

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

--

Ali Taysi
Principal

AVT CONSULTING
1708 F St.
Bellingham, WA 98225
360 527 9445 office
www.avtplanning.com



Ali V. Taysi
1708 F Street
Bellingham, WA 98225
Phone 1 (360) 305-2124
www.avtplanning.com
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.

Rezoning of land within the City is 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.

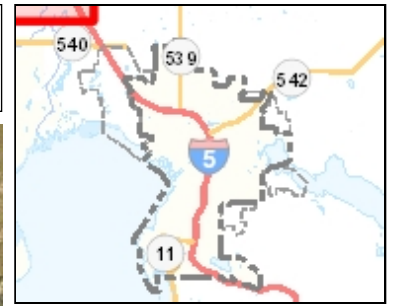
The proposed Rezone meets these requirements. The general area where the Rezone is proposed is predominantly developed with industrial uses and has adequate infrastructure in place to support these types of uses. The Comprehensive Plan includes various goals and policies that directly support planning 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,

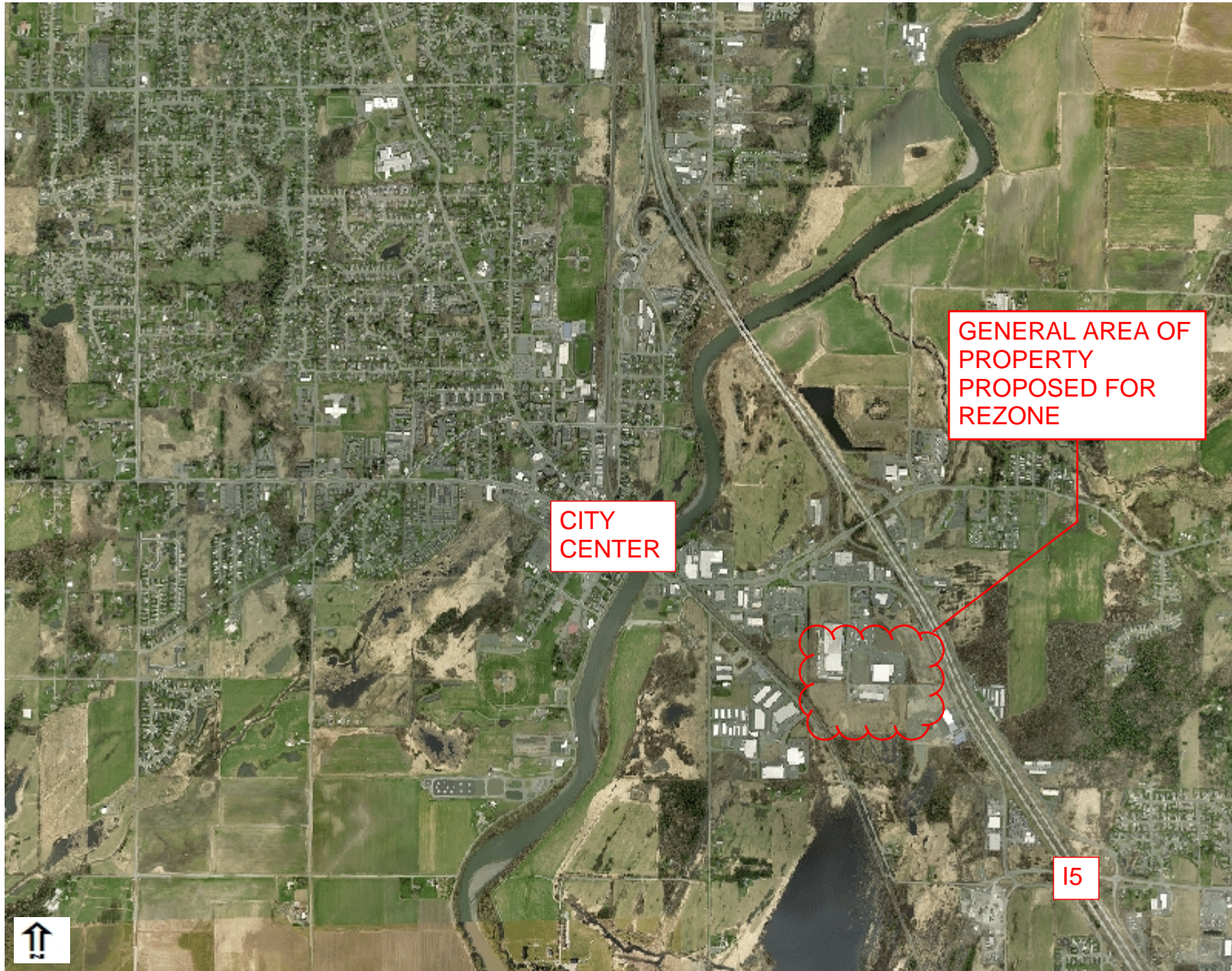


ALI TAYSI
AVT Consulting LLC



Legend

- City Boundary
- Urban Growth Area
- Interstate 5
- Trails
- Railroads
- Ferries
- Interstate Polygons
- Street
- Interstate
- Airport
- Open Channel Streams
- Parks



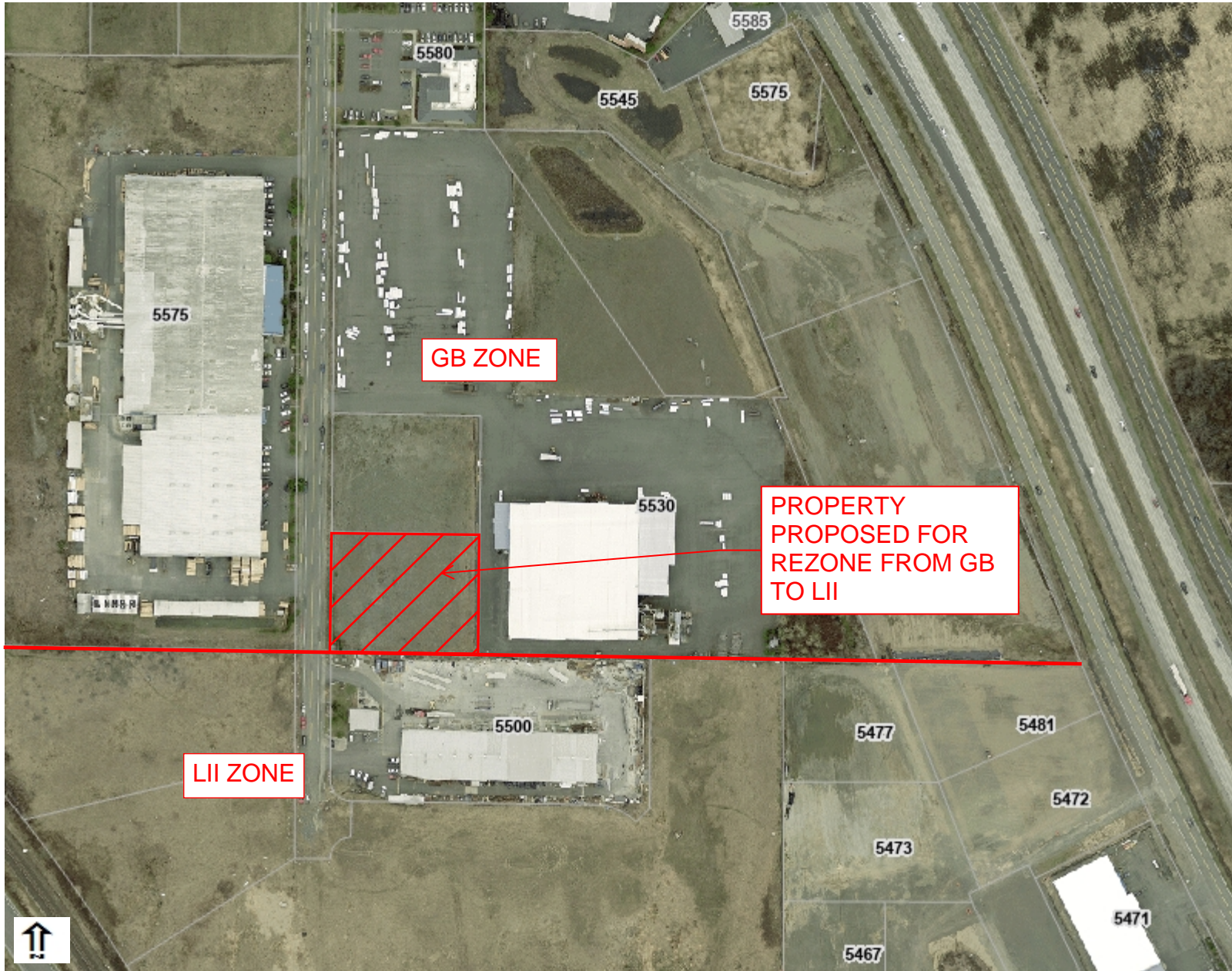
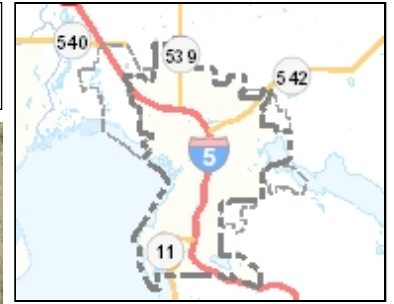
Notes

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3,972 0 1,986 3,972 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

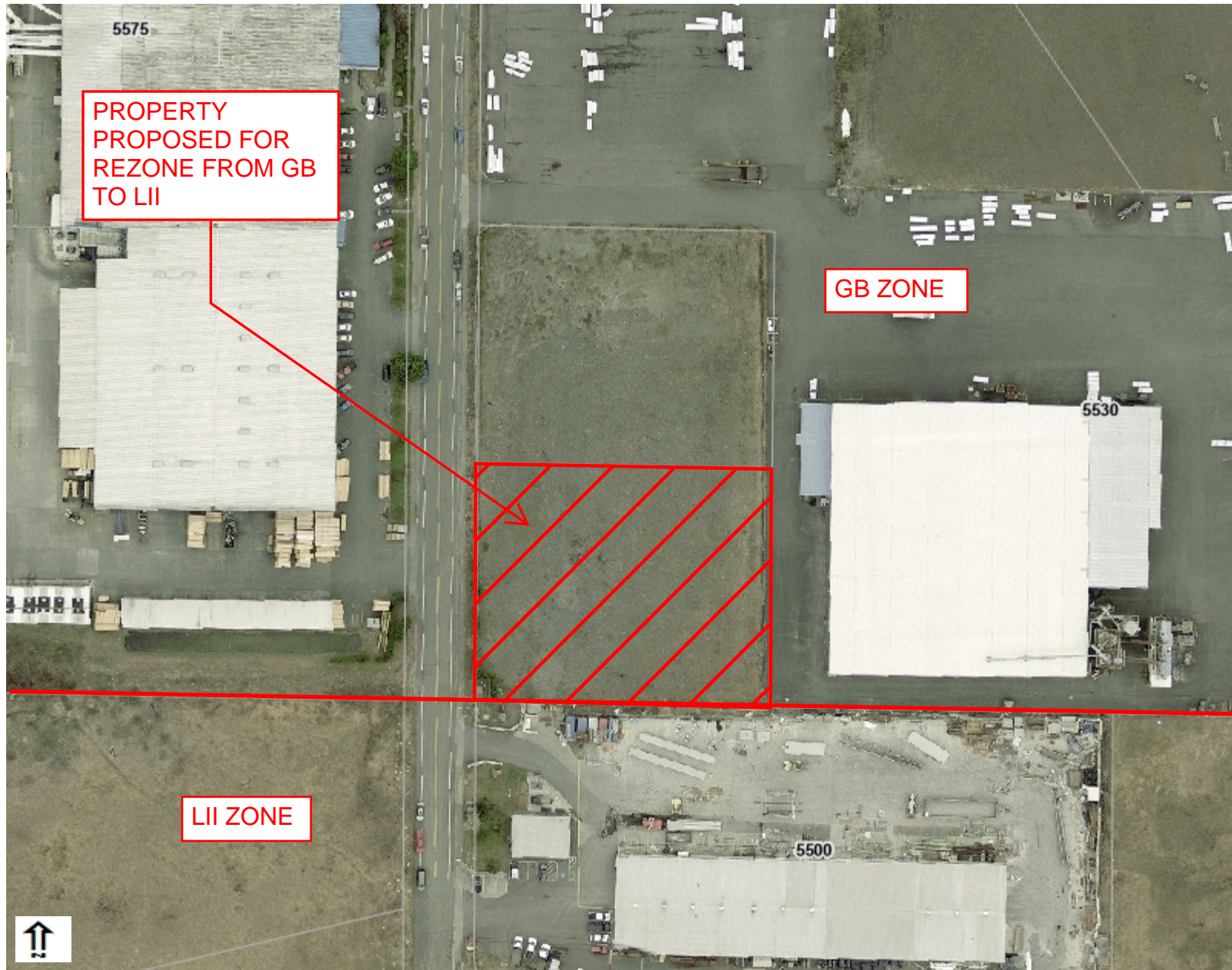
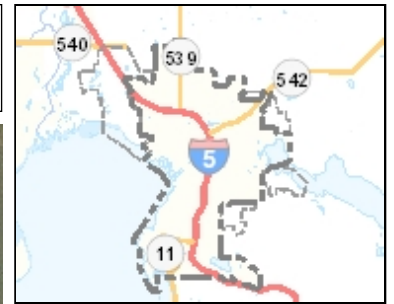
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497 0 248 497 Feet

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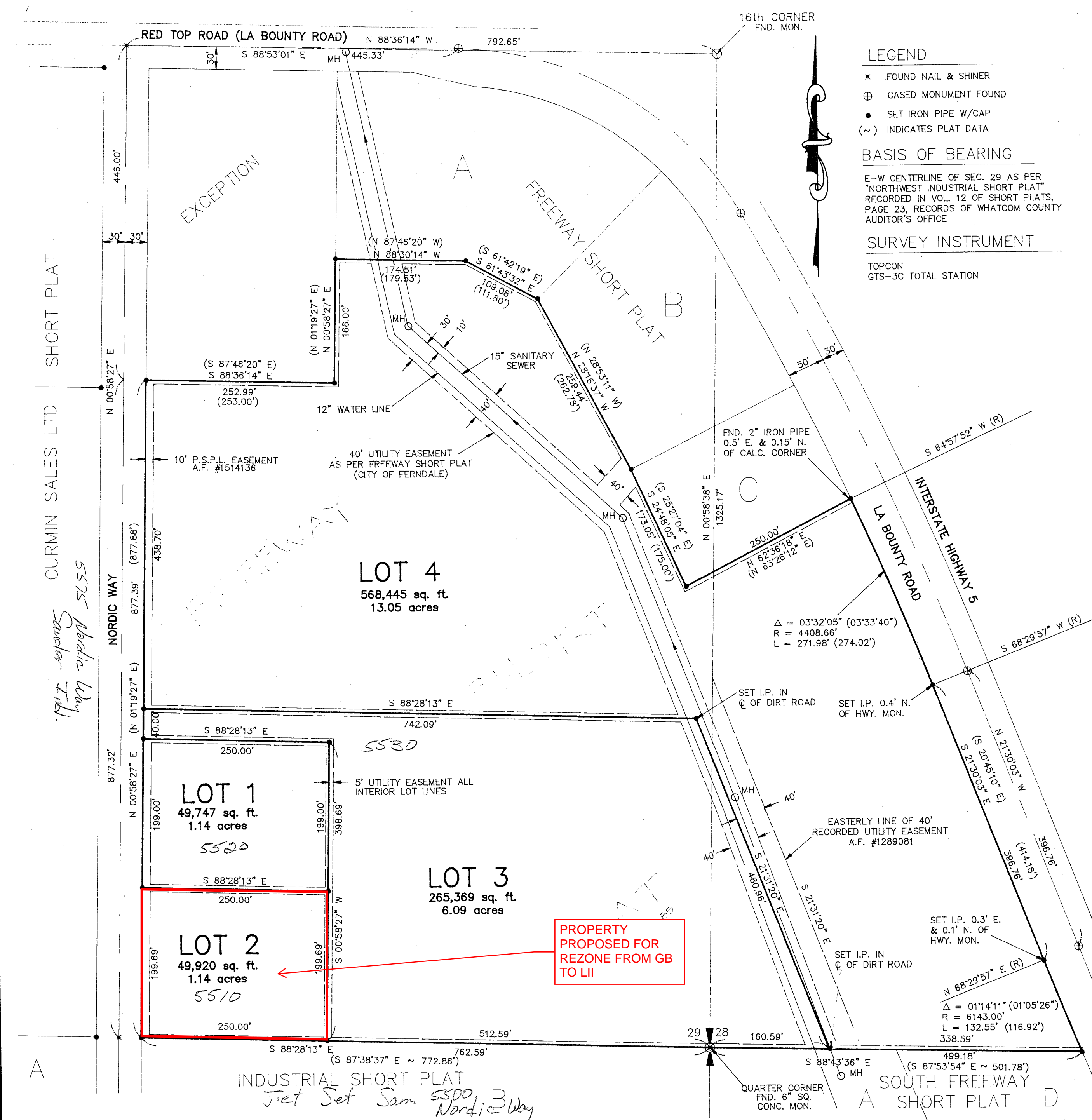
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248 0 124 248 Feet

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LEGAL DESCRIPTION

LOT D OF THE FREEWAY SHORT PLAT AS PER THE MAP THEREOF RECORDED IN BOOK 8 OF SHORT PLATS AT PAGE 85, RECORDS OF THE WHATCOM COUNTY AUDITOR'S OFFICE;
EXCEPT ANY PORTION LYING WITHIN NORDIC WAY RIGHT-OF-WAY AS DESCRIBED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1510022, AND SURVEYED FOR THE NORTHWEST INDUSTRIAL SHORT PLAT, AS PER THE MAP THEREOF RECORDED IN BOOK 12 OF SHORT PLATS AT PAGE 23, RECORDS OF THE WHATCOM COUNTY AUDITOR'S OFFICE, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS OF RECORD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ARE THE TRUE SIMPLE OWNERS (AND CONTRACT PURCHASERS WHERE APPLICABLE), OF THE SHORT PLATTED LANDS HEREON DESCRIBED, ARE THE PERSONS AUTHORIZED BY ALL PARTIES HAVING ANY INTEREST IN THE LAND HEREON DESCRIBED TO OBTAIN THIS SHORT PLAT; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; AND DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED HEREON.

Richard D. Tremaine V.P.
J.E. Fiddley

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM) SS
THIS IS TO CERTIFY THAT ON THE 25th DAY OF October, 1989 BEFORE ME, THE UNDERSIGNED, HAVE PERSONALLY APPEARED *Richard D. Tremaine V.P.* OF BELLINGHAM NATIONAL BANK, A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Sharon Vonack RESIDING AT *Bellingham*
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
NOTARY EXPIRES 4-8-91

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM) SS
THIS IS TO CERTIFY THAT ON THE 25th DAY OF October, 1989 BEFORE ME, THE UNDERSIGNED, HAVE PERSONALLY APPEARED *E.H. Brailard* AND *J.E. Fiddley* OF WESTPAC DEVELOPMENT, A WASHINGTON GENERAL PARTNERSHIP, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID GENERAL PARTNERSHIP WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Sharon Vonack RESIDING AT *Bellingham*
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
NOTARY EXPIRES 4-8-91

CITY OF FERDALE APPROVALS

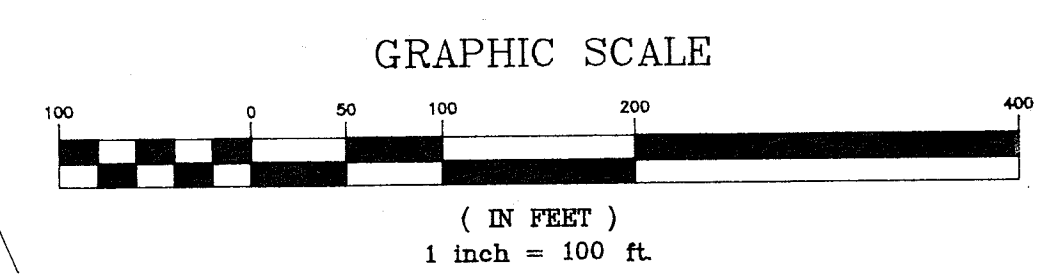
EXAMINED BY FERDALE CITY CLERK THIS 25 DAY OF October 1989
[Signature]
CITY CLERK
EXAMINED AND APPROVED BY FERDALE PLANNING ADMINISTRATOR THIS 25 DAY OF Oct. 1989
[Signature]
PLANNING ADMINISTRATOR
EXAMINED AND APPROVED BY CITY OF FERDALE PUBLIC WORKS DIRECTOR THIS 25 DAY OF Oct. 1989
[Signature]
PUBLIC WORKS DIRECTOR

L.I.D. AGREEMENT

THE OWNERS, HEIRS, DEVISEES, SUCCESSORS, AND ASSIGNS OF THIS SHORT PLAT, HEREBY PROMISE AND COVENANT TO THE CITY OF FERDALE: TO SUPPORT WITHOUT OBJECTION A LOCAL ROAD IMPROVEMENT DISTRICT: TO IMPROVE CITY STREET RIGHT-OF-WAY KNOWN AS LABOUNTY ROAD ALONG THE NORTH LINE OF THIS SHORT PLAT.

DEVELOPMENT FEE

A DEVELOPMENT FEE OF 6.645 CENTS/SQUARE FOOT HAS BEEN ASSESSED TO THIS PROPERTY. THIS FEE, ON A GIVEN LOT, SHALL BE PAID TO THE CITY OF FERDALE PRIOR TO ISSUING A BUILDING PERMIT FOR THAT LOT.



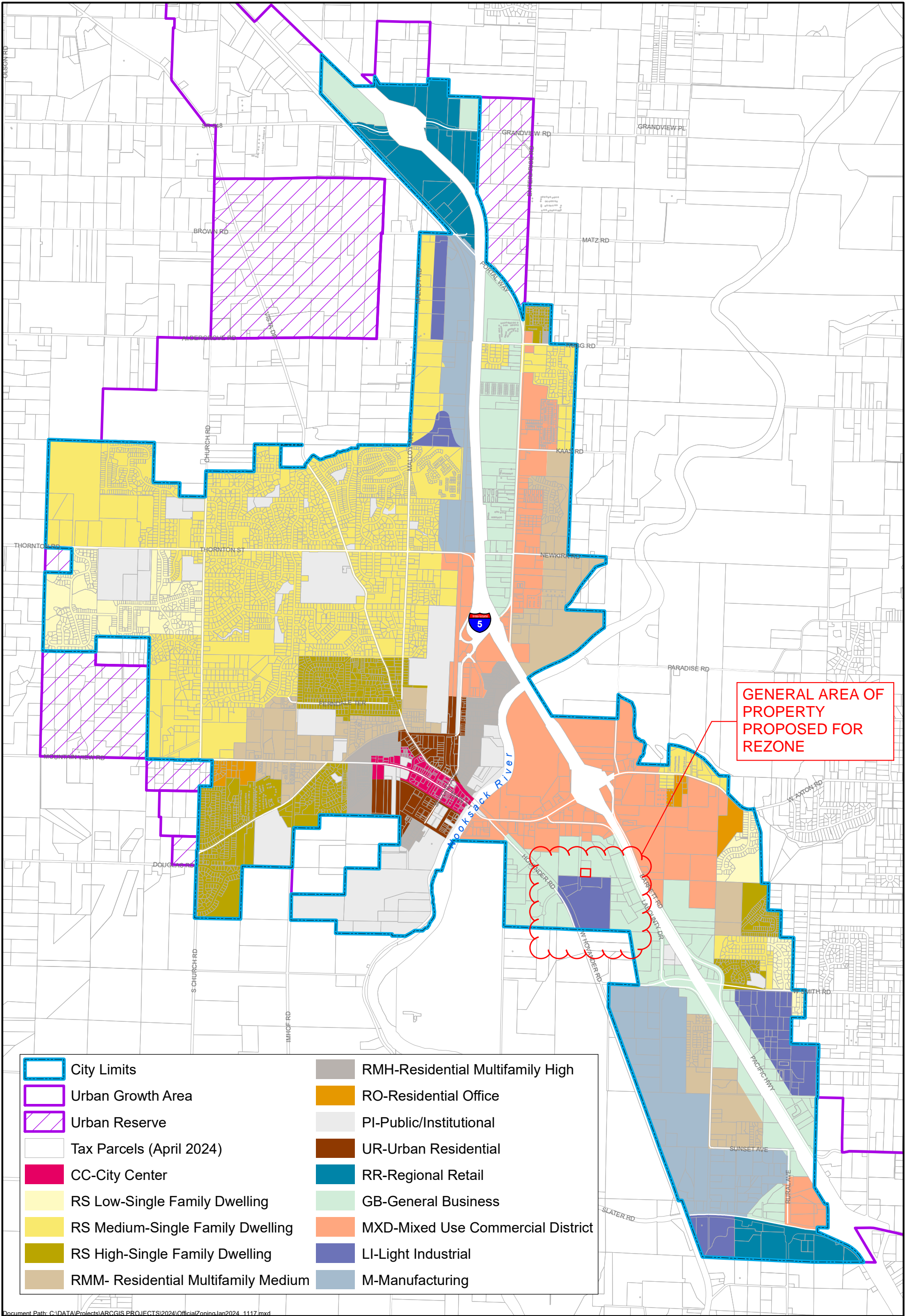
AUDITOR'S CERTIFICATE
Filed for record this 26th day of Oct. 1989
at 1:41 P.M. in Volume 19 of short plats, at page 87
Shirley Jones Margaret R. Roman
Whatcom County Auditor's Office

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED ON AN ACTUAL FIELD SURVEY AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON.
Lawrence W. Steele
LAWRENCE W. STEELE, P.L.S. NO. 13138
10/26/89

LARRY STEELE & ASSOCIATES
LAND SURVEYORS
Suite 8
805 Dupont Street
BELLINGHAM, WA 98225
206-676-9350

BEING A PTN. OF THE S.E. 1/4 OF THE N.E. 1/4 OF SEC. 29 & THE S.W. 1/4 OF THE N.W. 1/4 OF SEC. 28, TWP. 39 N., R. 2 E., W.M., CITY OF FERDALE, WHATCOM COUNTY, WA.

CLIENT: WESTPAC DEVELOPMENT
TITLE: BAKER VISTA SHORT PLAT
SCALE: 1"=100' DATE: 10/24/89 JOB NO. 25289
DRAWN BY: M.D. CHECKED BY: L.W.S. SHEET: 1 of 1



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



Map Content Date: April 1, 2024

Official Zoning

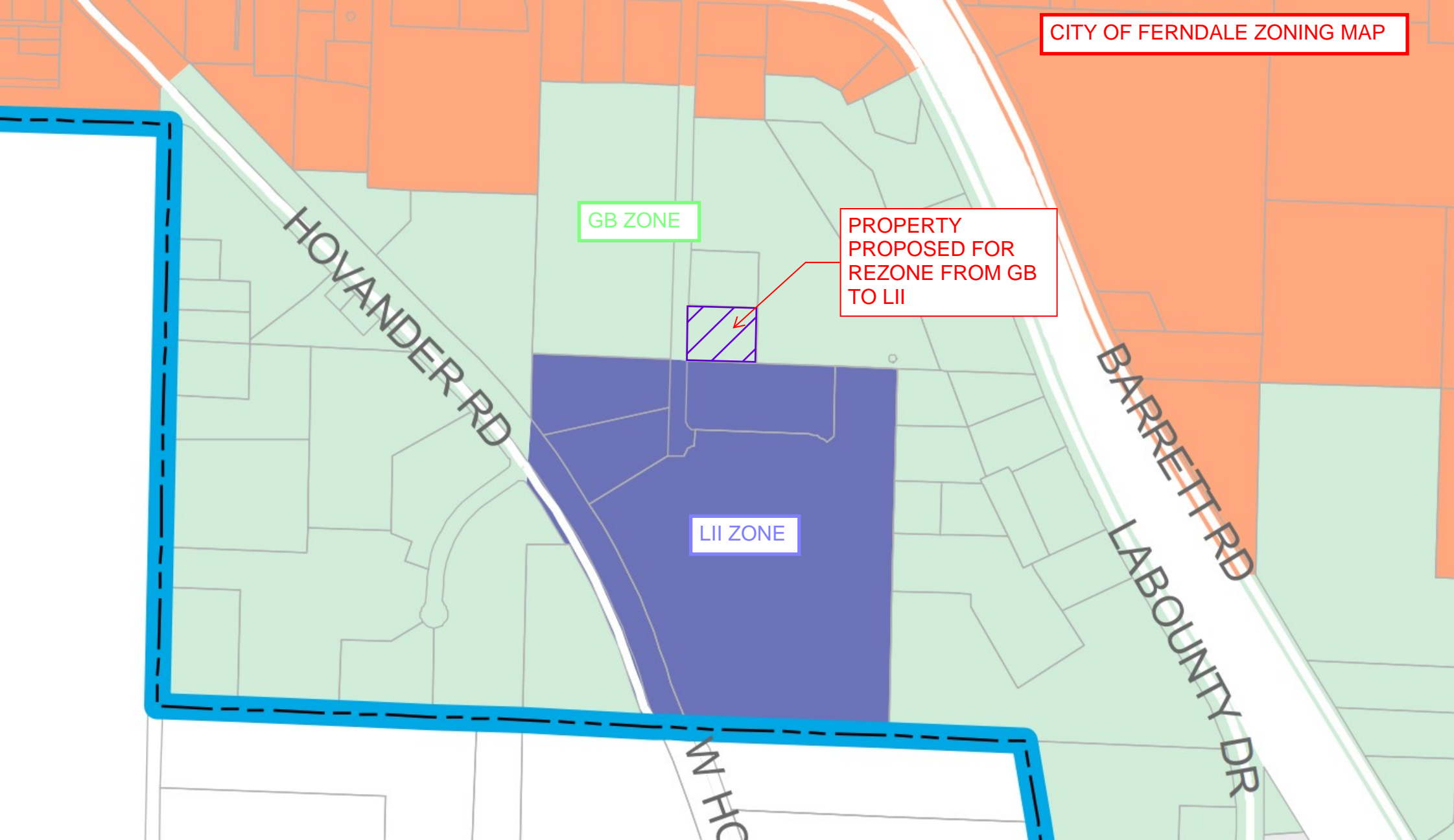
City of Ferndale, WA

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

DISCLAIMER: USE OF THIS MAP IMPLIES THE USER'S AGREEMENT WITH THE FOLLOWING STATEMENT:

The City of Ferndale disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold the City of Ferndale harmless from and against any damage, loss, or liability arising from any use of this 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: Kirpy 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]