

## Adam Zack

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**From:** Danah and Ron <norfeld@centurytel.net>  
**Sent:** Monday, June 25, 2018 10:18 AM  
**To:** Adam Zack  
**Subject:** Updates for Comprehensive Plan

Adam Zack  
II San Juan County Community Development & Planning

June 22, 2018

Planner

We own a piece of property as part of the Island Center designation on Lopez Island, parcel # 252634006. We have owned this property for about 29 years. We both are full time residents of our county, Ron Norman being a 4<sup>th</sup> generation islander, and Danah Feldman 40 years a resident.

We are writing to you for consideration during the process of updating the Comprehensive Plan for our county, that you take into account the very cumbersome and restrictive nature of all the Island Center designated properties, in regards to having, operating, maintaining, and sustaining business activities on the island.

As you know, Lopez has very few areas that even have a designation with Commercial possibilities. And I assume you also know, being a successful business person in our county has many challenges all unto itself.

Several decades ago when we purchased this parcel, it had a different designation then, and understandably, at the time, we needed to get a Conditional Use Permit to open and operate our Mechanical Repair business. That all makes sense, both then and now, due to the nature of the business, safety as well environmental concerns. In the interim, this area got a new designation as Island Center. Under the current requirements, one must apply for either a Conditional or Provisional Use permit, and do so for each "named use" activity. This is very limited in scope and options, as well as cumbersome, costly, time consuming, and exhausting. There are very few activities that are even allowed in the Island Center Designation area, even with a permit.

About 6 or 7 years ago, we were required to get an additional permit, a Provisional Use permit on the same piece of property for the same existing business for over 22 years. We were told it was because our Conditional Use permit did not have the word "automotive" in it. Nothing had changed in those 22 years in context to scope or operation of the business. Our Conditional Use permit did include "mechanical repair", but because that one word was not specified as "automotive", we were required to spend \$1000.00, plus many hours of time, providing all the information that the county required for this new Use permit.

Currently, if we wanted to add a bookstore or offer some clothing for sale, we would be required to apply for an additional Permit. We understand the need for some permits, for example for a Mechanical Repair operation, as mentioned previously, but something as low impact as a bookstore, that essentially has no environmental impact, seems unreasonable, and frankly, unnecessarily complicated. And perhaps, if in 2 or 3 years, we wanted to add another activity or element to our business, we would under the current regulations be required to get, once again, an additional Permit. Please consider requirements that are more comprehensive and inclusive to operate commercial activities, versus having a "named use" for every permit process.

There are so few commercially zoned areas as it is on Lopez Island, to have the Island Center continue to be this restrictive, this cumbersome, and this obstructive in operating business activities seems beyond "reasonable". Please consider the Island Center area to function more like Lopez Village, with reasonable requirements and reasonable regulations. We are talking about a very small area of Lopez Island. Please consider including in these updates, policies that are friendlier to operating and sustaining businesses in our county, policies that encourage reasonable commercial ventures, that are more inclusive in possibilities, and are not this obstructive in nature.

Thank you for your time. We would love a response to this inquiry.

Ronald Norman and Danah Feldman

Lopez Island, Washington