

## Patti Gearhart

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**From:** Michael Cerbone  
**Sent:** Tuesday, December 02, 2025 10:00 AM  
**To:** City of Ferndale Comments  
**Subject:** FW: Written follow-up to my December 1 public comments – Central Aldergrove / Church-Vista UGA

Please include in Comp Plan

Michael Cerbone, AICP  
Phone: (360) 685-2367

**NOTE: My e-mails are subject to public disclosure**

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**From:** Thomas Y <thomasleaf@gmail.com>  
**Sent:** Tuesday, December 2, 2025 12:15 AM  
**To:** Susan Duncan <SusanDuncan@cityofferndale.org>  
**Cc:** Robert Pinkley <robertpinkley@cityofferndale.org>; Herb Porter <HerbPorter@cityofferndale.org>; Michael Cerbone <MichaelCerbone@cityofferndale.org>; McKenna Pinto-Gonzalez <McKennaPintoGonzalez@cityofferndale.org>; Jon Mutchler <jonmutchler@cityofferndale.org>; Ryan O'Larey <RyanOLarey@cityofferndale.org>  
**Subject:** Written follow-up to my December 1 public comments – Central Aldergrove / Church-Vista UGA

### EXTERNAL EMAIL

Dear City Council, Mayor, Mr. Cerbone, and staff,

My name is Thomas Yip, and I am a property owner and reside in the Central Aldergrove UGA area discussed in the December 1, 2025 workshop.

I want to ensure my verbal comments are part of the written record:

1. The proposed upzone in the Church-Vista / Central Aldergrove area (approximately 135 acres) is planned for downtown-like density (MXD + RMH + NC etc.) right across from Rural zoning. This is unrealistic. The Catalyst program in the actual downtown, with far superior location and amenities, has produced zero new units at this kind of density despite generous incentives. People seeking density choose Bellingham. Adding theoretical density to farmland departing from reality does not create housing; it locks away capacity and stifles development.

2. This area is flagged as “high displacement risk.” In reality it contains at most four renter households total (one recently moved out of state for a better job) over the entire 135 acres. I ask that this designation be reviewed and corrected.
3. The area is also flagged for “climate-resilient investment” despite remaining completely unaffected by the biggest 2021 flood and having no recorded flood history. While broader flood planning is appropriate, targeting high, dry, privately owned farmland for special investment appears unjustified.
4. We want to express our concern about potentially misallocated investment, as those will always become a tax or debt burden later.

Additional written comments:

1. As Councilmember Pinkley accurately put it in the budget discussion, sewer extension can be blocked by “a single pony-tail owner.” In our area, one family owns roughly 50% of the proposed annexation area, making annexation mathematically impossible without their consent (pony-tail or no pony-tail—we’ll let the councilmember confirm the hairstyle). It is a great risk but also a great opportunity. Staff should prioritize real negotiation with large landowners before spending scarce capital on infrastructure that may sit unused.
2. Councilmembers Pinkley and Porter rightly flagged the risks of overzealous enforcement of the new anti-retaliation rules in Initiative 25-01. Driving every small mom-and-pop landlord out of the business will eliminate exactly the people who build or buy townhomes to small apartments—the real “missing middle” housing that doesn’t require corporate developers or giant subsidies. Without them, the only projects left on the table are

200-unit apartments (which probably won't happen in the area for 30 years, if at all). In short, the policy will make the dense, walkable future the City wants less likely and more expensive to achieve.

Thank you for your time.

Respectfully,

Thomas Yip  
6489 Vista Dr, Ferndale WA 98248