From: Molly McGuire
To: Garrett Goudy
Cc: Joe Taflin; Wes Giesbrecht; John Kenney
Subject: RE: SIB23-001 Staff Report Tree Correction
Date: Thursday, February 29, 2024 11:44:00 AM
Attachments: image001.png

Hi Garrett,

Thanks for pointing this out.

The arborist identifies Tree 8327 as dead, which means it is non-regulated per MICC 19.16.010 definition of Tree: Any living woody plant species other than a shrub, characterized by one main trunk or few dominant trunks and many branches, known to achieve a typical mature height of at least 15 feet.

Due to this, the project results in the removal of 59 trees and requires 122 replacements, per the table in the staff report. The City Arborist, Cc'd is this email, identified the removal of 10 trees between 10 and 24 inches in diameter, which require 2 replacements each, and 17 exceptional trees and/or trees greater than 24 inches in diameter, which require 6 replacements each. The City Arborist also identified 32 trees less than 10 inches and/or non-viable trees which typically require 1 replacement each, but this was reduced to 0 due to the condition of the trees.

The following staff findings have been determined to be Scrivner's Errors and a note has been made in the file to reflect this error:

> **Staff Finding**: According to the development plan set in **Exhibit 6**, the Arborist report in **Exhibit 20**, and the Tree Inventory Worksheet in **Exhibit 21,** Creative Landscape Solutions inventoried and assessed 86 trees on the subject property. Of the 86 trees located on the subject property, ~~58~~ 59 trees are proposed for removal, resulting in a retention rate of ~~33~~ 32 percent.
>
> **Staff Finding:** The development plan set in **Exhibit 6**, the Arborist report in **Exhibit 20**, and the Tree Inventory Worksheet in **Exhibit 21** are consistent with each other. The proposed development will retain ~~26~~ 27 trees, or ~~31~~ 32 percent of the trees on the subject property.

Sincerely,

Molly McGuire
Planner
City of Mercer Island – Community Planning & Development
206-275-7712 | www.mercerisland.gov
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From: Garrett Goudy <ggoudy@navixeng.com>
Sent: Monday, February 26, 2024 4:54 PM
To: Molly McGuire <molly.mcguire@mercerisland.gov>
Cc: Joe Taflin <joe@navixeng.com>; Wes Giesbrecht <wes.atlin@outlook.com>
Subject: SIB23-001 Staff Report Tree Correction

Good afternoon Molly,

After going through the Notice of Decision, I saw that there was an inconsistency in the tree removal notes in section 14 and 15.

There are 86 trees on the site, that is agreed on. Item 14 says 58 trees are being removed (33% retention rate), then the tree replacement calls out 59 for removal. Item 15 says 26 trees (31% retention) will remain implying 60 trees removed.

I counted all of the trees that we are keeping, and we are keeping 26 trees which means we are removing 60.

What will correcting this do to the application/approval process?

V. TREES

14. Pursuant to MICC 19.08.030(E)(5), the proposed development shall be designed to comply with the provisions of Chapter 19.10 MICC.

Staff Finding: The Applicant submitted a Preliminary Arborist Report prepared by Creative Landscape Solutions, dated February 6, 2024 **(Exhibit 20)**. The arborist report identifies unhealthy trees based on existing conditions and tree structure, and specifies which trees are most suitable for preservation.

Staff Finding: According to the development plan set in **Exhibit 6**, the Arborist report in **Exhibit 20**, and the Tree Inventory Worksheet in **Exhibit 21,** Creative Landscape Solutions inventoried and

86-58=28 kept

assessed 86 trees on the subject property. Of the 86 trees located on the subject property, 58 trees are proposed for removal, resulting in a retention rate of 33 percent.

Staff Finding: Tree removal and retention/protection are identified on the development plan set **(Exhibit 6)**. The proposed tree retention plan was reviewed by the City Arborist and as conditioned, complies with the provisions of Chapter 19.10 MICC. The following table indicates the proposed tree removal and replacement required.

59?

Diameter of Removed Tree (measures 4.5-feet above ground)	Tree Replacement Ratio	Number of Trees Proposed for Removal	Number of Trees Required for Replacement Based on Size/Type
Less than 10-inches and non-viable trees	1	32	0
10-inches up to 24-inches	2	10	20
Greater than 24-inches up to 36-inches	3	0	0
Greater than 36-inches and any exceptional tree	6	17	102
		Total Required Tree Replacement:	122 Required

15. Pursuant to the provisions of MICC 19.10.060(A)(2)(a), the proposed development shall retain 30 percent of trees with a diameter of 10 inches or greater, or that otherwise meet the definition of a large tree, shall be retained over a rolling five-year period.

86-26=60 removed

Staff Finding: The development plan set in **Exhibit 6**, the Arborist report in **Exhibit 20**, and the Tree Inventory Worksheet in **Exhibit 21** are consistent with each other. The proposed development will retain 26 trees, or 31 percent of the trees on the subject property.

Staff Finding: Based on the development plan set in **Exhibit 6**, the Arborist report in **Exhibit 20**, and the Tree Inventory Worksheet in **Exhibit 21**, the proposed development is consistent with the requirements of MICC 19.10.060(A)(2)(a), as conditioned.

Thank you,

Garrett Goudy P.E.*
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