

# SHOFFNER CONSULTING

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August 17, 2021

Randy Brockway  
Lavoy, Inc.  
17421 SR 530 NE  
Arlington, WA  
98223

RE: Tree Inventory Report - Pioneer Point Townhomes. Arlington, WA.

Randy:

This report is provided to address the recent inventory I conducted of the trees within the developable portion of the property of the proposed Pioneer Point Townhomes in Arlington, WA. I visited the site recently to conduct the inventory which involved level 1 basic visual tree assessments of the trees shown on the survey. Please see the accompanying Tree Evaluation Data spreadsheet for information on the trees and the accompanying Tree Inventory Map for the surveyed locations and numbers of the trees.

## 1.0 Professional Experience and Credentials

Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natural/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

## 2.0 Site Conditions

The developable portion of the property is 16 acres in size. Several NGPA wetland and steep slope and associated buffer tracts are not included in this acreage. It is moderately forested with deciduous native trees and understory. The property is developed with single family residences.

## 3.0 Tree Inventory - Methods and Results

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods

specified in the ISA Tree Risk Assessment Manual and on nearly 22 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The City of Arlington tree retention requirements are specified in AMC 20.76.120. Retention and Protection of Significant Trees. AMC 20.76.120(a) specifies as follows:

“Every development shall retain all existing significant trees and significant stands of trees, with a diameter at breast height (dbh) of at least eight inches for deciduous trees and at least twelve inches for evergreen trees, unless the retention of such trees would unreasonably burden the development or in the opinion of the permit-issuing authority cause a significant safety problem.”

There is a total of 42 significant trees on the property, all deciduous. Fourteen significant trees are proposed to be retained, leaving 28 trees being removed.

I was not able to find any tree replacement requirements in the AMC.

#### **4.0 Use of This Report and Limitations**

This report is provided to address the recent inventory of the trees on the property of the proposed Pioneer point Townhomes in Arlington, WA. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,



Tony Shoffner  
ISA Certified Arborist #PN-0909A  
TRAQ