

VPMY Property management LLC,
2141 Washington street,
Ferndale WA 98248

5/1/2025

Hi Stacie, I have talked about this issue with the city planner recently, MaryAnn,. 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 VPMY property management LLC located on 117 E Fir street. The properties consists of approximately 6.38 acres (P25538, P25539, P25598, P25535) and is currently zoned C-2 on the city comprehensive plan. From my conversation with city planners, , City Council is looking to address some of the housing need by potentially allowing multi-family/mixed use development in existing commercial zones (such as the C-2 zone, where my property is located).

For this reason, our group is asking the City to consider other zoning options for my property for multi-family/mixed use development. We would certainly appreciate any suggestions you might have on zoning designations that you and the city council believe would be beneficial and workable.

As discussed with the city planner, now may be an opportune time for a change in zoning in order to accommodate the growth and need for multi family housing in Mount Vernon, especially as the City is developing its Comprehensive Plan. Please also find attached the proposed preliminary conceptual site 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

Sincerely,

Matthew Yeh
Mobile: 360-441-3999

