

Patti Gearhart

From: Katie Bonelli <katie@wylddevelopment.com>
Sent: Wednesday, December 10, 2025 3:44 PM
To: City of Ferndale Comments
Subject: Fwd: Comp Plan Zoning Public Comment

EXTERNAL EMAIL

----- Forwarded message -----

From: **Katie Bonelli** <katie@wylddevelopment.com>
Date: Wed, 10 Dec 2025 at 11:23 am
Subject: Comp Plan Zoning Public Comment
To: <comment@cityofferndale.com>

To the City of Ferndale Planning Department and City Council,

Thank you for the opportunity to provide feedback on the proposed Comprehensive Plan rezoning. We own the properties at **5736, 5738, and 5742 2nd Ave, Ferndale, WA**, which are included in the proposal to shift zoning from **RMH (Residential Multifamily High)** to **RS (Residential Single-Family)**. We appreciate the City's reasoning behind the broader rezoning effort, particularly as it relates to flood-risk management, neighborhood character, and long-term planning goals.

While we support the City's intention to improve safety and resilience, we respectfully request that our properties be considered for rezoning to **RMM (Residential Multifamily Medium)** rather than RS.

Our request is grounded in the following considerations:

1. Preservation of Existing Housing and Tenant Stability

Our buildings have provided stable, naturally affordable multifamily housing to long-term tenants—several of whom have lived in these homes for more than 15 years. Maintaining an RMM designation would allow us to continue offering this type of housing, which contributes to the diversity and availability of Ferndale's housing stock.

2. Alignment With Existing Development Intensity

The current density and footprint of our properties already reflect a multifamily development pattern. An RMM designation would more accurately match existing conditions without incentivizing additional development or expansion.

3. No Intent to Increase Density or Build Additional Units

We want to be clear that we have **no plans to add units or expand the footprint of our buildings**. Our goal is simply to preserve what exists today.

4. Ability to Rebuild After a Disaster

Because our properties are located within the flood zone, we are particularly concerned about the ability

to rebuild to current density if a flood or other disaster were to occur. Downzoning to RS would create more barriers to replace existing housing, potentially displacing long-term residents. An RMM designation offers the flexibility needed to restore homes if damage occurs and to reduce risk.

5. Responsible Property Management

We maintain our buildings with care and attention to the unique challenges of being in a flood-prone area. We are committed to continuing mitigation efforts and working within City guidelines to promote safety and resilience.

We genuinely appreciate the City's efforts to plan responsibly for the future, and we share the goal of ensuring safe, stable housing for Ferndale residents. We respectfully ask that the City consider rezoning our properties from **RMH to RMM**, which we believe best supports disaster recovery, housing stability, and alignment with existing use.

We are more than willing to meet with staff or Council members to discuss this request further.

Thank you for your consideration.

Katie Bonelli and Chris Connell

Wyld Properties