



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	2/28/2026
<i>Signature</i>		<i>Printed Name</i>	<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):

1. 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.

Eating establishment

| Y

N

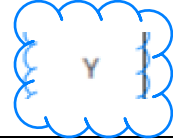
N

| Y

N

Y

N



3. Why is the amendment being proposed?

There is currently an average of roughly 50 people per day employed within the IC zoning without food service available to them unless they drive to town. Sunset Builders Supply has at least 150 customers per day many of which are tradespeople who coordinate shopping with their work breaks and frequently request that food be made available in the area. The upcoming opening of the public pool is expected to increase the number of people using, working, and visiting IC daily as well.

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

By allowing food trucks or food services here, it reduces congestion of single occupant vehicles leaving the area for food, it offers economic development opportunities for new food trucks or restaurants by creating jobs for food service, or entrepreneurs, 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.

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 _____
 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.