

Patti Papetti

From: Patti Papetti
Sent: Wednesday, May 21, 2025 9:33 AM
To: Jesse Ashbaugh; Michael Cerbone; Kyla Boswell
Cc: Patti Papetti
Subject: FW: Comp Plan Update - Public Comment

Good morning,

Please see the comment below. I added to the folder here: [\\Datacenter\CDD\Planning\Comprehensive Plan Update\2025 Comp Plan\Comments](#)

Thank you,

Patti Gearhart
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My emails are subject to public disclosure.

From: Sean Hegstad <sean@haven-dw.com>
Sent: Wednesday, May 21, 2025 9:00 AM
To: City of Ferndale Comments <comment@cityofferndale.org>
Subject: Comp Plan Update - Public Comment

EXTERNAL EMAIL

CoF,

I've worked in Ferndale for almost 30 years and the parking requirements for a majority of the city have not been revisited. I would suggest that for this comp plan update that the city reduces the parking requirements for multifamily, at a minimum to: Studio: 1 car, 1 Bed & 2 Bed: 1.5 Cars, 3 Bed: 2 Cars, Any additional rooms: .5 cars each.

The current requirement for 2 cars for all unit bedroom counts is prohibitive and doesn't meet the real need. In addition, it costs the client additional money to hire a traffic consultant to prove that fewer cars is acceptable and would still need Planning approval.

In addition, I would like to propose that the setbacks on a majority of zones be reduced. All multifamily and mixed zones should consider reductions for setbacks along the public ROW to 0-10' depending on how far the zone is from higher density development. I would also recommend that there is an allowance for projects that look to reduce the setbacks further, can review with either the planning commission or the planning director for approval based on meeting the intent of the code and/or because of unique site or project conditions.

If you have questions, please let me know. Being both an architect and developer in Ferndale and throughout NW Washington, I've come across elements that would improve the investment in the buildability of our community!

Best Regards,

SEAN HEGSTAD, *LEED AP, AIA*
principal architect



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