Shaw Island Subarea Plan
as amended by Ordinance 7–2001, July 3, 2001
San Juan County Code
Chapter 16.45
SHAW ISLAND SUBAREA PLAN

Sections:
16.45.100   Statement of purpose.
16.45.110   Authority.
16.45.120   Official maps.
16.45.130   Applicability.
16.45.135   Definitions.
16.45.140   Severability.
16.45.145   Appeals.
16.45.150   Effective date.
16.45.155   Amendments.
16.45.160   Updating the subarea plan.
16.45.170   Character of Shaw.
16.45.180   Commercial, industrial, and/or institutional development.

Section 16.45.100   Statement of purpose.

The purpose of the Shaw Subarea Plan is to protect the existing character and qualities of Shaw Island through goals, policies, and regulations which add to and are more specific to the needs and interests of the Shaw Island community than those contained in the County Comprehensive Plan, Unified Development Code, and Shoreline Master Program.

The majority of the residents and property owners of Shaw requested County adoption of a subarea plan for the island to protect the quiet, rural environment that results from limited commercial activity and a limited transportation network, and to ensure that future growth does not exceed the planned capacity of infrastructure and public services. (Ord. 7–2001; Ord. 6–1994 Exh. A)

Section 16.45.110   Authority.

This subarea plan is adopted pursuant to SJCC 16.44.170 (C) and 16.44.250 of the 1979 San Juan County Comprehensive Plan (succeeded by the 1998 Comprehensive Plan, regulations recodified in the Unified Development Code, Title 18 SJCC), by San Juan County Ordinance No. 6–1994, as amended. (Ord. 6–1994 Exh. A)

Section 16.45.120   Official maps.

There is hereby made a part of this subarea plan the official maps of the San Juan County Comprehensive Plan (and the San Juan County Shoreline Master Program, Section B.3 of the Comprehensive Plan and Chapter 18.50 SJCC). This subarea plan shall apply to all of Shaw Island. The maps show the total area covered by this plan and each of the subarea designations. The maps shall be filed and amended in the same manner as other official maps of the Comprehensive Plan and the Shoreline Master Program. The maps shall be available for public inspection in the San Juan County planning department. (Ord. 7–2001; Ord. 6–1994 Exh. A)
16.45.145 Appeals.
Appeals shall be in accordance with the procedures set out for appeals in the Unified Development Code (Chapter 18.80 SJCC). (Ord. 2–1998 § 17(C); Ord. 6–1994 Exh. A)

16.45.150 Effective Date.
The ordinance codified in this chapter shall be effective immediately upon adoption [June 8, 1994] by the San Juan County board of commissioners. (Ord. 6–1994 Exh. A)

16.45.155 Amendments.
Amendments to this subarea plan shall be subject to procedures established in the Unified Development Code for adoption of subarea plans set out in Chapter 18.90 SJCC. (Ord. 7–2001; Ord. 2–1998 § 17(C); Ord. 6–1994 Exh. A)

16.45.160 Standing committee; Updating the subarea plan.
A standing committee of seven members shall be appointed by the board of County commissioners, with members to serve staggered three-year terms. The standing committee shall fulfill the responsibilities of SJCC 18.90.050(G) and other responsibilities assigned in this Code or by the board of County commissioners.

A. The standing committee shall
   1. Conduct a public meeting annually or more often if deemed necessary to accept comments on the subarea plan; and
   2. at least once every five years initiate a review and updating of the subarea plan, and conduct one or more public meetings to accept public comments, and
   3. Forward specific concerns and proposals to the Planning Director and Planning Commission for inclusion in the Comprehensive Plan review process.

B. The planning department will review the subarea plan and the proposals of the standing committee and prepare a report and recommendations for amendments for the planning commission. Following this review, the planning commission and planning department may recommend to the board of County commissioners amendments designed to achieve more effectively and equitably the purposes and policies of the subarea plan. (Ord. 7–2001; Ord. 6–1994 Exh. A)

16.45.170 Character of Shaw.
In many ways, Shaw is similar to the non-ferry served islands. It is small and sparsely populated, and has very few commercial services. Large areas are inaccessible by car. Its topography is probably closest to that of San Juan Island, with a mix of forest lands, open pastures, and rolling hills. It is neither flat like Lopez Island, nor mountainous like Orcas Island.

A. The Island. Shaw is located roughly in the center of the County. It is approximately 4,937 acres, or 7.7 square miles, in area. The largest bays are located on the northeast (Blind Bay), southeast (Indian Cove and Squaw Bay), and southwest sides (Parks Bay).

B. Transportation. Shaw is served by the Washington State ferry system. The ferry stops fewer times and allocates less space to vehicles going to and coming from Shaw than it does any of the other ferry-served islands, due to the island's small population. The major roads run east to west
enterprises are residential uses and are not regulated as commercial, industrial, or institutional development.)

4. Uses which neither reflect, preserve, nor support the existing character of Shaw Island and place more than minimal demands on infrastructure and public facilities that are existing or are likely to become available in the planning horizon of the Comprehensive Plan should be prohibited. Such uses would typically generate a transient population which would stress the existing infrastructure and public services, and/or would fail to support the traditional rural, agricultural, and residential uses of Shaw Island. Such uses include, but are not limited to, commercial recreational facilities, transient accommodations, food service facilities, and transient moorage and dry storage facilities.

5. Nothing in this subarea plan shall preclude the siting of an essential public facility as identified in the Comprehensive Plan (Section B.7 and Appendix 2) according to the procedures of SJCC 18.30.050(E).

C. Regulations.

1. The following uses shall be prohibited: commercial recreational facilities; transient accommodations by themselves or in combination with any commercial use, food service facilities, and transient moorage and dry storage facilities.

2. County parks are not commercial uses and shall not be subject to the goals, policies, and regulations of this subarea plan. Any expansion, modification, or intensification of County parks shall be subject to the applicable provisions and permit requirements of SJCC Title 18 and Section B.3 of the Comprehensive Plan. The guidance of this subarea plan shall be considered when expanding their supportive capital facilities and services.

3. Land uses which are not prohibited by SJCC Title 18 or by this subarea plan may be allowed subject to the review criteria in SJCC Title 18. The policies of this plan shall provide guidance for review under SJCC Title 18.

4. Classification of Uses Defined Specifically for Shaw Island. The following table shall be used in permit processing for Shaw Island in addition to Table 3.2 in SJCC 18.30.040:

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Rural Districts</th>
<th>Resource Lands</th>
<th>Special Lands</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RR</td>
<td>RFF</td>
<td>FOR</td>
</tr>
<tr>
<td>Commercial Uses</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bed &amp; Breakfast Residence</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Bed &amp; Breakfast Inn</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Farm Stay</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Hotel/Motel</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Eating Establishment</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Food Service Facility</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>Catering Services</td>
<td>No</td>
<td>D</td>
<td>No</td>
</tr>
</tbody>
</table>
of raw materials except food products. For a list of examples, see SJCC 16.45.180.B(3).

4. The rental of any structure or portion thereof for the purpose of providing lodging for periods less than 30 days, by itself or in combination with any commercial use.

D. Regulations by Designation—All Designations. All uses shall be subject to the review and approval requirements contained in this section and SJCC Title 18. (Ord. 7–2001; Ord. 14–2000 § 7(MM), (NN); Ord. 6–1994 Exh. A)