

Comments to City Council September 16, 2024

Marilyn Burwell, resident of Ferndale; also United Church of Ferndale

I often walk in my neighborhood, the streets immediately off Church Road. I have counted as many as six residential homes that appear to be boarding or rooming houses. There are probably many more. These houses usually have several cars parked on the street, and the driveway is also full of cars. I know of some houses that were built to house the primary residents, plus one or more renters. Why else would a house have nine bathrooms and multiple utility meters?

I do not object to this, but such arrangements seem not to be in the city code. I refer to 18.32.020 permitted principal uses.

The comprehensive plan should change city code to make sure that boarding or rooming houses are officially permitted in so called single-family residential zones. However, the city must be careful not to allow big corporations to buy up single family homes, keep them as rentals and charge high rents.

18.32.020 Permitted principal uses.	(a) Single-family <u>dwelling</u> ; (b) <u>family day care</u> or nursery; <u>park</u> , trails, and/or playground; (c) <u>home occupation</u> ; (d) <u>adult family home</u> ; (e) <u>municipal use</u> ; and (f) <u>duplex</u> , and <u>single-family attached duplexes</u> that utilize construction methods and materials similar in nature to those <u>used</u> in the construction of single-family units, and that incorporate design elements typical of single-family residential construction, consistent with the requirements of FMC <u>17.28.035</u> , as applicable to <u>duplex</u> or single-family attached units that are not separated by a <u>lot</u> line
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