

Patti Gearhart

From: K ULRICH <dandevul@yahoo.com>
Sent: Friday, November 07, 2025 5:12 PM
To: City of Ferndale Comments
Subject: Opposition to Rezoning Proposal 2025

EXTERNAL EMAIL

Dear Planning Committee Members,

I am writing to you about my concern for the 2025 Comprehensive Plan. I am a resident on Viewpoint Way off of Church Rd. We were not informed of the proposed zoning changes around our property. We were informed by a neighbor about these proposed changes, which I find very disturbing as these changes will affect us in many ways.

Changing the zoning from single family homes to multi family homes of 10-30 units per acre would be detrimental to our view, peaceful neighborhood as well as our property value. In addition, it would put stress on our city roads, sewer and water availability and schools. As a retired teacher of Ferndale, I felt the impact with the amount of students entering our schools whenever an apartment was built. I had up to 29 students as a result in the third grade level and 26 at the first grade level. This is NOT conducive to meeting the needs of each student as it exceeds the recommended numbers in the Ferndale School District for grades K-3. The state law under RCW 28A.150.260 sets a target of **17 students per teacher** for class size in grades K-3. It is also indicated on the OSPI website dated June 21, 2025 as follows:

K-3 Compliance

K3 Student FTE TK Students Total Teachers Demonstrated Class

Size

1342.62 102.29 84.934 17.01 **Class Size will be used in Apportionment (Not less than 17 & not to Exceed 25.23) 3121%**

The area of land being proposed for this zoning change is not an area for apartments. It is all single family homes and needs to remain so. It will have negative affects on our environment, city resources, students of our schools and the aesthetics of our city. There are apartments being built throughout Ferndale in appropriate areas for this type of housing. In a residential single family area, it is not appropriate to build a huge complex in the middle of high priced beautiful homes. It truly does not make sense and this proposal should not be approved. As a city, we must think of the long term affects of these type of decisions. This decision will impact our town and neighborhoods with nothing but negative results.

We worked hard our entire lives to finally be able to build our dream home with a wonderful view here in Ferndale. Please don't take that away from us.

Best Regards,

Kelly Ulrich