

THE FRIBERG ANNEXATION

SUBJECT: City of Ferndale annexation of 11 parcels (110 acres) across Thornton Drive from The Meadows. This activity is currently called "The Friberg Annexation".

Here is what we have learned so far.

1. Types of homes

- a. The current activity and the announced public hearing are for annexation only and do not include a development proposal of any kind. It is only for bringing the parcels into the City and assigning zoning.
- b. The current plan anticipates a development proposal after annexation and zoning. The proposal would be for residential single medium family homes.
- c. If the City pushes for development pursuant to a PUD, it could be zoned to allow duplexes and/or townhomes. Note: PUD = Planned Unit Development -- a development that consists of entire communities that potentially include duplexes, condominiums, and single-family homes, and commercial properties.
- d. No commercial units are proposed in the current zoning request – only single-family homes. However, if annexed with residential single medium zoning there are a few provisions in the code for minor commercial type uses, but nothing significant is anticipated.

2. Access

- a. Primary access to the annexation area (which has 11 separate parcels) will be by connection to Thornton Road. The location of this connection is unspecified, but directly across Thornton from Monument is a good possibility.
- b. Secondary access will be by connection to the streets in the existing developed neighborhoods to the north and north-east. These neighborhoods built public roads that dead end into the property (like Chloe Lane between the Meadows and Church Hill Ranch). They are intended specifically for connections such as this.

3. Next Steps and Timing

- a. Public hearing: August 16th.
- b. City Council meetings: TBD.
- c. County Boundary Review Board: TBD

It's a long process that's just getting started.

Board of Directors
Meadows-Ferndale
Homeowners' Association

