



COMMUNITY ASSOCIATION

Plan and Specification Review Determination

TREE TRIM / REMOVAL APPLICATION

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 approval www.cityofmillcreek.com.

For MCCA Use Only		Applicant Information	
Submittal Number		Name: Mark & Juliann Beales	Ph. 425-327-9573
15921		Email: mtbeales@gmail.com	
Date Submitted		Address: 1820 163 rd Street SE	
5/10/2021		Site Information	
		Division: Amberleigh	Lot #: 65
		Tree Information	
		Types of Trees	Hemlock
		# Removed	One
		# Trimmed	N/A
		Tree Replacement Information	
		# Replacements	None
		Type of Trees	N/A
Inspection Notes		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:	
		1 - 1 gallon Western Red Cedar tree must be donated to the MCCA office to be planted in common area	
		Rejected for the following reasons:	
		(<input checked="" type="checkbox"/>) Approve () Reject	<u>Michael Spalding</u> Date: <u>5-7-21</u>
			Condominiums & Townhomes ACC or Board Approval
		(<input checked="" type="checkbox"/>) Approve () Reject	<u>Michael Spalding</u> Date: <u>5-8-21</u>
			MCCA Administration
		(<input checked="" type="checkbox"/>) Approve () Reject	<u>Earl Bardin</u> Date: <u>5/11/2021</u>
			Chair, Architectural Control Committee
		(<input checked="" type="checkbox"/>) Approve () Reject	<u>David Fairwell</u> Date: <u>5/20/2021</u>
		() 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)



MCCA requires the replacement of trees as follows: "In cases of approved removal, the Association requires replacement on a 1-1 ratio with trees in 1 gallon sized pots; unapproved removal will require replacement on a 2-1 ratio. Replacements are to be planted on private property or other locations determined by ACC. Removal of native evergreens will require replacement with native evergreens. **You may need the City of Mill Creek's approval for any native tree. If the tree is considered a "Street Tree" by the city, we will require a copy of your approved permit with the City of Mill Creek to review your application. www.cityofmillcreek.com.**

IMPORTANT: Please include a sketch of the property below showing the exact location of the proposed tree(s) to be cut. Mark trees to be considered for removal.

Proposed Tree Cutting (sketch):

The health of the Hemlock tree in our front yard has been deteriorating over the past 2 years. When we moved here in 2012, one couldn't see the upper branches or the trunk due to the extensive growth. Noticing the deteriorating condition of the tree, I requested the arborist hired by MCCA look at the tree last October. He said it was stressed and to continue watching it's condition. The tree branches are dying, the number of cones increased and the foliage is diminishing.

I requested a Tree Removal permit from the City of Mill Creek, a copy of which is attached.

I asked Tyler at Snohomish Tree Service to come out and view the tree's condition and give me a bid to remove the tree in anticipation of receiving approvals. He said the tree is dying and will deteriorate faster as Hemlocks are known to do. He will take the tree down and remove all wood and debris.

Show proposed tree replacement(s), including type of tree(s). (sketch):

None required due to existing trees and landscaping in area.



Basic Policy for Tree Trimming/Removal Permits

Policies

1. With regard to trees in cutting preserves and common property, no tree will be removed unless a particular problem exists, or the tree is dead. Approval is required, as outlined in Item 2 listed below. MCCA will remove those identified trees on MCCA property.
2. Native evergreens/firs will not be removed unless said trees are dead or pose a threat to property. Homeowners must provide an arborist report, if required. In the event an arborist opinion is required, the submittal will be placed in abeyance and the thirty-day clause voided.
3. **Trees to be considered for removal, must be marked so they are easily identified by the committee.**
4. The approved permit application must be on-site during the tree removal process.
5. Limbs and tree rounds must be removed. If cordwood is kept, it must be stored out of view.
6. Stump must be removed or dealt with appropriately. *STUMP WILL BE CUT LOW TO GROUND*


Procedure

- INACCESSIBLE TO STUMP GRINDER -

1. Homeowner submits application, marks the trees to be cut, and MCCA suggests contacting adjoining property owners.
2. Committee inspects trees. If necessary, can require the applicant to provide an arborist report.
3. Application is approved or denied and the homeowner is notified.
4. Homeowner cuts trees, disposes of limbs and rounds. Replacement trees must be planted, if required.

04/07/2021

Applicant Signature by


 Mark T. Beales

Date

☐ Owner requests ACC Members call before entering the property for inspections or discussion of project specifics.

Journal of Management Education 36(7) 809–824

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the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion. The number of people aged 65 and over is expected to increase from 250 million to 450 million. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion. The number of people aged 15 and over is expected to increase from 3.5 billion to 4.5 billion.

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...and the fact that the *Journal* is a journal of the American Psychological Association, the largest and most influential of the professional organizations in the field of psychology, is a source of great strength and authority.

...and the other is the fact that the ...

the 1990s, the number of people in the United States who are 65 years of age or older has increased by 50% (U.S. Census Bureau, 2000). The number of people aged 65 and older is projected to increase to 20% of the total population by the year 2020 (U.S. Census Bureau, 2000). The number of people aged 65 and older is projected to increase to 20% of the total population by the year 2020 (U.S. Census Bureau, 2000). The number of people aged 65 and older is projected to increase to 20% of the total population by the year 2020 (U.S. Census Bureau, 2000).



15728 Main Street, Mill Creek, WA 98012
Administration 425-745-1891
Police 425-745-6175
All Other Departments 425-551-7254

May 7, 2021

Mark Beales
1820 163rd Street Southeast
Mill Creek, Washington 98012

SUBJECT: PERMIT REQUEST FOR TREE REMOVAL

The Tree Removal application submitted for Lot 65 in the Amberleigh subdivision has been **approved** by the City of Mill Creek. The request is to remove one Hemlock located in the front yard closest to the street. This tree is a designated preservation tree, which cannot be removed unless it is deemed to be hazardous. The tree is in serious decline, which indicates a potential hazard; thus, removal is allowed. Given the number of existing trees in your yard, the replanting requirement is waived.

Please note the following additional information:

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. 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.
3. If a roadway lane closure and/or traffic control (e.g. flaggers) are necessary to remove the trees, a Right-of-Way Use Permit **is** required by the City. Please contact the Engineering Department for more information at (425) 551-7254.
4. Property owners are responsible for determining all property line locations.

If I may be of further assistance, please contact me at (425) 921-5717.

Sincerely,

A handwritten signature in blue ink that reads "Sherrie Ringstad".

Sherrie Ringstad
Associate Planner

