

Ebey’s Landing Development Design Exemptions and Review Procedures Table

Categorical Exemptions ICC 17.04.090.A <i>Does <u>not</u> need to meet Guidelines</i> <i>Does <u>not</u> require a COA</i>	Contingent Exemptions ICC 17.04.090.B <i>Must meet Guidelines</i> <i>Does <u>not</u> require a COA</i>	Level A – COA Ministerial ICC 17.04.100.A <i>Type I Application</i>	Level B – COA Reserve Committee ICC 17.04.110.A <i>Type II Application</i>	Level C – COA Historic Planning Commission ICC 17.04.120.C <i>Type III Application</i>
<ol style="list-style-type: none"> 1. Agricultural Activities 2. Alteration of interior features 3. Emergency (Follow up permits may be required) 4. Residential energy conservation or renewable energy measures that do not affect the exterior of a site, building, or a structure 5. Replace driveways or sidewalks (Noncontributing Structures) 6. Replacement in Kind (Noncontributing Structures) 7. Replacement/Addition of utility systems that do not alter the building exterior (Noncontributing Structures) 8. Replacement In-Kind (Noncontributing Structures) 9. Seismic or structural upgrades (Noncontributing Structures) 	<ol style="list-style-type: none"> 1. Exterior painting 2. Construction or Demolition consistent with <i>Heritage Farm Plan</i> 3. Ordinary Repair and Maintenance 4. Replacement/Addition of utility systems that do not alter the building exterior (Contributing Structures) 5. Replace driveway or sidewalk (Contributing Structures) 6. Replace or repair foundation (Contributing Structures) 7. Re-Roofing with same/similar materials 8. Residential satellite dishes < 24 inches diameter 9. Seismic/structural upgrades (Contributing Structures) 10. Working Farm - Agricultural construction ≤ 10,000 square feet and of similar size, scale and proximity to existing agricultural structures 	<ol style="list-style-type: none"> 1. Accessibility alterations that do not permanently alter the exterior of a the structure (Noncontributing Structures) 2. Administrative Site Plan decisions without new construction 3. Agricultural Construction< 10,000 square feet and of similar size, scale and proximity to existing agricultural structures 4. Commercial, institutional, public, and residential signs 5. Decks or porches (Noncontributing Structures) 6. Re-Roofing with new/different materials (Noncontributing Structure) 7. Retaining Walls and fences ≤ 6 feet 	<ol style="list-style-type: none"> 1. Accessory structures meeting Design Guidelines 2. Airplane Hangers in AP zone 3. Clearing and grading activities 4. Decks or porches that conform to the Design Guidelines (Contributing Structures) 5. Demolition or relocation (Noncontributing Structures) 6. Heritage Farm Plans 7. New Construction in Area 2 8. Removal of Significant Trees 9. Replacement in-Kind consistent with the requirements of the Guidelines (Contributing Structures) 10. Re-Roofing with new/different materials (Contributing Structures) 11. Residential energy conservation or renewable energy measures that affect the exterior of a site, building, or structure in Area 2 12. Short plat and short subdivision 	<ol style="list-style-type: none"> 1. Above-ground power transmission lines 2. Accessibility alterations that do not permanently alter the exterior of a the structure (Contributing Structures) 3. Addition, alteration, or new construction to or within a Historic Resource, to a Contributing Structure, or within Review Area 1 4. Agricultural Construction > 10,000 square feet 5. Communication tower, radio tower and antenna, and ham radio tower and antenna 6. Demolition (partial or complete) or relocation of Contributing Structures 7. Energy conservation or renewable energy measures that affect the exterior of a building or a structure in Review Area 1 8. Greenhouse, hoop house, high tunnel, hot house, or other fabric type structure 9. New multi-family structures or modular or mobile home parks 10. New construction or alterations of nonresidential (commercial, public, or institutional) buildings, structures, or facilities within Review Areas 1 or 2 11. Public park improvement 12. Retaining walls and fences > 6 feet

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HPC Recommendations ICC 17.04.120.D

Comment Only

1. Highway, road, and street improvements involving the addition of lanes or right-of-way
2. Over-water shoreline development
3. Project requiring Energy Site Evaluation Council (ESEC) approval
4. Site Plan Review or Conditional Use Permits
5. Subdivision plats or Planned Residential Development (PRD)
6. Surface mine permit or expansion