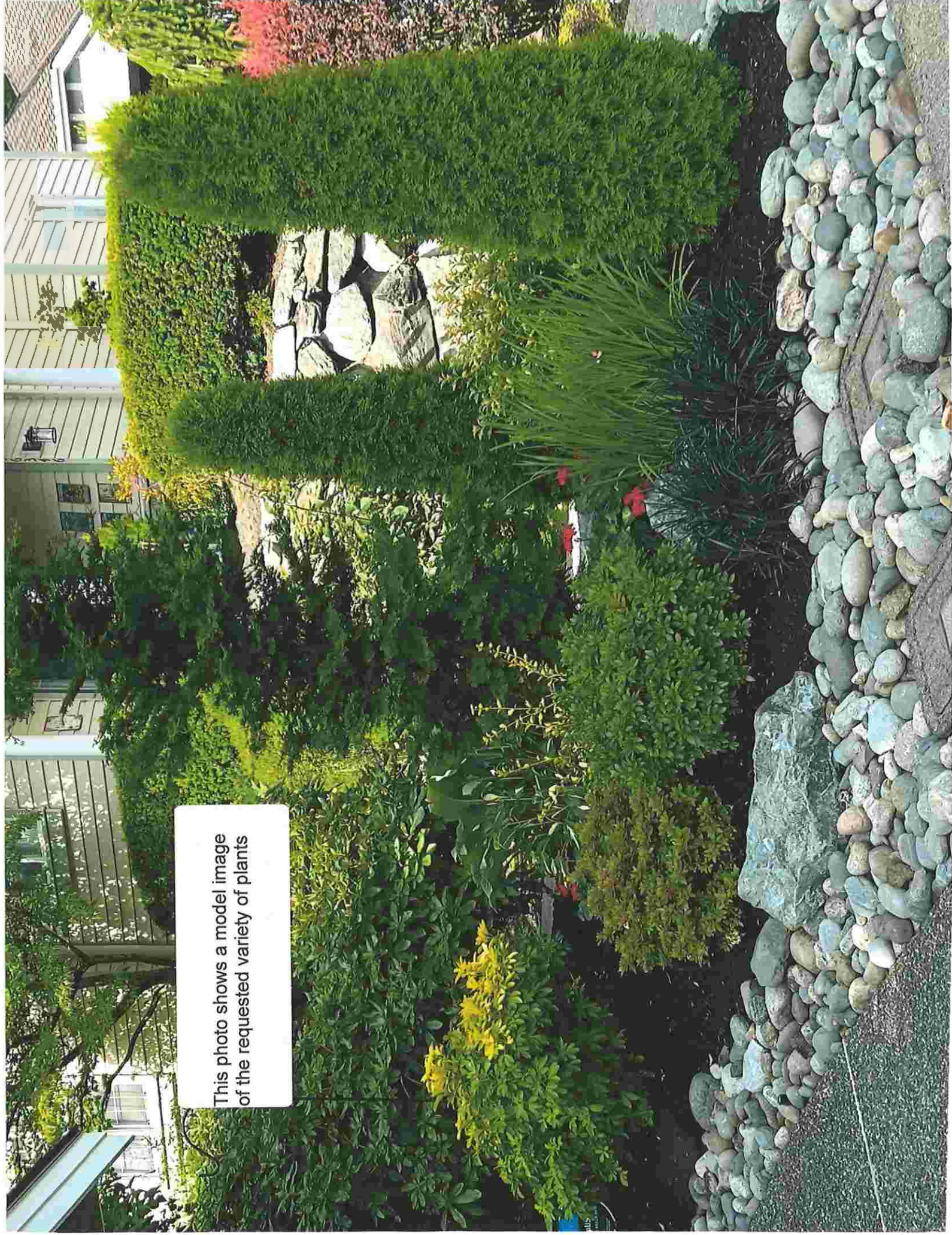
SYCAMORE TREE

CURRENT LANDSCAPE 6/23

17th AVE SE

AREA TO BE IMPROVED.

This photo shows a model image of the requested variety of plants



Mark T. Beales  
1820- 163<sup>rd</sup> Street SE, Mill Creek, WA 98012 (425) 327-9573

September 26, 2023

TO: Bob Williamson

RE: Application for tree removal, replacement, and plantings

LOCATION: 16326 & 16308 17<sup>th</sup> Drive SE, Mill Creek

In your request dated September 15, 2023, you requested the Amberleigh HOA, at its expense, remove an existing street tree and Heather plants in the garden area between your driveways fronting the street.

As you noted, the tree is not diseased or damaged nor does it appear to be dying. The HOA policy regarding tree removal at HOA expense is that the tree must be diseased, dying or present a danger to homes or residents. When that situation is present, the HOA, at its expense, has the tree removed and the stump ground so a replacement tree can be planted as required by the City of Mill Creek. The city requires the homeowner make application for removal of street trees at the website [www.nybuildingpermits.com](http://www.nybuildingpermits.com). Our approval is subject to city requirements.

I have seen the cracking and upheaval of the driveways caused by the existing tree roots. In this instance, we agree the tree should be removed and the stump ground at HOA expense. The HOA will not pay for a replacement street tree (specie to be determined) as that will be your expense as will any approved plantings.

The HOA does not pay for replacement plants as our owner's garden area sizes vary so much that it is unfair for owners having very little garden area to have to pay for plants for owners having large garden areas requiring many more plantings.

To begin the process, please make application with the City of Mill Creek, then call or go online to 811 to request a utility location service so underground utility locations can be identified before the stump grinding service grinds the stump.

Please call me if you have any questions.

Mark



## CITY OF MILL CREEK

MyBuildingPermit.com

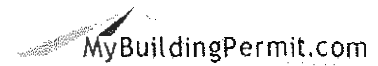
## Clearing and Grading Application #1383261 - Sycamore removal

Applicant				
First Name	Last Name		Company Name	
Robert	Williamson			
Number	Street	Apartment or Suite Number	E-mail Address	
16326	17th Ave SE		bob@millcreeklawyer.com	
City	State	Zip	Phone Number	Extension
Mill Creek	WA	98012	(425) 743-0728	
Contractor				
Company Name				
Contractor Unknown				
Number	Street	Apartment or Suite Number		
City	State	Zip	Phone Number	Extension
State License Number		License Expiration Date	UBI#	E-mail Address
Project Location				
Number	Street	Floor Number	Suite or Room Number	
16326	17TH AVE SE			
City	Zip Code	County Parcel Number		
MILLCREEK	98012	00841100004800		
Associated Building Permit Number		Tenant Name		
Additional Information (i.e. equipment location or special instructions).				
Work Location				
Property Owner				
First Name	Last Name or Company Name			
*	FAMILY TRUSTIS LLC & FAMILY TRUSTIS LLC			
Number	Street	Apartment or Suite Number		
16326	17TH AVE SE			
City	State	Zip		
MILL CREEK	WA	98012		
Certification Statement - The applicant states:				
I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such application. I have furnished true and correct information. I will comply with all provisions of law and ordinance governing this type of application. If the scope of work requires a licensed contractor to perform the work, the information will be provided prior to permit issuance.				
Date Submitted:	9/29/2023	Submitted By:	Robert Williamson	

T2023-0104



Jurisdiction: Mill Creek  
Project Name: Sycamore removal  
Application ID: 1383261



## Supplemental Name: Tree Removal Permit Conditions

### Tree Removal Permit Conditions

Last Updated 10/2021

1. In accordance with MCMC 15.10.080, Tree Removal Permits shall expire six months from the date of issuance. Up to one extension may be granted upon request.
2. Property owners are responsible for determining all property line locations.
3. If a roadway lane closure and/or traffic control (e.g. flaggers) are necessary to remove the trees, a Right-of-Way Work Permit is required by the City. Please contact the Permit Counter for more information at [permitcounter@cityofmillcreek.com](mailto:permitcounter@cityofmillcreek.com) or (425) 551-7254.
4. Homeowners' Association (HOA) approval may also be required for tree removal. HOAs use different criteria during their review of a tree removal request; thus, receiving City approval is not a guarantee of receiving HOA approval. HOA rules may be, and frequently are, more restrictive than City rules.

I acknowledge and agree to the conditions set forth above:

Yes