

Tree Narrative

Houtchens Residence

2-15-23

TREES – John Kenney

Please note that trees numbered 509, 510, and 511 have received previous approval for removal. They are included in the tree inventory sheet. See email thread on following pages.

Please note tree 545 was also approved for removal due to the health of tree. This tree was not included in the tree inventory sheet because there was no requirement for replacement. See email thread on following pages. Tree report for this tree has also been submitted.

The trees listed above are shown on the Tree Plan as already being removed, but they have not yet been removed as of this date 2/15/23.

Replacement trees are shown on the new Shoreline Landscape and Restoration Plan (sheets L1, L2, and L3 at the very end of the plan set.

Thank you,

A handwritten signature in black ink, appearing to read "Matt Mawer". The signature is stylized with a large, looped "M" and a long, sweeping underline.

Matthew Mawer

Matt Mawer

From: John Kenney <John.Kenney@mercergov.org>
Sent: Wednesday, February 1, 2023 1:34 PM
To: Mike Burke; Matt Mawer
Cc: Megan Atkinson; Mercer Island Permitting; Ruji Ding
Subject: RE: Houtchens | Tree permit 2210-228

Mike,

Thanks for having this documented as completely dead by natural causes. No tree permit or mitigation is required for this one. But I will make a note of it. Please submit the report when you resubmit for the house building permit 2209-088.

[John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor](#)

City Arborist

City of Mercer Island - Community Planning & Development

206.275.7713 | mercerisland.gov/trees

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The City of Mercer Island utilizes a hybrid working environment. Please see the City's [Facility and Program Information](#) page for City Hall and City service hours of operation.

From: Mike Burke <mike@nwlifestylehomes.com>
Sent: Wednesday, February 1, 2023 8:37 AM
To: Ruji Ding <Ruji.Ding@mercergov.org>; Matt Mawer <matt@mrd.net>; John Kenney <John.Kenney@mercergov.org>
Cc: Megan Atkinson <megan@nwlifestylehomes.com>; Mercer Island Permitting <epermit.tech@mercerisland.gov>
Subject: RE: Houtchens | Tree permit 2210-228

Hi Ruji,

Next week, we are starting the preparation for the repair of the sewer line from 6022 SE 22nd St. We have identified another tree that will need to be removed because it is dead. This tree is directly over the sewer line to be repaired. It needs to be removed before we repair the line or the removal later will damage the line.

Attached, please find the tree assessment from our arborist at Watershed. Thanks for your prompt attention.

Mike Burke

Founder + Visionary

425-417-7816

www.nwlifestylehomes.com



nw
lifestyle
homes



matthew mawer
residential design

From: Ruji Ding <Ruji.Ding@mercergov.org>

Sent: Wednesday, December 7, 2022 11:01 AM

To: Mike Burke <mike@nwlifestylehomes.com>; Matt Mawer <matt@mrd.net>; John Kenney <John.Kenney@mercergov.org>

Cc: Megan Atkinson <megan@nwlifestylehomes.com>; Mercer Island Permitting <epermit.tech@mercerisland.gov>

Subject: RE: Houtchens | Tree permit 2210-228

Mike,

Sorry forgot to get back to you. Yes, it is. Contact Mercer Island Permitting epermit.tech@mercerisland.gov

Ruji

From: Mike Burke <mike@nwlifestylehomes.com>

Sent: Wednesday, November 30, 2022 5:52 PM

To: Ruji Ding <Ruji.Ding@mercergov.org>; Matt Mawer <matt@mrd.net>; John Kenney <John.Kenney@mercergov.org>

Cc: Megan Atkinson <megan@nwlifestylehomes.com>

Subject: RE: Houtchens | Tree permit 2210-228

Ruji,

Is that an “over the counter” for an emergency repair?

Mike Burke

Founder + Visionary

425-417-7816

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matthew mawer
residential design

From: Ruji Ding <Ruji.Ding@mercergov.org>
Sent: Wednesday, November 30, 2022 5:46 PM
To: Matt Mawer <matt@murd.net>; John Kenney <John.Kenney@mercergov.org>
Cc: Mike Burke <mike@nwlifestylehomes.com>; Megan Atkinson <megan@nwlifestylehomes.com>
Subject: RE: Houtchens | Tree permit 2210-228

Hi, Matt,

If you repair a side sewer, please do not forget to apply for a side sewer permit.

Thanks

Ruji Ding, PE

Senior Development Engineer

City of Mercer Island – Public Works/Operations

206.275.7703 | mercerisland.gov/cpd

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Please contact us by phone for general customer support at 206-275-7626.

From: Matt Mawer <matt@murd.net>
Sent: Wednesday, November 23, 2022 11:15 AM
To: John Kenney <John.Kenney@mercergov.org>
Cc: Mike Burke <mike@nwlifestylehomes.com>; Megan Atkinson <megan@nwlifestylehomes.com>; Ruji Ding <Ruji.Ding@mercergov.org>
Subject: Re: Houtchens | Tree permit 2210-228

Yes, all consultants involved are aware.

Thanks!
Matt

Sent from my iPhone

On Nov 23, 2022, at 11:12 AM, John Kenney <John.Kenney@mercergov.org> wrote:

Matt,

I think that sounds like a good plan. I assume your geotechnical engineer is aware of these trees being removed, so I don't think that would be an issue.

[John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor](#)

City Arborist

City of Mercer Island - Community Planning & Development

206.275.7713 | mercerisland.gov/trees

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From: Matt Mawer <matt@mrd.net>

Sent: Wednesday, November 23, 2022 10:37 AM

To: John Kenney <John.Kenney@mercergov.org>

Cc: Mike Burke <mike@nwlifestylehomes.com>; Megan Atkinson <megan@nwlifestylehomes.com>; Ruji Ding <Ruji.Ding@mercergov.org>

Subject: RE: Houtchens | Tree permit 2210-228

John,

We do believe this to be an emergency situation that requires immediate attention. We will retain this email thread as authorization to remove the three trees in question (509, 510, and 511) immediately.

As opposed to responding within two weeks with the code information requested below, we would instead prefer to simply remove our request/application for a non-development tree permit. We consider the appropriate information regarding the removal of these trees to have already been submitted via our building permit application (2209-088); which includes a complete arborist report, Geotech report, site plan, demo/tree removal plan along with all other construction documents associated with the project.

This should be an emergency tree removal associated with the building permit, not a non-development tree permit. The only purpose for the non-development tree permit was to remove the trees earlier, which is now handled via emergency approval.

Thank you,
Matt

From: John Kenney <John.Kenney@mercergov.org>
Sent: Wednesday, November 23, 2022 9:29 AM
To: Matt Mawer <matt@mmerd.net>
Cc: Mike Burke <mike@nwlifestylehomes.com>; Megan Atkinson <megan@nwlifestylehomes.com>; Ruji Ding <Ruji.Ding@mercergov.org>
Subject: RE: Houtchens | Tree permit 2210-228

Matt,

If this is an emergency/hazardous situation the trees impacting the sewer can be removed right away. You would need to follow up with the code information requested within two weeks.

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor

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From: Matt Mawer <matt@mmerd.net>
Sent: Wednesday, November 23, 2022 8:46 AM
To: Ruji Ding <Ruji.Ding@mercergov.org>
Cc: Mike Burke <mike@nwlifestylehomes.com>; John Kenney <John.Kenney@mercergov.org>; Megan Atkinson <megan@nwlifestylehomes.com>
Subject: RE: Houtchens | Tree permit 2210-228

Ruji,

We are running into some serious red tape (see thread below) just trying to follow up on your request to remove three trees that are impacting the repair/function of the drainage line (located within the easement that runs diagonally through the site). I know you've discussed this issue with Mike Burke many times. I've attached our tree removal plan and now our Geotech report for your quick reference.

Submitting for the non-development tree permit was our attempt to address this repair now, as opposed to later. We all know this will eventually be tied to development, as we are already submitted for permit to tear down the existing house and build a new one. I see below that John mentions we can simply wait for his review on the building permit (he is scheduled to review this project next week), but we all know this permit won't be ready for some time. We certainly expect rounds of revisions and the necessary time that it takes to compile a response and re-review. In this same effort to expedite this drainage repair, we recently obtained a permit to remove the detached garage (to theoretically be replaced later with a carport) which has as its sole purpose the ability to provide an access path for equipment for this repair. We are clearly never going to build a new carport here. Please note that this strategy was suggested to us by Tim McHarg.

If the removal of these trees must be tied to development, can we just tie it to our existing permit to remove the carport (2204-083)? That permit is in hand, and active.

Matt

From: John Kenney <John.Kenney@mercergov.org>

Sent: Wednesday, November 23, 2022 6:47 AM

To: Matt Mawer <matt@mmd.net>

Cc: Mike Burke <mike@nwlifestylehomes.com>

Subject: RE: Houtchens | Tree permit 2210-228

Matt,

I should have caught this before, but the entire property is in a potential landslide area. That was my mistake to not let you know sooner. Since it is within that area the non development tree code 19.10.050 is triggered. It may be easier to wait for development and have your geotechnical professional address this at that time. Or you can do it now. I will be reviewing your building permit next week if you want to wait.

B. Tree removal that is not associated with a development proposal located within wetlands, watercourses, landslide hazard areas and buffers associated with these critical area types shall be permitted subject to the following standards:

2. A restoration plan prepared by a qualified professional is submitted that contains the following:

- a. Analysis demonstrating how the ecological functions and values including but not limited to slope stabilization (Engineering geologist or geotechnical engineer), hydrologic function, and habitat value are being preserved by the proposed plan.
- b. Proposed removal of all noxious weeds, as defined in [chapter 19.16](#) MICC.
- c. Removed trees shown as made into snags at a safe height, where feasible.

3. Implementation of approved restoration plans shall be completed by a qualified professional.

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor

City Arborist

City of Mercer Island - Community Planning & Development

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From: Matt Mawer <matt@mmd.net>

Sent: Monday, November 21, 2022 10:59 AM

To: John Kenney <John.Kenney@mercergov.org>

Cc: Mike Burke <mike@nwlifestylehomes.com>

Subject: RE: Houtchens | Tree permit 2210-228

John,

Updated Tree Inventory sheet and Tree removal plan have been uploaded via the city portal (Folder labelled **2210-228 Tree permit_SUB2**). Documents now show only the three trees near/within the sewer easement as being removed. With fewer trees being removed, replacement tree requirements have been updated accordingly.

Matt

From: John Kenney <John.Kenney@mercergov.org>

Sent: Monday, November 21, 2022 9:35 AM

To: Matt Mawer <matt@mmd.net>

Cc: Mike Burke <mike@nwlifestylehomes.com>

Subject: RE: Houtchens | Tree permit 2210-228

Matt,

Please update the plant to only show the trees to be removed.

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor
City Arborist
City of Mercer Island - Community Planning & Development
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From: Matt Mawer <matt@mmd.net>
Sent: Thursday, November 17, 2022 3:51 PM
To: John Kenney <John.Kenney@mercergov.org>
Cc: Mike Burke <mike@nwlifestylehomes.com>
Subject: FW: Houtchens | Tree permit 2210-228

John,
Given the concession below to only remove trees affecting the sewer easement, when can we expect this tree permit to be issued?

Matt

From: Matt Mawer
Sent: Wednesday, November 16, 2022 11:17 AM
To: John Kenney <John.Kenney@mercergov.org>
Cc: Mike Burke <mike@nwlifestylehomes.com>
Subject: RE: Houtchens | Tree permit 2210-228

John,
Yes, we need to remove the trees that are affecting the repair of the sewer line before development/issuance of building permit. I hope this email satisfies your request that we indicate our intent to move forward with the tree permit to remove those trees which are affecting the sewer easement now?

Thank you,
Matt

From: John Kenney <John.Kenney@mercergov.org>
Sent: Wednesday, November 16, 2022 11:05 AM
To: Matt Mawer <matt@mmd.net>

Cc: Mike Burke <mike@nwlifestylehomes.com>

Subject: RE: Houtchens | Tree permit 2210-228

Matt,

I will review this under the building permit and will create the tree permit once approved. Unless you indicate you need to remove the trees in the sewer easement before development.

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor

City Arborist

City of Mercer Island - Community Planning & Development

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From: Matt Mawer <matt@mmd.net>

Sent: Tuesday, November 15, 2022 3:00 PM

To: John Kenney <John.Kenney@mercergov.org>

Cc: Mike Burke <mike@nwlifestylehomes.com>; Ruji Ding <Ruji.Ding@mercergov.org>

Subject: Re: Houtchens | Tree permit 2210-228

Ok, understood. Is there any other info that needs to be provided, or will you be issuing the permit?

Thanks,

Matt

Sent from my iPhone

On Nov 15, 2022, at 2:53 PM, John Kenney <John.Kenney@mercergov.org> wrote:

Matt,

I talked with Ruji and we agreed that only the trees in the sewer easement could be removed before construction.

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor

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From: Matt Mawer <matt@mrd.net>

Sent: Monday, November 14, 2022 2:46 PM

To: John Kenney <John.Kenney@mercergov.org>

Cc: Mike Burke <mike@nwlifestylehomes.com>; Ruji Ding <Ruji.Ding@mercergov.org>

Subject: RE: Houtchens | Tree permit 2210-228

John,

The other trees were included as an attempt to consolidate tree removal to one occurrence to save on mobilization costs, etc. All trees noted for removal were part of our early/extensive discussions on which trees would be removed for the construction of the new residence. However, if only the trees surrounding the sewer easement and non-regulated trees can be removed as a part of this non-dev permit, we will certainly respect that.

Matt

From: John Kenney <John.Kenney@mercergov.org>

Sent: Monday, November 14, 2022 2:42 PM

To: Matt Mawer <matt@mrd.net>

Cc: Mike Burke <mike@nwlifestylehomes.com>; Ruji Ding <Ruji.Ding@mercergov.org>

Subject: RE: Houtchens | Tree permit 2210-228

Matt,

I took a quick look and could understand the trees in and right next to the sewer easement. And non regulated trees could be removed.

Only trees required for the sewer if this is an emergency would be allowed to be removed before construction.

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor

City Arborist

City of Mercer Island - Community Planning & Development

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From: Matt Mawer <matt@mrd.net>

Sent: Monday, November 14, 2022 1:58 PM

To: John Kenney <John.Kenney@mercergov.org>

Cc: Mike Burke <mike@nwlifestylehomes.com>; Ruji Ding <Ruji.Ding@mercergov.org>

Subject: RE: Houtchens | Tree permit 2210-228

John,

The only reason we submitted for this permit was to remove trees **prior** to receiving the building permit. There is site work that needs to be done asap regarding drainage, and the removal of several trees adjoining that work is a part of that. Submitting for a non-development tree permit was how we were directed to go about this by Ruji. If we wanted to wait until the building permit was issued, that would include tree removal anyway, and this wouldn't even be a needed step....correct?

Please advise asap.

Matt

From: John Kenney <John.Kenney@mercergov.org>

Sent: Monday, November 14, 2022 1:11 PM

To: Matt Mawer <matt@mrd.net>

Cc: Mike Burke <mike@nwlifestylehomes.com>

Subject: RE: Houtchens | Tree permit 2210-228

Matt,

This is a non-development tree permit application. It looks like there is also development in review. So I will review this at the time of building review.

(Please include the City of Mercer Island project number in the subject line for all permit related correspondence)

John Kenney, ISA Municipal Specialist #PN-6601AM, Qualified Tree Risk Assessor

City Arborist

City of Mercer Island - Community Planning & Development

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From: Matt Mawer <matt@mrd.net>

Sent: Monday, November 14, 2022 11:06 AM

To: John Kenney <John.Kenney@mercergov.org>

Cc: Mike Burke <mike@nwlifestylehomes.com>

Subject: Houtchens | Tree permit 2210-228

Hey John,

Just being a pest and checking in to see what the progress on this tree review might be?

Thank you!

Matt :-)