

Patti Gearhart

From: David Braithwaite <grateconst@gmail.com>
Sent: Wednesday, January 14, 2026 8:56 AM
To: City of Ferndale Comments
Subject: 2025 Comp Plan Update

EXTERNAL EMAIL

Planning Commission, My name is David Braithwaite and I a property owner in one of the proposed rezone areas for the 2025 Comp Plan Update. I have lived in Whatcom County for over 55 years and own some of the property in the potential rezone area (Vanderyacht Park) for over 30 years. I do have a background in construction and development and have worked through the process with the planning department several times. Since the adoption of the GMA I have focused on infill and density properties to align with City and County goals and almost completely moved away from single family construction .

I would respectfully like you to consider rezoning the area proposed to be downzoned from RMH to RMM and not RSL as shown in the exhibit.

- 1) This property (7+/- properties assembled) has been zoned multi-family for over 40 years. These properties were bought to accommodate infill, density, home ownership and affordability. All in line with the Comp Plan and City Council goals.
- 2) All of the infrastructure is in the street and the storm water design was included as part of the Vanderyacht Basin.
- 3) Past Planning Commissions, Planners at the City and WWU identified this area as one of the most underdeveloped areas closest to downtown Ferndale as evidenced not just by zoning but by the inclusion of this area in the Multi-family property tax benefit mapping.
- 4) Over the past 25 years FEMA has completely (when adopted) taken this property out of the "Floodway" designation and continues to move the affected flood area to the east. This is the best available science (mapping and modeling).
- 5) As shown on the rezone proposal the zoning appears to be arbitrary as opposed to best available science and that should be considered when avoidable as it is hard to support.
- 6) I have spent years and a tremendous amount of time and money putting this project together. The engineering and design are complete, we are just waiting for the latest FEMA map to be adopted.

The goals of the GMA are to "promote infill and density", "provide flexibility and predictability". This property checks several boxes from the GMA including providing affordable home ownership in proximity to the downtown core to help support local business, property tax benefits to the individual owners and by definition reduces sprawl.

Based on the above, I am asking you to consider downzoning the proposed area from RMH to RMM as consistent with properties in the same area and the same current zoning.

Thank you for your time and your consideration,

David Braithwaite