

Patti Gearhart

From: Marilyn Burwell <mburwell@riousa.com>
Sent: Tuesday, January 06, 2026 3:12 PM
To: City of Ferndale Comments; Michael Cerbone; Kyla Boswell
Cc: City Council
Subject: need to know where Ferndale's zoning definitions come from

EXTERNAL EMAIL

Dear Ferndale Community Development,

The map of current and proposed zoning that came with your Notice of Public Hearing dated Dec. 31, 2025, is confusing and inaccurate. It omits the home owned by the Hansen's, one of the houses owned by the Hancock's and the home above the Hancock's, identified in my first letter to you as the 7th House. You also omit the parsonage house owned by the church on the corner of Church and Mountain View roads. It seems to me that you have done inadequate research regarding our neighborhood, yet seem hellbent to ruin our neighborhood by rezoning us to Residential Multifamily Medium (RMM) that permits the building of four story apartment buildings.

The colors designating the proposed zoning are so close to one another, that in our low winter light, I am not sure I am reading them correctly.

I also note that you have suddenly changed the zoning of the beautiful open property bordered by Church Road on the west from single family medium to High Single Family (RS) (if I have the colors right). Previously, at earlier Comp Plan meetings, that property was said to be single family medium as the developer was working on zoning regs from the previous comp plan. The developer was going to put in 82 homes. We wondered how the traffic for 82 homes was going to get in and out on two entrances on two busy roads. One entrance is on lower Church Road and the other on Main Street, very near the corner with Church Road. Traffic will be even worse with more than 82 homes.

I question the zoning definitions in Ferndale's code:

I can find no mention of Ferndale's zoning definitions, like "RS, RMM, RMH, etc. in Chapter 35 (Cities) of the Washington RCW's.

If there is no state mandate defining zoning designations, **where do Ferndale's zoning definitions come from?** If these designations appear only in Ferndale's city code, then they can be changed by the Ferndale City Council.

As you know, our neighborhood, bordered on the north by Viewpoint Way, is adamantly against your rezoning our neighborhood from single family homes to the possibility of four-story apartment buildings.

Why can't you invent a new zoning category that would better fit our neighborhood?

It looks to me from reading RCW 35.22.695 that Ferndale is in charge of its own zoning regulations:

“RCW 35.22.695 - Planning regulations—Copies provided to county assessor. By July 31, 1997, a first-class city planning under RCW 36.70A.040 shall provide to the county assessor a copy of the first-class city's comprehensive plan and development regulations in effect on July 1st of that year and shall thereafter provide any amendments to the plan and regulations that were adopted before July 31st of each following year.”

Please be reminded of the woman from Bellevue, who attended an earlier meeting of the planning commission. She was raised in Ferndale. In essence, she said not to equate stuffing people into apartment zones with affordability. Many developers are greedy, apartments are not automatically affordable.

Does the city of Ferndale even know how much rent is charged in Ferndale? It seems to me that the Planning Commission needs to know those numbers.

- Marilyn Burwell, 2465 Viewpoint Way, Ferndale