



CITY OF MEDINA

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STAFF ANALYSIS AND RECOMMENDATION PSE NON-ADMINISTRATIVE ROW TREE ACTIVITY PERMIT

Prepared by Andy Crossett, Medina Tree Consultant
 Date: June 15, 2026

AGENDA

Virtual Meeting Participation

The scheduled hearing will be held using remote meeting technology. Please either login or call in a few minutes before the start of the meeting to participate. Written comments may still be submitted before the hearing by emailing Andy Crossett, Tree Consultant, at andycrossett@hotmail.com. Written comments are given the same weight as verbal public testimony.

Join Zoom Meeting

<https://medina-wa.zoom.us/j/84692465774?pwd=asWP1cJrWbqntSVZwkcxQ0wFNMIane.1>

Meeting ID: 846 9246 5774

Passcode: 428467

One tap mobile

+12532050468,,84692465774#,,, *428467# US

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Public Hearings:

NOTE: *The Hearing Examiner has the discretion to limit testimony to relevant non-repetitive comments and to set time limits to ensure an equal opportunity is available for all people to testify.*

Part 1 – General Information:

CASE NUMBER: TREE-25-082

LOCATION: 3419 Evergreen Point Road

TAX PARCEL NUMBER: 2425049185

PROPERTY OWNER: QUINN JAMES L

APPLICANT: Jayme Davis, McCullough Architects

LEGAL DESCRIPTION: W 200 FT OF E 230 FT OF S 95.625 FT OF N 231.25 FT OF GL 6

PROPOSAL: To remove one 50-inch DSH (diameter at standard height) **landmark** western redcedar (*Thuja plicata*) located directly west of the existing residence.

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential.

ZONING DESIGNATION: R-20

CRITICAL AREAS: NONE IDENTIFIED.

ENVIRONMENTAL REVIEW (SEPA): Exempt pursuant to WAC 197-11-800(6).

EXHIBITS:

1. Staff Report
2. Application, received November 26, 2025
3. Site Plan, received November 26, 2025
4. Tree Replanting Plan & Photographs, November 26, 2025
5. Public Comment
6. Affidavits declaration of mailing and posting and proof of publishing

PART 2 – SITE CHARACTERISTICS

EXISTING CONDITIONS: The subject tree is currently located directly west of the existing single-family residence. The property is heavily forested and contains a mix of native and non-native deciduous and evergreen tree species.

SURROUNDING ZONING: Adjacent properties are zoned R-20.

ACCESS: Access to the site is provided via existing driveway access from the public right-of-way.

Part 3 – Comprehensive Plan:

The Medina Comprehensive Plan identifies the setting and character of Medina as enriched with valued natural features that enhance the quality of life for the community. One of the primary goals is: “To maintain Medina’s high-quality residential setting and character” (Goal LU-G1).

Chapter 3: Community Design Element

Trees and vegetation help reduce the impact of development, by providing significant aesthetic and environmental benefits. Trees and other forms of landscaping improve air quality, water quality, and soil stability. They provide limited wildlife habitat and reduce stress associated with urban life by providing visual and noise barriers between the City's streets and private property and between neighboring properties. They also have great aesthetic value and significant landscaping, including mature trees, which are always associated with well-designed communities.

It is important that citizens be sensitive to the impact that altering or placing trees may have on neighboring properties. Trees can disrupt existing and potential views and access to sun. Residents are required to consult with the City and urged to consult with their neighbors on both removal and replacement of trees and tree groupings. This will help to protect views and to prevent potential problems (e.g., removal of an important tree or planting a living fence). Clear cutting is not permitted unless approved through a City issued tree removal permit.

The Medina Community Design Element provides planting options to perpetuate the informal, natural appearance of Medina's street rights-of-way, public areas, and the adjacent portions of private property. The Community Design Element provides the overall framework for the improvement goals in these areas and should be reviewed periodically and updated where appropriate. The goals include:

- provide a diversity of plant species;
- screen development projects from City streets and from neighboring properties;
- respect the privacy of the neighborhood by encouraging vegetation and landscaping that provides screening;
- respect the scale and nature of plantings in the immediate vicinity;
- recognize restrictions imposed by overhead wires, sidewalks, and street intersections;
- recognize "historical" view corridors; and
- maintain the City's informal, natural appearance.

Part 4 – Agency Review/ Public Comment:

NOTICES: (See Exhibit 5.)

Application Received:	November 26, 2025
Determination of Completeness:	February 16, 2026
Notice of Application:	March 30, 2026
Notice of Hearing:	September 22, 2026

The application was received on November 26, 2025 and determined to be complete on February 16, 2026. A Notice of Application was issued on March 30, 2026. A 30-day public comment period was provided. The Notice of Application was posted at Medina City Hall, the Medina Post Office, the public notice board at Medina Park, the City's website, and at six (6) locations throughout the City (see NOA Declaration of Posting, Exhibit 5). The notice was also mailed to adjacent property owners in accordance with MMC 16.80.140(B)(2).

The Notice of Hearing will be posted, mailed, and published in The Seattle Times pursuant to MMC 16.80.120. The notice will be posted at Medina City Hall, the Medina Post Office, the public notice board at Medina Park, the City's website, and at six (6) locations throughout the City.

GENERAL PUBLIC COMMENTS:

The City received one (1) public comment from "Cherry C," an adjacent property owner.

The commenter noted receipt of the notice of application to remove one (1) approximately 50-inch diameter tree identified as a Landmark tree under the City's tree code. The commenter inquired whether the applicant would be required to plant replacement trees following removal and requested clarification regarding the basis for SEPA exemption for the proposed action.

A follow-up email from the same commenter requested clarification regarding whether the City can require the applicant to submit a planting plan for replacement trees. The commenter further referenced concerns regarding the shared property line, noting that previously observed survey monuments appear to have been removed, and requested clarification regarding property line integrity in relation to proposed tree replacement planting.

AGENCY COMMENTS: Not applicable.

Part 5 – Staff Analysis/ Findings of Fact:

GENERAL:

1. The applicant has submitted a Non-Administrative Tree Activity Permit application to remove one (1) Western redcedar (*Thuja plicata*) measuring 50 inches in diameter at standard height (DSH) located on a privately owned parcel within the City of Medina. The subject property is proposed for redevelopment.
2. The subject tree is a mature native Western redcedar in good condition and has been observed to be structurally stable with no apparent defects indicative of imminent failure under existing site conditions.
3. Based on tree size and species characteristics, the subject Western redcedar meets the criteria for consideration as a Landmark tree under MMC 16.52.080(A)(2), subject to confirmation through City review criteria regarding condition and long-term viability. The tree therefore represents a highest-value canopy resource within the City's urban forest framework.
4. The applicant's arborist report identifies the tree as "Will not survive construction." The report does not identify specific construction-related impacts, does not quantify anticipated impacts to tree health, and does not evaluate alternative development approaches or mitigation measures to avoid or reduce impacts to the subject tree.
5. The record does not include a detailed site design analysis demonstrating that reasonable alternatives were evaluated to avoid impacts to the subject Landmark tree while achieving the proposed redevelopment objectives.
6. MMC 16.52.010 establishes the purpose and intent of the Tree Management Code, including preservation of the City's existing tree canopy, protection of residential character, and prevention of indiscriminate tree removal. The code further recognizes the ecological, aesthetic, and environmental benefits provided by mature trees, including their contribution to stormwater management, air quality, and neighborhood character.
7. The removal request is associated with proposed redevelopment of the property. The record does not identify a specific structural, geotechnical, utility, or safety constraint that necessitates removal of the subject tree independent of redevelopment design choices.

ANALYSIS OF THE NON-ADMINISTRATIVE TREE ACTIVITY PERMIT:

8. The subject Western redcedar is a mature Landmark-eligible tree that contributes to the City's established urban forest canopy. As a Landmark-sized tree, it provides long-term ecological and aesthetic functions that cannot be replicated by replacement plantings within a comparable timeframe.
9. The applicant's justification for removal is based on redevelopment of the site. While redevelopment is a permitted use of the property, the record does not demonstrate that redevelopment cannot be reasonably designed to retain the subject tree.

10. The arborist conclusion that the tree “will not survive construction” is not supported by a description of specific impacts, nor does it evaluate avoidance measures such as modified grading, building placement, root protection zones, or other standard arboricultural preservation practices.
11. Replacement trees proposed as mitigation would not provide equivalent canopy coverage, structural ecological value, or habitat functions for several decades following installation.
12. While new tree plantings are proposed as part of the development, replacement plantings do not provide equivalent ecological, structural, or canopy functions to a mature 50-inch Western redcedar for several decades following installation.
13. Removal of a Landmark-eligible tree results in a permanent reduction of the City’s mature canopy resource, which is directly counter to the preservation intent expressed in MMC 16.52.010(A) and (B), including the prevention of unnecessary tree removal and promotion of site planning that retains significant trees where feasible.

STATE ENVIRONMENTAL POLICY ACT:

14. The Responsible Official concluded that the proposal is exempt from environmental (SEPA) review and threshold determination pursuant to WAC 197-11-800(6).

Part 6 - Conclusions:

- A. Pursuant to MMC 2.78.070 and MMC 16.80.050(C), the hearing examiner has the authority to hold a hearing and decide non-administrative tree activity permits. Adequate public notice for the public hearing has been provided. Notice was posted at twenty-nine locations around the City including the City website, mailed to affected property owners, and published in the *Seattle Times* newspaper, at least 15 days prior to the date of the hearing.
- B. Pursuant to MMC 16.72.090(E), the Hearing Examiner may approve a Non-administrative Tree Activity Permit only if the following criteria are satisfied:

1. ***The proposal is compatible with Chapter 3, Community Design Element, of the comprehensive plan;***

STAFF CONCLUSION: The proposal is not fully consistent with the Community Design Element of the Comprehensive Plan, which emphasizes preservation of mature trees and maintenance of Medina’s established tree canopy as a defining feature of community character. While redevelopment of private property is generally consistent with community planning objectives, the removal of a Landmark-eligible tree without demonstrated necessity is inconsistent with policies supporting retention of significant canopy resources. This criterion is not satisfied.

2. ***The proposal is consistent with the public interest in maintaining an attractive and safe environment;***

The subject Western redcedar contributes to the City’s established urban forest canopy, visual character, and environmental quality. The record does not demonstrate that removal of the tree is necessary to achieve a safe development condition. While redevelopment may provide updated site improvements, removal of a Landmark-eligible

tree results in a long-term reduction of canopy benefits that are in the public interest to preserve. This criterion is not satisfied.

3. *The tree trimming, pruning or removal will have no materially detrimental effects on nearby properties;*

STAFF CONCLUSION: The removal of a mature Landmark-eligible tree will result in a permanent reduction in existing screening, shading, and canopy functions that currently benefit adjacent properties. While replacement landscaping is proposed, replacement plantings will not provide equivalent functional benefits for an extended establishment period. This criterion is not satisfied.

4. *The tree has not been granted special protection pursuant to MMC 16.52.080.*

STAFF CONCLUSION: The subject tree is not designated as a formally adopted exceptional tree under MMC 16.52.080 requiring separate special protection status beyond its classification as a Landmark-eligible tree. This criterion is satisfied.

5. *All requirements set forth in Chapter 16.52 MMC are satisfied;*

STAFF CONCLUSION: The purpose and intent of MMC 16.52 emphasize preservation of the City's existing tree canopy and prevention of unnecessary removal of significant trees. The subject tree meets the criteria for a Landmark-eligible tree and represents a highest-value canopy resource. The record does not demonstrate that removal is necessary due to condition, hazard, or unavoidable development constraints, nor does it demonstrate that reasonable alternatives to retain the tree were evaluated. Accordingly, the proposal is not consistent with the purpose and intent of Chapter 16.52. This criterion is not satisfied.

6. *All other ordinances, regulations and policies applicable to the tree removal are followed.*

STAFF CONCLUSION: The proposal does not demonstrate consistency with applicable City policies promoting preservation of mature trees and protection of Medina's urban forest resources. While development is an allowed use, the record does not demonstrate that impacts to a Landmark-eligible tree have been avoided or minimized to the extent feasible. This criterion is not satisfied.

Part 7 – Staff Recommendation:

Staff recommends **DENIAL** of the Non-Administrative Tree Activity Permit for removal of one (1) approximately 50-inch Western redcedar (*Thuja plicata*), based on the following findings:

1. The subject tree meets the criteria for consideration as a Landmark tree under MMC 16.52.080 and represents a highest-value component of the City's urban forest canopy.
2. The applicant has not demonstrated that removal of the subject tree is necessary due to condition, hazard, or unavoidable site constraints.
3. The record does not demonstrate that reasonable site design alternatives were adequately evaluated to facilitate retention of the subject tree.

4. The submitted arborist report does not provide sufficient technical basis or analysis to support the conclusion that the tree cannot be retained under modified construction or site design conditions.
5. Removal of the subject tree would result in a permanent and significant loss of mature canopy that cannot be replaced in the near term through mitigation plantings.
6. The proposal is not consistent with the purpose and intent of MMC 16.52 or applicable Comprehensive Plan policies related to preservation of the City's urban forest.

Report prepared by:



Andy Crossett
Medina Tree Consultant

June 15, 2026

Date