

From: [Steven H. Johnson](#)
To: [DS-Director](#)
Cc: [Stacie Pratschner](#)
Subject: Consideration of a Rezone to increase Housing
Date: Friday, January 24, 2025 11:00:39 AM
Attachments: [LMPP LOT ID MAP.pdf](#)
[Lit Mt Prof Park Google Earth 2024.pdf](#)

Caution External Message

Stacie: You and I have talked about this issue in the past. Because of that conversation, I am writing you to request the City of Mount Vernon consider a change in zoning which I believe would benefit the City by increasing housing as well as commercial revenue.

I am a member of an LLC which owns Little Mountain Professional Park located on LaVenture Road across from Mt. Baker Middle School. The property consists of approximately 9-10 acres and is currently zoned Professional Office. Early in its history, 3 medical office buildings were built - ProAlliance Orthopedic Surgeons, Cascadia Eye, and Skagit Pediatrics (which is now a part of Skagit Regional Clinics). However, for the past 15 plus years there has been minimal to no interest in the remaining three lots (P120439, P120440, and P28551). This is because the business model of medicine, as well as many other professions, has changed and small to medium size group practices have been absorbed by hospitals or other larger organizations. There appears to be very little interest or market for building a large, high overhead, stand alone building in this location either by physicians, or any other professionals.

For this reason, our group is asking the City to consider other zoning options for the three remaining lots. We would certainly appreciate any suggestions you might have on zoning designations that you and the city council believe would be beneficial and workable.

Awaiting that information, here are our thoughts:

First, the two lots (P120439 and P120440) in the "back" or West consist of a little over 2 1/2 acres and abut a large residential area as well as a part of Bethany Covenant Church. Olive Street dead ends directly into our property and it would seem a reasonable option to consider extending it in order to provide access and create housing in these 2 1/2 acres. For this reason, we would request that the City rezone this portion as Mixed Use or Affordable Housing. Our group consulted with Jon Pickett of Soundview Consultants LLC in 2022 and 2023. He identified one small Category IV Wetland on lot P120440 which we are planning to mitigate. He did not feel that this would impede that lot's development. However, Jon advised us to wait until an actual development was planned, and then to seek approval from the City for a CAR before doing actual mitigation banking.

Second, the NE corner lot (P28551) facing LaVenture is 1 1/2 acres. We would request that the City consider rezoning this lot to Mixed Use or "C-4 Neighborhood Commercial District" under MVMC 17.54, which apparently allows for other business and or residential development. Is this the code which led to the multi use development Mr. Piazza built on La Venture Road north of our property?

As you and I discussed, now may be an opportune time for a change in zoning in order to accommodate the growth and need for affordable housing in Mount Vernon, especially as the City is developing its Comprehensive Plan.

I would be happy to meet with you personally to further learn about your views on zoning options or

to discuss these plans in more detail. In addition, if you believe our requests for rezoning are viable, I would be most appreciative if you could advise me of “next steps,” including the forms and procedures required by the City to proceed with our rezoning requests.

Thank you.

Steve Johnson
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