



Tree Removal

Development Services Center

City Hall

15670 NE 85th Street

(425) 556-2473

www.redmond.gov

When is a Tree Removal Permit Required?

A Tree Removal Permit is required for removal of any significant tree within the City of Redmond.

If more than ten (10) significant trees are proposed for removal, a Clearing and Grading permit is required. Please contact the Public Works Department at (425) 556- 2701 for more information on Clearing and Grading permits.

A Tree Removal Permit is not required for routine maintenance. Routine maintenance generally involves selective pruning of a tree.

How do I know if my tree is significant?

A significant tree is any tree six (6) inches or greater in diameter. To measure the diameter of a tree, use a tape measure to determine how many inches the tree is around the trunk (the tree's circumference) at 4 ½ feet above the ground. Divide that number by 3.14 to determine the diameter of the tree.

Do I still need a permit if the tree is hazardous?

A Tree Removal Permit is required regardless of the condition of the tree. In order to determine if a tree is structurally unsound, dead, diseased, or dying, it must be assessed by a Certified arborist using an *ISA Tree Hazard Evaluation Form*. In some cases, if a tree is visibly unhealthy and this can be verified through photographs, an arborist assessment may not be required. Please check with the Planning Department for additional information.

In the case of an emergency, a tree (or trees)

can be removed without obtaining a Tree Removal Permit first. An emergency is generally when an imminent danger situation exists. Please consult with the Planner on Call before removing any tree to determine if your situation meets the definition of emergency. A Tree Removal Permit must be issued retroactively in emergency situations.

How many trees am I allowed to remove?

Single-Family Residential. The maximum number of healthy significant trees allowed to be removed per calendar year is based upon the size of your lot.

- Up to 10,000 sq. ft. = 2 significant trees
- 10,001 to 20,000 sq. ft. = 4 significant trees
- 20,001 to 30,000 sq. ft. = 6 significant trees
- 30,001 sq. ft or larger = 8 significant trees

For new single-family construction or single-family additions, a minimum of 35% of the existing healthy significant trees on the site must be retained.

Multi-family Residential, Commercial, and Industrial.

The maximum number of healthy significant trees allowed to be removed per calendar year is five (5) per acre.

Note: Trees deemed structurally unsound, dead, diseased or dying by a certified arborist do not count toward the total number of significant trees allowed to be removed per calendar year.

Do I have to replace the trees that I remove?

Each significant tree removed requires one (1) replacement tree. Each Landmark tree removed with Exception approval requires

removed with Exception approval requires three (3) replacement trees. All replacement trees must be native to the Pacific Northwest. Replacement trees are not required for trees deemed dead, diseased, dying, or structurally unsound by a Certified arborist.

How long does the review take?

Most Tree Removal Permits can be reviewed and approved in the Development Services Center when you come in to apply. Some permits that include removal of Landmark Trees, Protected Trees, or trees in Critical Areas may require additional analysis or a site visit and may take one to two weeks to review.

Does my permit approval expire?

Tree Removal Permits expire 60 days from the date of issuance. If you need additional time, please request an extension from the Planning Department prior to the 60 day expiration.

Am I allowed to remove any significant tree on my property?

Landmark trees, Protected trees, and trees within Critical Areas cannot be removed, unless they are determined to be dead, diseased, dying, or structurally unsound by a certified arborist.

A **Landmark tree** is any trees greater than 30 inches in diameter at 4.5 feet above the ground.

A **Protected tree** is any tree designated on a Tree Preservation Plan as part of a plat, short plat, or other site development approval. Please check your title report or with the Planning Department to determine if you have Protected trees on your property.

A tree in a **Critical Area** is any tree within a designated Native Growth Protection easement or tract, or any tree within a stream buffer, wetland or wetland buffer, or on a

steep slope or within a steep slope setback.

What if I need to remove a Landmark tree, Protected tree, or tree within a Critical Area or more trees than are allowed per calendar year?

If the tree is determined to be dead, diseased, dying, or structurally unsound by a Certified arborist, then a Tree Removal permit can be issued to remove the tree. A completed *ISA Tree Evaluation Form* must be submitted for each tree proposed to be removed. If the tree or trees is/are healthy, a Tree Removal Exception Request is required and compliance with the criteria in RCDG 20D.80.20-090 must be demonstrated.

How do I find a Certified arborist?

You can find a Certified arborist through the Yellow Pages under “Certified Arborist” or through the International Society of Arboriculture (ISA) website at: www.isa-arbor.com/findarborist/findarborist.aspx. Before you hire an arborist, please make sure they are certified by the ISA.

What if I have additional questions or need assistance with filing out my paperwork?

If you need additional assistance, please do not hesitate to contact the Planner On Call at 425-556-2494 or via email at planneroncall@redmond.gov. You can also visit us in person in the Development Services Center on the 2nd floor of City Hall between 8:00 am. to 5:00 p.m. Monday through Friday.

Applicable Code Sections

RCDG 20D.80.20-070: Tree Protection Standards

RCDG 20D.80.20-080: Tree Replacement

RCDG 20D.80.20-090: Exceptions

The RCDG can be accessed online at: www.redmond.gov/insidecityhall/documentlibrary.asp.