

December 11, 2025

Attention: Ferndale City Planning Commission and City Council

From: Mary and F. Kim Hancock of 2562 Norway Rd, Ferndale WA

Subject: 2025 Comprehensive Plan Update -- Proposed zoning change for properties located north of Main St/Mountain View Rd and west of Church Rd.

We contacted 10 of the 12 property owners in the area covered by the proposed zoning change mentioned above. (Two property owners were not available.) Nine out of the 10 contacted signed a petition opposing the proposed zoning change. After submitting the petition to the City, we attended the City planning meeting on December 10 and asked how/why the City can change the zoning when the property owners object to the change. The response from Michael Cerbonne, Community Development Director, was that the City has the right to change zoning laws without regard to the desires of the property owners.

We believe the effect of this zoning change will actually be the opposite of the intentions of Comprehensive Plan Update, which, as I understand it, is to increase housing density within the City of Ferndale.

The property which we have owned since 1999 on Norway Road was subdivided from a larger piece of property (about 4 acres) in the 1970's and a new house was built on 1/3 of an acre. Several years later another property was subdivided from the remaining larger property and another new house was built. Around 2017, a different property off Church Road was subdivided, a new street built (Viewpoint Way), and 4 single-family homes were built and sold to new family owners. The proposed zoning change will put a complete stop to this type of 'in-filling' with single family homes as it mandates between 10 and 30 multi-family units per acre.

Because the majority of the property owners oppose the zoning change and do not want to have apartments and townhouses crowding around them, blocking the amazing views, and congesting our substandard Norway Road, I believe the true effect of the zoning change will be that no additional homes will be built at all in the next 20 to 30 years. So in a way, this proposal is deceptive. The City will claim to the State that it has developed a plan to increase housing density within the city limits when, in fact, they will knowingly have stopped any future housing development that may have occurred in the designated area.

For these reasons, we again object to the proposed zoning change for the properties located north of Main St/Mountain View Rd and west of Church Rd and request that the zoning remain unchanged as RS-Medium-Single Family Dwelling.