



October 28, 2024

Ms. Stacie Pratschner
Development Services Director
910 Cleveland Ave
Mount Vernon, WA 98273

CITIZEN PROPOSALS FOR REZONES IN COMP PLAN UPDATE

Dear Stacie:

Thank you for your time last week. As we discussed, our firm is assisting Viola's Garden, the owner of Skagit County Parcel P126059, in evaluating the future use of their 8.36 acres site.

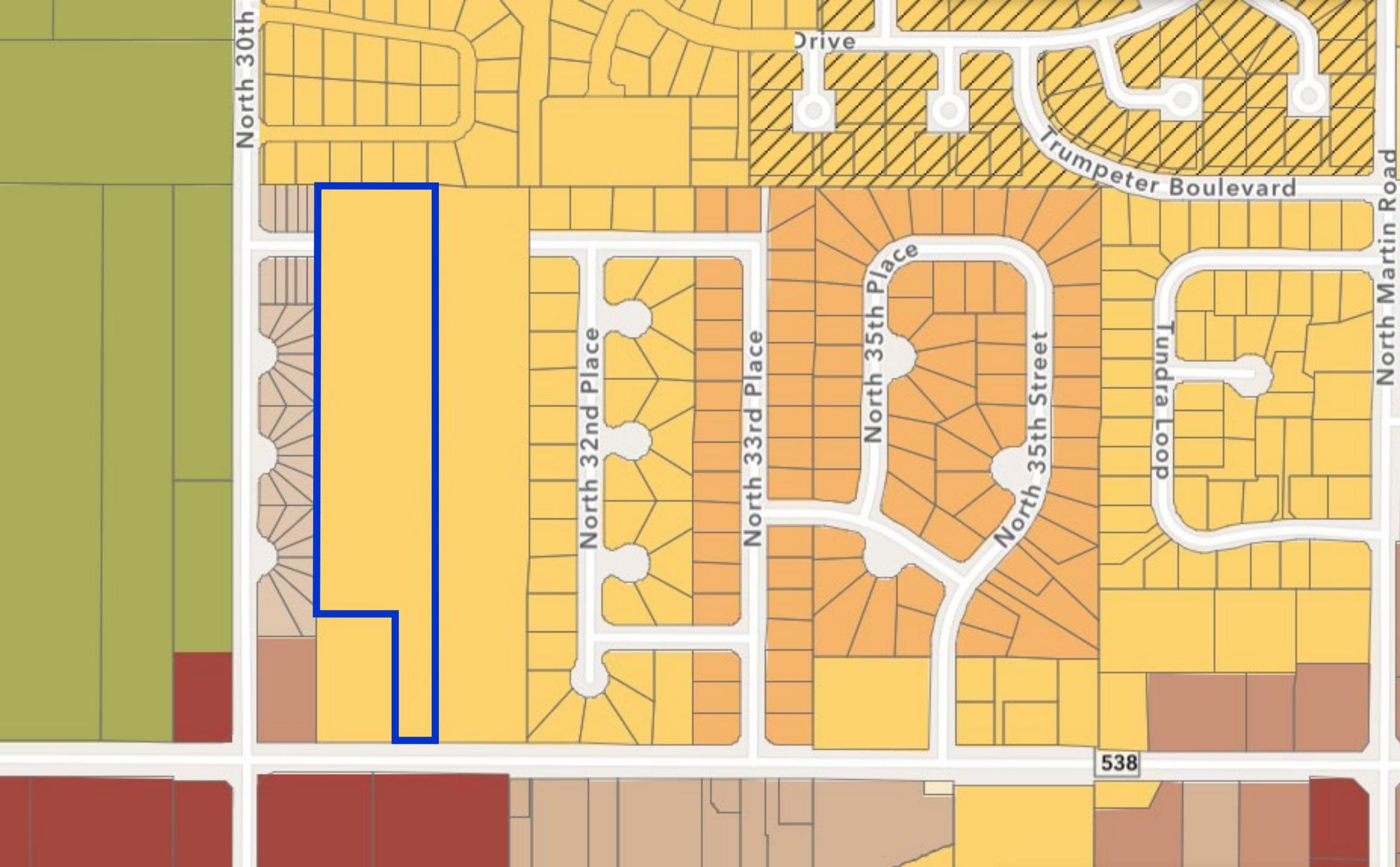
As shown in the attached existing zoning map, this site is currently zoned R-1, 4.0). However, we believe that as part of the comprehensive plan update, the city should consider changing the land use and zoning on the site to achieve approximately 1.0 acres of C-2 along College Way and R-2 (Two Family Residential) on the balance of the site (see proposed zoning map). We believe that this change would help the city address both its middle housing needs while also providing for commercial uses along College Way.

Please let me know what additional information or analysis you might need from our firm to assist the city in evaluating this as an alternative during the comprehensive plan update.

Thank you for your time and consideration. Should you have any questions, please do not hesitate to contact me at any time.

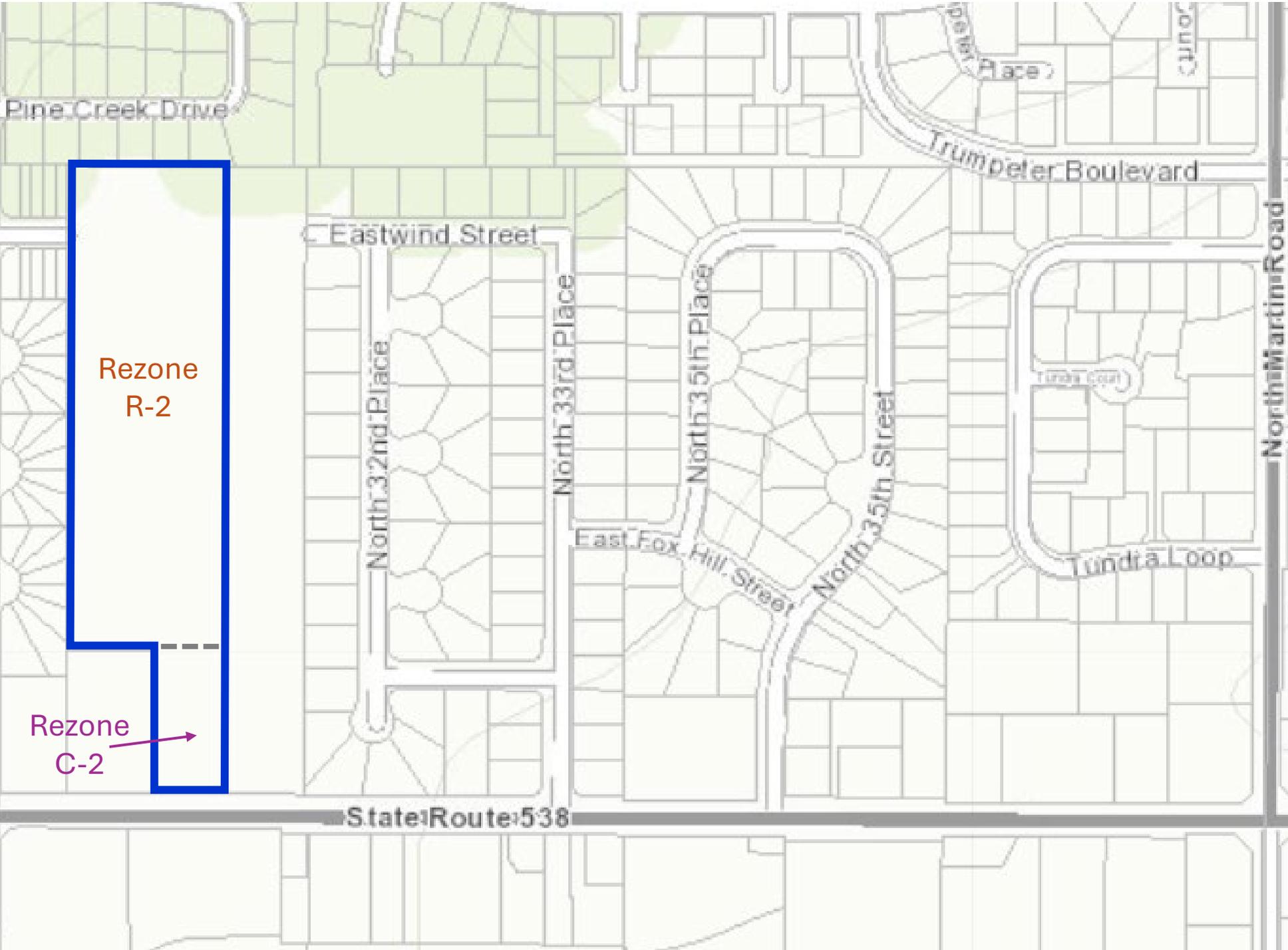
Sincerely,

David Toyer
President



538

VIOLAS GARDEN
EXISTING R-1, 4.0 ZONING



Rezone
R-2

Rezone
C-2 →

538

State Route 538

**VIOLAS GARDEN
PROPOSED ZONING**