



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT


135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
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DATE RECEIVED

Comprehensive Plan Text/SJC Code* Amendment Request

*San Juan County Code Titles 15, 16 & 18
 (Annual Docket)

APPLICANT INFORMATION:			
Name of Applicant:	Jason Hensel % Permitting services LLC	Name of Agent:	Jason Hensel
Address	116 Ivy Lane	Address	Same
City, State, Zip	Eastsound, WA 98245	City, State, Zip	Same
Phone	360.472.3999	Phone	same
Email	Jason@permittingservicesllc.com	E-mail	same

This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process.		
Jason Hensel		Jason Hensel
<i>Signature</i>	<i>Printed Name</i>	2/28/2026
		<i>Date</i>
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Please Describe the Proposed Amendments (attach additional pages if you need more space):

- Comprehensive Plan amendments (if applicable). Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.
 Allowed uses in IC - *Island Center* land use designation Section 18.30.030
 I propose to alter the table in this section to allow for additional uses in this zoning to better match the needs of the community and reduce unnecessary travel and congestion, as well as provide needed services to this central part of the Island.
 The table of allowed uses is very restrictive for this designation and options for development are limited to uses that do not necessarily align with the needs of the community. Out of nearly 110 defined uses in the table, there are only 10 that aren't 'streets and roads' that are allowed outright.
 The stated goal of the comp plan in part, is to reduce congestion and reliance on single occupant vehicles, increase economic development, allow for community feedback based on needs, and adhere to other elements in general to allow activity centers to congregate intensive uses into activity centers and avoid these development options in the more rural portions of the county.



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2. San Juan County Code Title 15, Title 16 or Title 18 amendments (if applicable). Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.

18.30.030 Land use table - Activity center land use designations.

Personal and professional services	Y	N	N	Y	N	Y	N
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3. Why is the amendment being proposed?

See following comments

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

By allowing personal and professional services in the IC zoning it offers economic development opportunities for small business, clear unnecessary confusion in the codes and help provide a centralized location for additional personal and professional services that serve the needs of the community. This also aligns with the comp plans strategic goals of congregating professional services in the activity center in the center of the island where people have needs. Congregate similar uses in the activity center instead of spreading them out in rural designations.

Currently home occupations and cottage enterprises are allowed here when accessory to another commercial endeavor. However, if the commercial use or professional services aren't allowed, then there are no real options to create a home occupation or cottage enterprise... It's a catch 22. Since single family homes are not allowed, this further reduces the options for housing on the island.

5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

Yes, indicate UGA _____

X No

6. Does this proposal increase population or employment capacity?

No increase in population expected. Provides additional employment opportunities for locals possibly by increasing potential jobs when new business are allowed in this area.