

Items to consider for change submitted by Bill Miller (page 1/4)  
PDSMP Article 8 Section 3 Commercial Use

**(page 8-8)**

Line 31

Consider inserting, after the word “located” the words “in the High Intensity environmental designation and be” - so the first sentence would read:  
“Commercial development should be located in the High Intensity environmental designation and be designed and operated to avoid and minimize adverse impacts on shoreline ecological functions and processes.”

Line 35

Consider replacing the comma”,,” with a period “.” And delete the remainder of the sentence.

Lines 37 & 38

Consider deleting the item number 3 OR rewording it as:  
“Commercial development should not further degrade existing shoreline ecological functions and processes.”

End of page 8-8 considerations

**(page 8-9)**

Line 1

Consider deleting the item number 1 OR replacing the words “visually compatible with” with the words “of a scale and placement that does not interfere” -- with adjacent non-commercial properties.

Line 4

Consider inserting the words “the policy in item A. 5 of” after the word “with”,

Line 8

Section C

Consider rewording the heading for paragraph C as: “Use and Development Regulations for a Shoreline Environmental Designation”

**Items to consider for change submitted by Bill Miller (page 2/4)**

**(page 8- 9) cont.**

**Line 9**

**Consider rewording of Priority Aquatic:** “Small-scale, low-intensity, water-dependent commercial recreational uses and developments are permitted as a conditional use subject to the use and development regulations of the abutting upland shoreline environment designation.”

**Line 15**

**Consider replacing the words “may be allowed” with “are permitted”**

**Line 18**

**Consider rewording of Natural:** “When adjacent to an environment designation of Priority Aquatic or Aquatic, commercial use and development are permitted for small-scale, low-intensity water dependent activities subject to the issuing of a conditional use permit.”

**Line 21**

**Consider rewording of Conservancy:** “When adjacent to environment designation of Priority Aquatic or Aquatic water-dependent and water-related commercial use and development are permitted as a conditional use or development subject to policies and regulations of this program. Small-scale, low-intensity recreational/tourist use and development are permitted subject to a conditional use permit with the requirement that a portion of the use/development is water-dependent or water-related. Non water-related commercial use/development is prohibited.”

**Line 28**

**Consider rewording of Shoreline Residential:** “When adjacent to Priority Aquatic or Aquatic environment designation Water-oriented commercial use and development are permitted subject to policies and regulations of this program. Non-water-oriented commercial uses of home businesses and cottage industries are permitted subject to policies and regulations of this program.”

**Line 31**

**Consider replacing the words “may be allowed” with “are permitted”**

**Line 35**

**Consider replacing “allowed” with “permitted”**

Items to consider for change submitted by Bill Miller (page 3/4)

**(page 8-10)**

Line 3

Paragraph 2. Suggest remove this item until criteria are established for the county to use in making its determination.

Line 7

Paragraph 3. Consider a reword of this in order to permit expansion of a commercial enterprise that would not result in harm to its neighbors or to ecological functions or processes .

Line 13

Paragraph 1. Consider rewording as a positive statement “Non-water-oriented commercial uses are permitted in a shoreline jurisdiction when they meet the following conditions:”

Line 19

Item iii consider deleting this “condition”

Line 21

Consider replacing “restoration” with “mitigation measures”

Line 23

Consider replacing “restore” with “mitigation measures for”

Line 24

Please re-explain this item?

Consider changing item i – ...requiring ...”restored to provide shoreline ecological functions and processes that approximate the functions provided by the site in undisturbed or non-degraded conditions” -- what are criteria that would show the site in its undisturbed or non-degraded condition?

Line 25

Consider changing “restored” to “considered for mitigation measures”  
Question? Criteria to use for the determination?

Line 29

Consider replacing “restoration” with “mitigation measures”

**Items to consider for change submitted by Bill Miller (page 4/4)**

**(page 8-10) continued**

Line 31

Consider replacing “may” with “shall”

Line 32

Consider replacing “restoration” with “mitigation measures”

Line 37

Consider replacing “restoration” with “reasonable cost of mitigation measures”

Line 38

Consider replacing the word “restoration” with “mitigation” – two places

**(page 8-11)**

Line 1

Consider replacing “restoration” with “a mitigation activity”

Line 2

Consider replacing “restored” with “affected”

Line 3

Consider replacing “restoration” with “mitigation” and the word “width” to “depth”

Line 6

Consider replacing “restoration” with “mitigation efforts”

Line 8

Consider changing the word “may” to “shall” and the text after the word “expand” to “subject to the policies and regulations of this Program.”

Line 30

Consider changing the “an optional” to “a comparable”

End of comments on Article 8 Section 3 Commercial Use  
Submitted by Bill Miller