

Patti Gearhart

From: Patti Gearhart
Sent: Wednesday, August 20, 2025 8:10 AM
To: Patti Gearhart
Subject: FW: 2025 Comprehensive Plan Update - Rezone Request Sawarne Lumber Property ID 390229 500310 0000
Attachments: Rezone Request Letter.pdf; Owner Authorization Email.pdf; Sawarne Rezone Request Plans.pdf

Patti Gearhart
Planning & Engineering Support Specialist
City of Ferndale
PO Box 936 ~ 2095 Main Street
Ferndale, WA 98248
Desk: (360) 685-2359
City Hall Hours: 8:30am – 4:30pm
My emails are subject to public disclosure.

From: Ali Taysi <ali@avtplanning.com>
Sent: Monday, August 18, 2025 4:08 PM
To: City of Ferndale Comments <comment@cityofferndale.org>
Cc: Michael Cerbone <MichaelCerbone@cityofferndale.org>; Kyla Boswell <KylaBoswell@cityofferndale.org>
Subject: 2025 Comprehensive Plan Update - Rezone Request Sawarne Lumber Property ID 390229 500310 0000

EXTERNAL EMAIL

Hello,

Please find attached a rezone request for a property located in the City of Ferndale. We are requesting that this rezone be incorporated into the 2025 Comprehensive Plan Update Process. Please see the attached letter and exhibits thereto, and don't hesitate to contact me to discuss the request, or if you need additional information. Thank you,

Ali

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Ali Taysi
Principal

AVT CONSULTING
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Bellingham, WA 98225
360 527 9445 office
www.avtplanning.com



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ali@avtplanning.com

August 14th, 2025

City of Ferndale
Community Development Department
2095 Main Street
Ferndale, WA 98248

*Re: 2025 Comprehensive Plan Update – Parcel Rezone Request for Sawarne Lumber
Property 390229 500310 0000*

To whom it may concern,

I am writing this letter on behalf of Sawarne Lumber Co Inc, the owner of a parcel of land in Ferndale along Nordic Way (Tax ID: 390229 500310 0000). Through this letter, Sawarne is requesting a rezone of the subject parcel, to be incorporated into the City 2025 Comprehensive Plan Update process. The parcel is currently zoned General Business (GB), with a Commercial Comprehensive Plan designation, but is adjacent to an area zoned Light Impact Industrial (LII). This rezone request is to expand the LII zoning to include the parcel and to change the Comprehensive Plan designation for the rezoned property to Industrial, to match the adjacent LII zoning. This rezone is intended to facilitate development of the parcel with industrial type uses, which Sawarne believes are more appropriate for this parcel based on interest expressed by various potential buyers/developers, and the existing developed conditions around the parcel.

The subject parcel has been previously graded and is a level, gravel, pad, which abuts improved public infrastructure (Nordic Way, water and sewer mains). Surrounding properties are developed with industrial type uses, including property immediately adjacent to the south within the LII zone area. There are no critical areas, trees, or other vegetated areas on the parcel or in the immediate vicinity of the parcel.

Rezones of land within the City are governed by FMC 18.12.260 and .270. The GB zoned area that contains the property has an underlying Comprehensive Plan designation of Commercial. To change the zone to LII it is our understanding that a Comprehensive

Plan amendment is required. Comprehensive Plan amendments are governed by FMC 18.12.280. It is our understanding that to accomplish this change in an efficient manner the proposed Rezone can be incorporated into the current 2025 Comprehensive Plan Update process. With this letter we request that the proposed Rezone and Comprehensive Plan amendment be incorporated into this ongoing process.

Pursuant to FMC 18.12.270, in order to approve a rezone, the City must determine that the proposal is consistent with the City's Comprehensive Plan, and also that the amendment(s) will not have significant adverse effects on the environment or on other uses, that the amendment(s) will be necessary or appropriate to effectuate the goals and objectives of the Comprehensive Plan of the City, that the amendment(s) will not designate an area for a use which differs completely from that of surrounding land; is inconsistent with that of surrounding land; is inconsistent with the Comprehensive Plan; is of benefit to a particular interest only; is not of benefit to the community as a whole, and that the amendment(s) will not be materially detrimental to the public welfare.

The proposed Rezone meets these requirements. The general area where the Rezone is proposed is predominantly developed with industrial uses and has adequate infrastructure in place to support these types of uses. The Comprehensive Plan includes various goals and policies that directly support planning and zoning adequate land for industrial type uses. The Rezone that is proposed is for a parcel that is fully graded and level, abuts public infrastructure, and has no critical or sensitive areas located thereon, or adjacent thereto; as a result, there is no risk of adverse environmental impact. If rezoned the property will be more readily developed with an industrial use that is in character with surrounding development, adding tax base and jobs to the City. This will directly benefit the citizens and businesses in Ferndale and will be complimentary to public welfare. The Rezone and Comprehensive Plan amendment will have no detrimental effect on surrounding properties, the environment or the public welfare and will contrarily provide a public benefit. As such the request should be supported by the City and should be incorporated into the current 2025 Comprehensive Plan Update process so that it can proceed in as timely a fashion as possible.

Please consider this request and incorporate the Rezone and Comprehensive Plan update into the current 2025 process. Please do not hesitate to contact me with any questions or if any additional information is necessary for processing this request. I look forward to working with the City on behalf of Sawarne Lumber to accomplish this project.

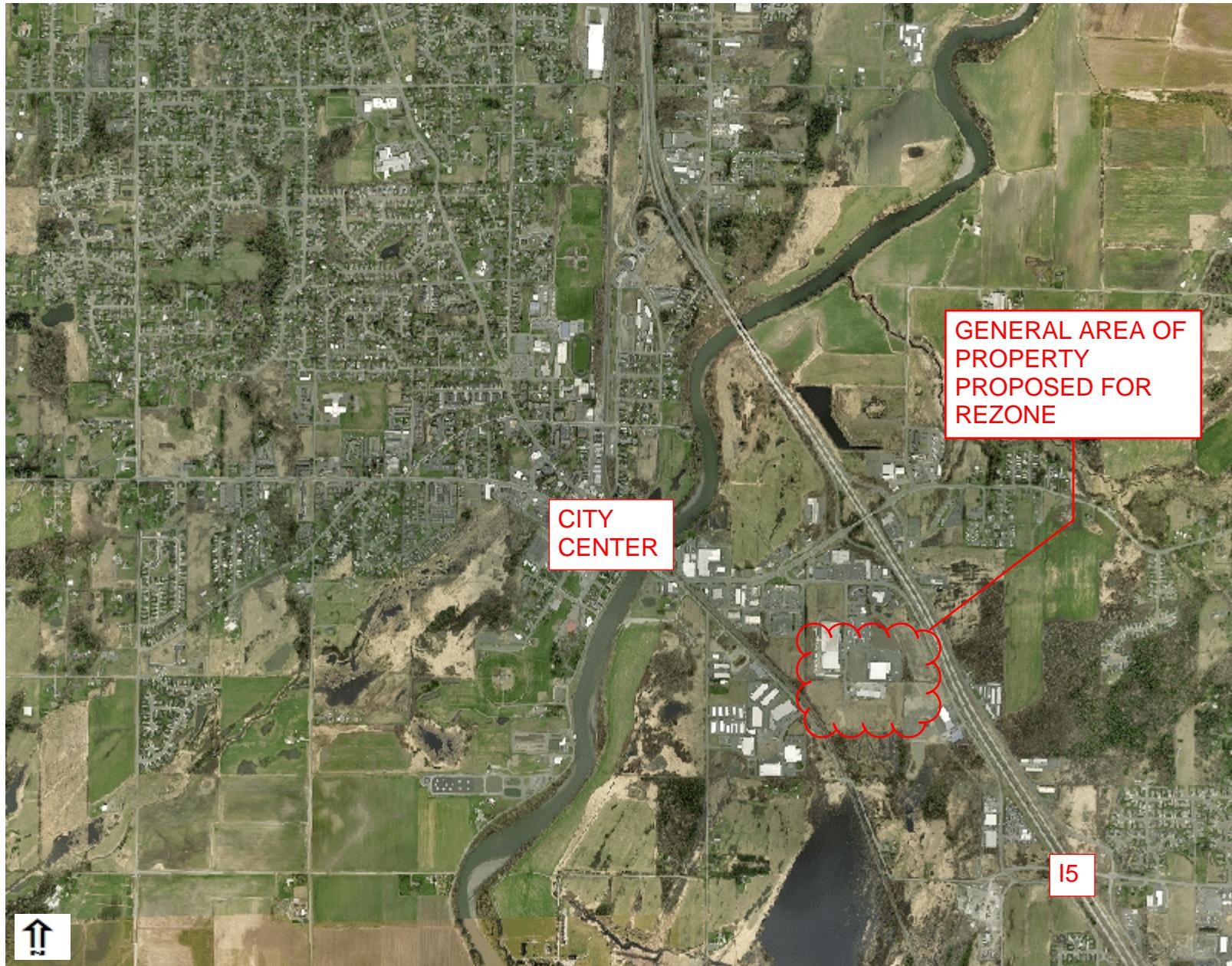
Sincerely,



ALI TAYSI
AVT Consulting LLC



CityIQ Map



3,972

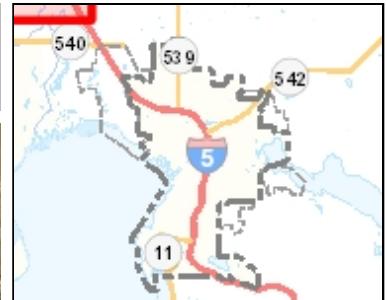
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1,986

3,972 Feet

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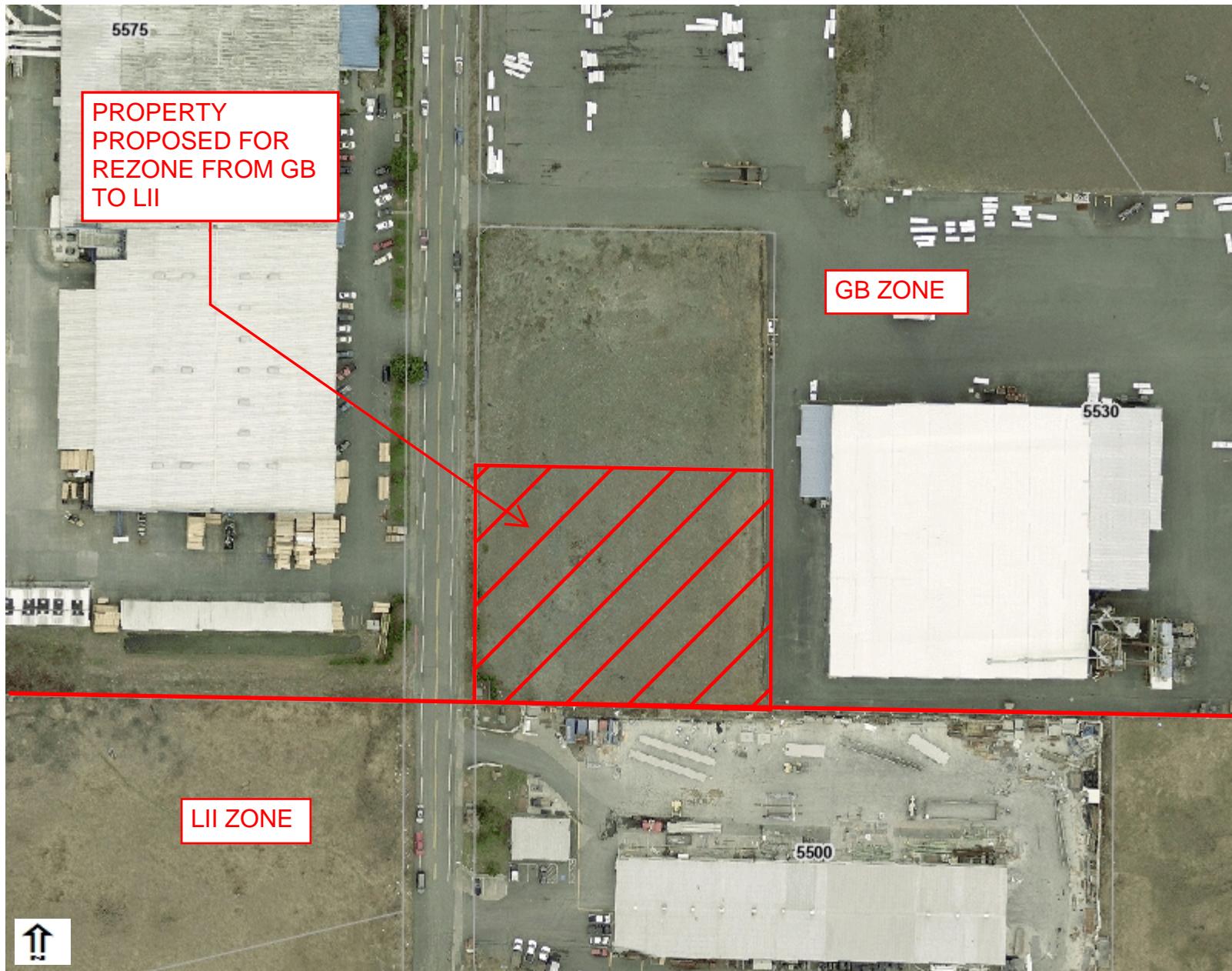
Legend

- City Boundary
- Urban Growth Area
- Interstate5
- Trails
- Railroads
- Ferries
- Interstate Polygons
- Street
- Interstate
- Airport
- Open Channel Streams
- Parks

Notes

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CityIQ Map



248

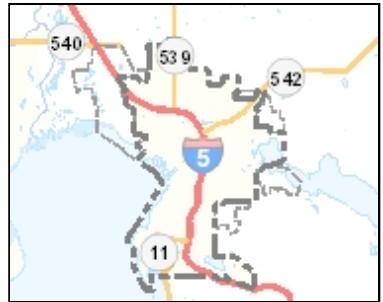
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124

248 Feet

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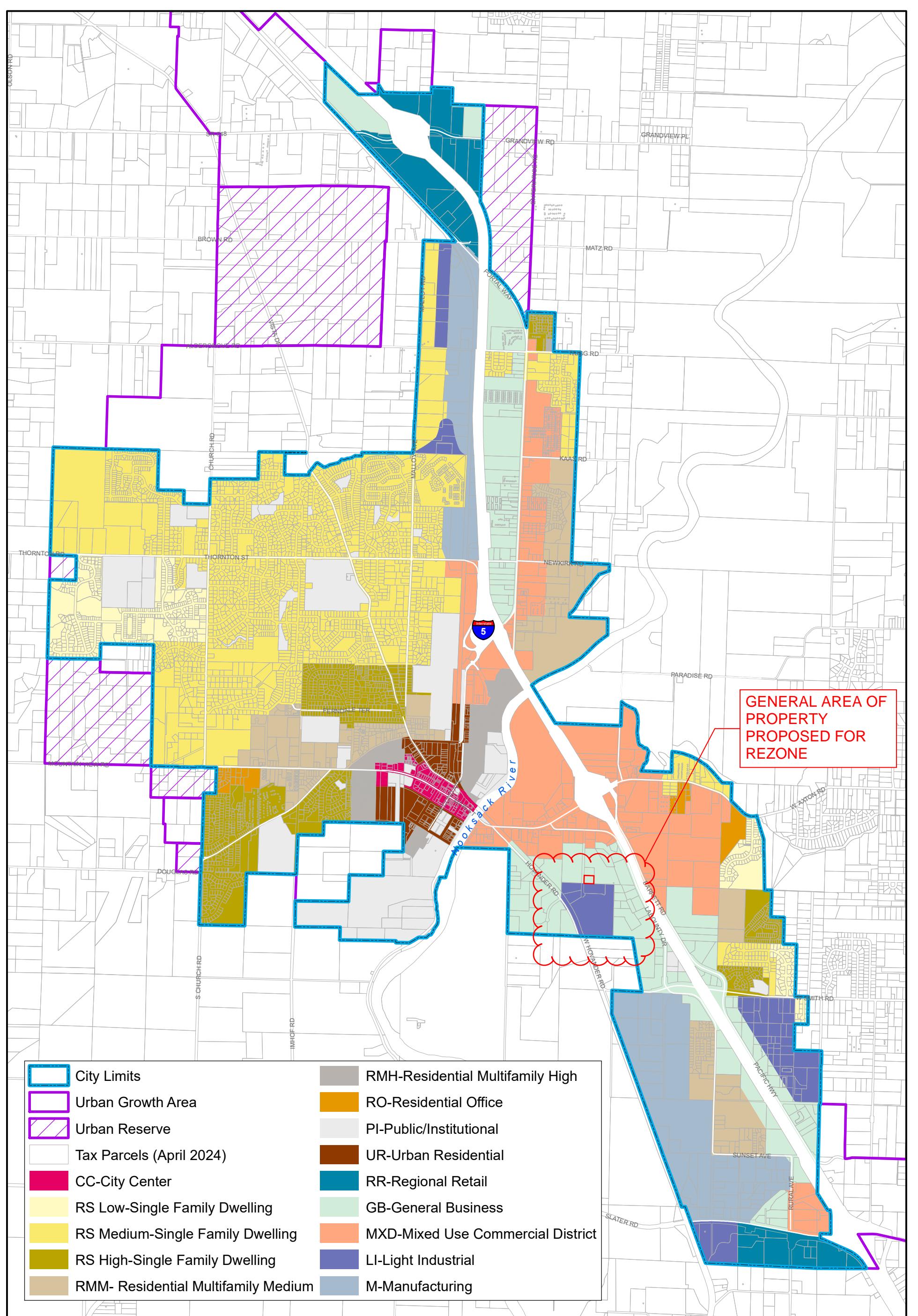


Legend

- Buildings
- Docks
- Tax Parcels
 - Care Facility
 - Hospital
 - Schools
 - <all other values>
- Schools
 - Colleges/Universities
 - Elementary, Middle, High Schools
 - Private School or Preschool
- Fire Stations
- City Boundary
- Urban Growth Area
- Trails
- Railroads
- Ferries
- Residential
- Street
- Interstate
- Airport
- Open Channel Streams
- Parks

Notes

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Document Path: C:\DATA\Projects\ARCGIS PROJECTS\2024\OfficialZoningJan2024_1117.mxd



Map Content Date: April 1, 2024

Official Zoning

City of Ferndale, WA

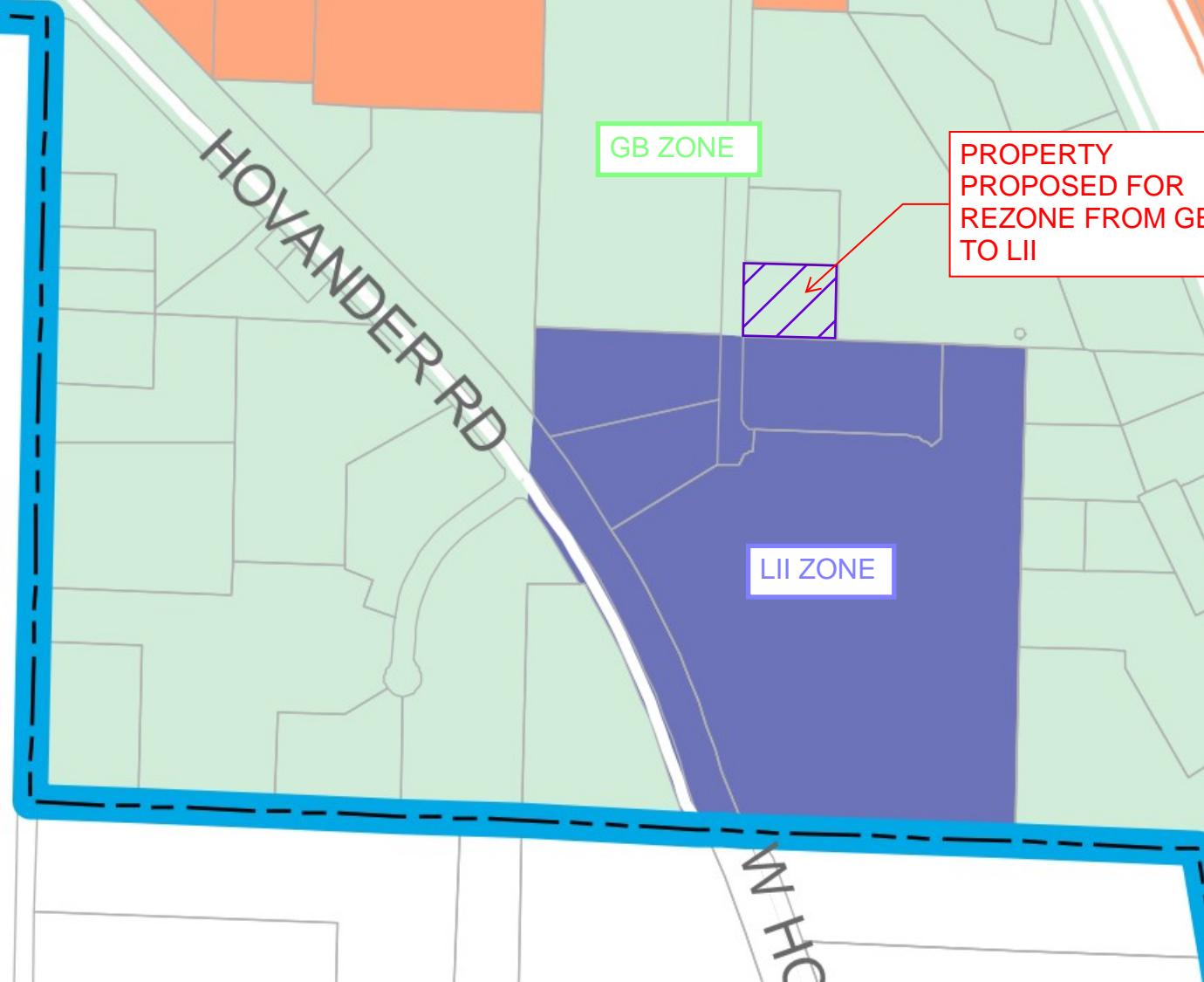
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0 625 1,250 2,500 3,750 5,000 Feet

CITY OF FERNDALE ZONING MAP



**Ali Taysi <ali@avtplanning.com>**

Re: Follow-up Call Tomorrow & Updated Agreement

Davy Sangara <dsangara@sawarne.com>

Fri, Aug 15, 2025 at 1:35 PM

To: Ali Taysi <ali@avtplanning.com>, Erin Sundean <erin@thebedfordgroupinc.com>

Cc: Kirby Sangara <ksangara@sawarne.com>

Ali,

Please accept this email as acknowledgement of and acceptance of you making an application on behalf of Sawarne Lumber Company, Inc. with City of Ferndale.

Let me know if we need to sign an authorization form.

Thanks.

B.T. (Davy) Sangara

President

Sawarne Lumber Company Inc.

[Quoted text hidden]