



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

July 31, 2023

MERIDIAN POINTE APARTMENTS LLC
2711 W VALLEY HWY N STE 200
AUBURN, WA 98001

Dear Applicant,

I have reviewed your arborist report. The city is approving your report's recommendations for tree removal with the following findings and conditions:

FINDINGS:

Significant trees. The proposal is regulated by PMC 20.58.015 (6)(g), significant trees. The associated standards document requires retention of trees over 15" DBH for any project where landscaping is required. The removal of trees may require replacement of trees in-kind. See the conditions below. **Your arborist report is accepted and the proposed tree removal is approved as conditioned:**

SIGNIFICANT TREE REMOVAL CONDITIONS:

Conditions include:

- All removed trees shall be replanted in-kind, unless no space is available on site to do so.
- Please follow up with our Department after removal and replanting is completed. Photos documenting the work and new landscaping should be submitted for this permit record to be complete. Please email me directly.

Critical areas. PMC 21.06.410 requires the following:

- (e) The removal of trees that are hazardous, posing a threat to public safety, or posing an imminent risk of damage to private property from critical areas and buffers; provided, that:
- (i) The applicant submits a report from a certified arborist that documents the hazard and provides a replanting schedule for the replacement trees;
 - (ii) Tree cutting shall be limited to limbing and crown thinning, unless otherwise justified by a certified arborist;
 - (iii) The landowner shall replace any trees that are felled with new trees at a ratio of two replacement trees for each tree felled or limbed within one year in accordance with an approved restoration plan. To the extent possible, any felled trees shall be left on site as a habitat feature/snag. The director may reduce the ratio when it can be demonstrated that a lower ratio is adequate to protect critical areas. Tree species that are native to the area shall be used; and
 - (iv) Hazard trees determined to pose an imminent threat or danger to public health or safety, property, or cause serious environmental degradation may be removed by the landowner prior to receiving written approval from city; provided, that a reasonable attempt is made to contact the city prior to removal and, within 14 days following removal, the

landowner shall submit a restoration plan that demonstrates compliance with the provisions of this chapter.

The proposal is regulated by PMC 21.06 (critical areas) as the trees are noted in your arborist report are located in a protected suspected critical area. **Your arborist report is accepted and the proposed tree removal is approved as conditioned:**

CRITICAL AREAS CONDITIONS:

Conditions include:

- All removed trees shall be replanted using vegetation appropriate for the area at a 2:1 ratio. You have indicated 1:1 replacement of western redcedar and red oak, which is accepted.

If you have any questions, please do not hesitate to reach out.

Thank you,

Gabriel Clark
Planning Technician
GClark@puyallupwa.gov