

January 14, 2026

I am Mel Hansen and I live at 2516 Norway Rd in Ferndale. My Wife Bertella and I own approximately 1.7 acers that we purchased in 1990. In 1999, we built our dream home and have lived at this address for the past 26 years.

I have a number of concerns regarding the re-zone of my property and the properties around me at the corner of Church and Mt view roads.

- First, this area has already been largely developed, mostly with “estate” style homes, many with ½ acre lots, or more. There are at least 12 homes that could be called “upscale” estate homes and most of them have fantastic views of the mountains and the valley below.
- The majority of the owners have signed a petition opposing this re-zone. In fact, I think only one owner is in favor of the re-zone. The others who have written to support the re-zone **are mostly members of the same family** and are looking to profit from the increased density.
- If you look at the available properties, the Burglar family has about 3 ½ acres, the Bucklands have about 2 ½ acres, and situated their home on the very west corner to protect their view – (The Bucklands are currently “sun birds” and have not responded to this re[zone]). We, (the Hansens), own 1.7 acres, again not likely to develop because we intend to protect our view. The Lutheran Church owns the property with the church and the property further up Norway where the parsonage is located on the south side of Norway Rd. We do not know the intentions of the church fathers. Finally, there may be other properties further up the hill that could be divided into smaller lots, but so far, most other owners are opposing this re-zone.
- I would invite all members of the Planning Commission to drive up Norway Rd and Viewpoint Way and ask yourself that if you owned a home in this area, would you want up to 4 stories of multi family with up to 30 units per acre next to you. Most of us purchased our properties, knowing that the zone was single family and never in our wildest dream did we anticipate neighbors living in 4 story buildings with up to 30 per acre. **SHOULD THIS BE ALLOWED TO HAPPEN, IT WILL DESTROY THE LIFESTYLE OF MANY OF THE CURRENT RESIDENTS.**
- Finally, I would hope the role of the planning commission and of the City council would be to protect its citizens from unreasonable actions that would ruin the neighborhoods and cause irreparable harm to its residents. Having served on the City Council for 16 years, I am aware of the process, and sometimes we just needed to go against staff recommendations to protect our citizens.

Please vote against this re-zone of the property at the corner of Mt View and the west side of Church and continue to retain the single-family zoning.