



December 9th, 2024

From: Trent Slusher

To: COB landmark tree committee

Project: 119 Ashley St. (Project CAP2024-0055; VAR2024-0010)

RE: Request for removal of (1) Landmark Tree

To Whom It May Concern,

I am proposing the construction of a new single family residence at 119 Ashley St. The subject property has (1) Landmark Tree (tree #31: multi-trunk big-leaf maple in excess of 36 inches in diameter at breast height (DBH) size) in poor condition that is **within the building area.**

Lincoln Creek is located in the eastern portion of the subject property. The property is small, only 7,911 square feet in size and the required 75 ft. standard stream buffer extends over the entire property. The proposed project will result in 2,043 square feet of stream buffer impact. This will occur with the construction of a 931 square foot single family residence, driveway/parking area and maintenance access area around the building.

Due to the small size of the property, location of Lincoln Creek on the east side of the property and extension of the 75-foot stream buffer over remaining portions of the property, **I am requesting the removal of this (1) Landmark Tree to enable construction.**

I have completed a tree inventory (Aubrey Stargell, arborist 7/19/24), critical areas report (Miller Environmental Services LLC, 9/13/2024), Mitigation Site Plan (included) and applied for a critical area permit variance/front yard setback reduction variance.

Best Regards,

A handwritten signature in black ink, appearing to read "Trent Slusher".

Trent Slusher
Slusher Luxury Homes
512 40th St.
Bellingham, WA 98229
trent@slusherhomes.com
www.slusherhomes.com
360-296-1089

Tree Inventory
For Single Residential Development
 119 Ashley St
 Ballingram, WA 98225

Aubrey Stargall
 PN0600A

Prepared by Aubrey J. Stargall
 Forester, Certified Arborist PN 6860A
 TRAQ

THIS DRAWING IS THE PROPERTY OF SLUSHER LUXURY HOMES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF SLUSHER LUXURY HOMES IS STRICTLY PROHIBITED. SLUSHER LUXURY HOMES ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.



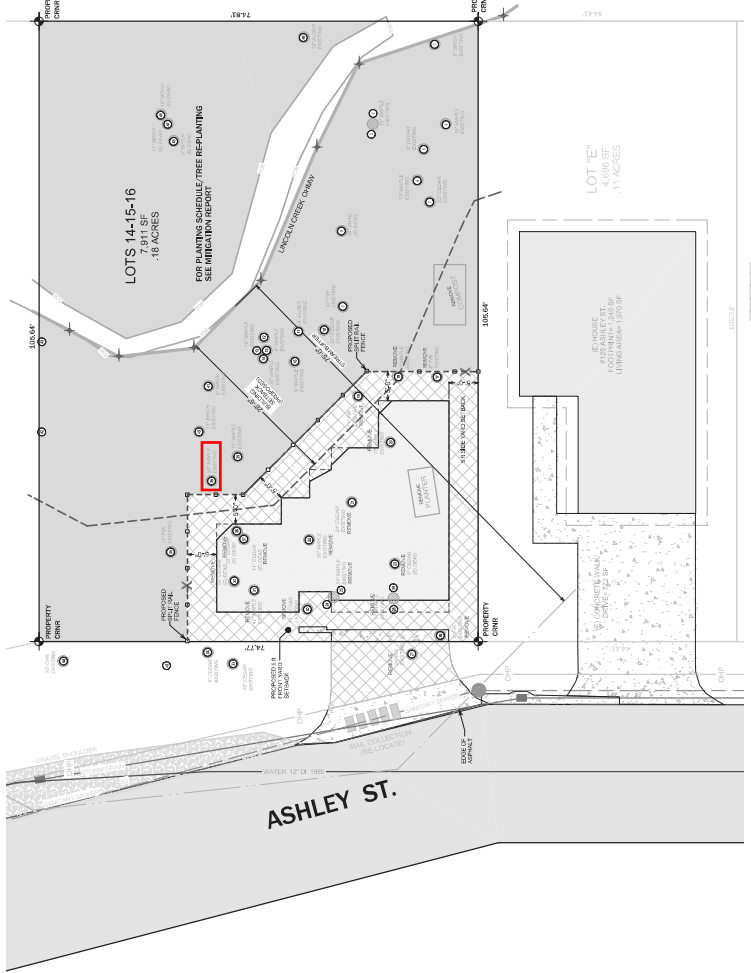
MITIGATION SITE PLAN
119 ASHLEY ST.
NEW 2,111 SF SINGLE FAMILY RESIDENCE
W/4BDRM, 4-BATH, 2-CAR GARAGE

DATE: 11/14/2023
PROJECT: 119 ASHLEY ST.
ADDRESS: 119 ASHLEY ST.
CITY: BALLINGRAM, WA 98225
LOT: 14-15-16
OWNER: SLUSHER LUXURY HOMES
DESIGNER: AUBREY STARGALL
SCALE: 1" = 10'-0"

A5
SHEET

Table 1 below provides an inventory of existing site trees 6" dbh.

| Tree Species | dbh | Condition | Remarks |
|--------------|-----|-----------|-----------|
| 1 | 12" | Good | Red Alder |
| 2 | 10" | Good | Red Alder |
| 3 | 8" | Good | Red Alder |
| 4 | 6" | Good | Red Alder |
| 5 | 14" | Good | Red Alder |
| 6 | 12" | Good | Red Alder |
| 7 | 10" | Good | Red Alder |
| 8 | 8" | Good | Red Alder |
| 9 | 6" | Good | Red Alder |
| 10 | 12" | Good | Red Alder |
| 11 | 10" | Good | Red Alder |
| 12 | 8" | Good | Red Alder |
| 13 | 6" | Good | Red Alder |
| 14 | 14" | Good | Red Alder |
| 15 | 12" | Good | Red Alder |
| 16 | 10" | Good | Red Alder |
| 17 | 8" | Good | Red Alder |
| 18 | 6" | Good | Red Alder |
| 19 | 12" | Good | Red Alder |
| 20 | 10" | Good | Red Alder |
| 21 | 8" | Good | Red Alder |
| 22 | 6" | Good | Red Alder |
| 23 | 14" | Good | Red Alder |
| 24 | 12" | Good | Red Alder |
| 25 | 10" | Good | Red Alder |
| 26 | 8" | Good | Red Alder |
| 27 | 6" | Good | Red Alder |
| 28 | 14" | Good | Red Alder |
| 29 | 12" | Good | Red Alder |
| 30 | 10" | Good | Red Alder |
| 31 | 8" | Good | Red Alder |
| 32 | 6" | Good | Red Alder |
| 33 | 12" | Good | Red Alder |
| 34 | 10" | Good | Red Alder |
| 35 | 8" | Good | Red Alder |
| 36 | 6" | Good | Red Alder |
| 37 | 14" | Good | Red Alder |
| 38 | 12" | Good | Red Alder |
| 39 | 10" | Good | Red Alder |
| 40 | 8" | Good | Red Alder |
| 41 | 6" | Good | Red Alder |
| 42 | 14" | Good | Red Alder |
| 43 | 12" | Good | Red Alder |
| 44 | 10" | Good | Red Alder |
| 45 | 8" | Good | Red Alder |
| 46 | 6" | Good | Red Alder |
| 47 | 14" | Good | Red Alder |
| 48 | 12" | Good | Red Alder |
| 49 | 10" | Good | Red Alder |
| 50 | 8" | Good | Red Alder |
| 51 | 6" | Good | Red Alder |
| 52 | 14" | Good | Red Alder |
| 53 | 12" | Good | Red Alder |
| 54 | 10" | Good | Red Alder |
| 55 | 8" | Good | Red Alder |
| 56 | 6" | Good | Red Alder |
| 57 | 14" | Good | Red Alder |
| 58 | 12" | Good | Red Alder |
| 59 | 10" | Good | Red Alder |
| 60 | 8" | Good | Red Alder |
| 61 | 6" | Good | Red Alder |
| 62 | 14" | Good | Red Alder |
| 63 | 12" | Good | Red Alder |
| 64 | 10" | Good | Red Alder |
| 65 | 8" | Good | Red Alder |
| 66 | 6" | Good | Red Alder |
| 67 | 14" | Good | Red Alder |
| 68 | 12" | Good | Red Alder |
| 69 | 10" | Good | Red Alder |
| 70 | 8" | Good | Red Alder |
| 71 | 6" | Good | Red Alder |
| 72 | 14" | Good | Red Alder |
| 73 | 12" | Good | Red Alder |
| 74 | 10" | Good | Red Alder |
| 75 | 8" | Good | Red Alder |
| 76 | 6" | Good | Red Alder |
| 77 | 14" | Good | Red Alder |
| 78 | 12" | Good | Red Alder |
| 79 | 10" | Good | Red Alder |
| 80 | 8" | Good | Red Alder |
| 81 | 6" | Good | Red Alder |
| 82 | 14" | Good | Red Alder |
| 83 | 12" | Good | Red Alder |
| 84 | 10" | Good | Red Alder |
| 85 | 8" | Good | Red Alder |
| 86 | 6" | Good | Red Alder |
| 87 | 14" | Good | Red Alder |
| 88 | 12" | Good | Red Alder |
| 89 | 10" | Good | Red Alder |
| 90 | 8" | Good | Red Alder |
| 91 | 6" | Good | Red Alder |
| 92 | 14" | Good | Red Alder |
| 93 | 12" | Good | Red Alder |
| 94 | 10" | Good | Red Alder |
| 95 | 8" | Good | Red Alder |
| 96 | 6" | Good | Red Alder |
| 97 | 14" | Good | Red Alder |
| 98 | 12" | Good | Red Alder |
| 99 | 10" | Good | Red Alder |
| 100 | 8" | Good | Red Alder |
| 101 | 6" | Good | Red Alder |
| 102 | 14" | Good | Red Alder |
| 103 | 12" | Good | Red Alder |
| 104 | 10" | Good | Red Alder |
| 105 | 8" | Good | Red Alder |
| 106 | 6" | Good | Red Alder |
| 107 | 14" | Good | Red Alder |
| 108 | 12" | Good | Red Alder |
| 109 | 10" | Good | Red Alder |
| 110 | 8" | Good | Red Alder |
| 111 | 6" | Good | Red Alder |
| 112 | 14" | Good | Red Alder |
| 113 | 12" | Good | Red Alder |
| 114 | 10" | Good | Red Alder |
| 115 | 8" | Good | Red Alder |
| 116 | 6" | Good | Red Alder |
| 117 | 14" | Good | Red Alder |
| 118 | 12" | Good | Red Alder |
| 119 | 10" | Good | Red Alder |
| 120 | 8" | Good | Red Alder |
| 121 | 6" | Good | Red Alder |
| 122 | 14" | Good | Red Alder |
| 123 | 12" | Good | Red Alder |
| 124 | 10" | Good | Red Alder |
| 125 | 8" | Good | Red Alder |
| 126 | 6" | Good | Red Alder |
| 127 | 14" | Good | Red Alder |
| 128 | 12" | Good | Red Alder |
| 129 | 10" | Good | Red Alder |
| 130 | 8" | Good | Red Alder |
| 131 | 6" | Good | Red Alder |
| 132 | 14" | Good | Red Alder |
| 133 | 12" | Good | Red Alder |
| 134 | 10" | Good | Red Alder |
| 135 | 8" | Good | Red Alder |
| 136 | 6" | Good | Red Alder |
| 137 | 14" | Good | Red Alder |
| 138 | 12" | Good | Red Alder |
| 139 | 10" | Good | Red Alder |
| 140 | 8" | Good | Red Alder |
| 141 | 6" | Good | Red Alder |
| 142 | 14" | Good | Red Alder |
| 143 | 12" | Good | Red Alder |
| 144 | 10" | Good | Red Alder |
| 145 | 8" | Good | Red Alder |
| 146 | 6" | Good | Red Alder |
| 147 | 14" | Good | Red Alder |
| 148 | 12" | Good | Red Alder |
| 149 | 10" | Good | Red Alder |
| 150 | 8" | Good | Red Alder |
| 151 | 6" | Good | Red Alder |
| 152 | 14" | Good | Red Alder |
| 153 | 12" | Good | Red Alder |
| 154 | 10" | Good | Red Alder |
| 155 | 8" | Good | Red Alder |
| 156 | 6" | Good | Red Alder |
| 157 | 14" | Good | Red Alder |
| 158 | 12" | Good | Red Alder |
| 159 | 10" | Good | Red Alder |
| 160 | 8" | Good | Red Alder |
| 161 | 6" | Good | Red Alder |
| 162 | 14" | Good | Red Alder |
| 163 | 12" | Good | Red Alder |
| 164 | 10" | Good | Red Alder |
| 165 | 8" | Good | Red Alder |
| 166 | 6" | Good | Red Alder |
| 167 | 14" | Good | Red Alder |
| 168 | 12" | Good | Red Alder |
| 169 | 10" | Good | Red Alder |
| 170 | 8" | Good | Red Alder |
| 171 | 6" | Good | Red Alder |
| 172 | 14" | Good | Red Alder |
| 173 | 12" | Good | Red Alder |
| 174 | 10" | Good | Red Alder |
| 175 | 8" | Good | Red Alder |
| 176 | 6" | Good | Red Alder |
| 177 | 14" | Good | Red Alder |
| 178 | 12" | Good | Red Alder |
| 179 | 10" | Good | Red Alder |
| 180 | 8" | Good | Red Alder |
| 181 | 6" | Good | Red Alder |
| 182 | 14" | Good | Red Alder |
| 183 | 12" | Good | Red Alder |
| 184 | 10" | Good | Red Alder |
| 185 | 8" | Good | Red Alder |
| 186 | 6" | Good | Red Alder |
| 187 | 14" | Good | Red Alder |
| 188 | 12" | Good | Red Alder |
| 189 | 10" | Good | Red Alder |
| 190 | 8" | Good | Red Alder |
| 191 | 6" | Good | Red Alder |
| 192 | 14" | Good | Red Alder |
| 193 | 12" | Good | Red Alder |
| 194 | 10" | Good | Red Alder |
| 195 | 8" | Good | Red Alder |
| 196 | 6" | Good | Red Alder |
| 197 | 14" | Good | Red Alder |
| 198 | 12" | Good | Red Alder |
| 199 | 10" | Good | Red Alder |
| 200 | 8" | Good | Red Alder |



MITIGATION PLAN
 GRAPHIC SCALE: 1" = 10'-0"

Legend:

- Buffer Impact (2,043 S.F.)
- Building Setback (28.5 FT. MIN.)
- Lincoln Creek OHWM
- Development Footprint (931 S.F.)
- Buffer Enhancement (5,514 S.F.)
- NGPA Sign
- Split-Rail Fencing

PROPOSED NEW SINGLE FAMILY RESIDENCE WITHIN STREAM BUFFER

The entirety of the subject parcel is within a 75 ft. stream buffer. The development envelope would occupy 2,043 square feet of stream buffer area including all structures, concrete surfacing, and the small areas of maintained landscaping around and in front of the home. Impacts to stream buffer functions and values are anticipated to be permanent. To mitigate unavoidable buffer impacts, the proposal includes enhancement of 5,514 square feet of area surrounding the residence through confiter underplanting with some shrubs and removal of ivy. Minor impacts to water quality functions are expected to be offset through stormwater controls and site enhancement plantings, including native trees, shrubs, and groundcover, which would filtration and year-round water quality improvement functions over the existing site condition. All mitigation plantings would be maintained and monitored for a period of five years. A split-rail fence with native growth protection signage would be installed along the boundary of the mitigation, and all retained critical areas (both enhancement area and retained native area) would be placed in a permanent conservation easement recorded with the Whatcom County auditor's office.