

# Ebey's Landing Development Design Exemptions and Review Procedures Table

<b>Categorical Exemptions</b> <b>ICC 17.04.090.A</b>  <i>Does <u>not</u> need to meet Guidelines</i> <i>Does <u>not</u> require a COA</i>	<b>Contingent Exemptions</b> <b>ICC 17.04.090.B</b>  <i>Must meet Guidelines</i> <i>Does <u>not</u> require a COA</i>	<b>Level A – COA</b> <b>Ministerial</b> <b>ICC 17.04.100.A</b>  <i>Type I Application</i> <i>Must meet Design Guidelines</i>	<b>Level B – COA</b> <b>Reserve Committee</b> <b>ICC 17.04.110.A</b>  <i>Type II Application</i> <i>Must meet Design Guidelines</i>	<b>Level C – COA</b> <b>Historic Preservation Commission</b> <b>ICC 17.04.120.C</b>  <i>Type III Application</i> <i>Must meet Design Guidelines</i>
<ol style="list-style-type: none"> <li>1. Agricultural Activities</li> <li>2. Alteration of interior features</li> <li>3. Emergency (Follow up permits may be required)</li> <li>4. Residential energy conservation or renewable energy measures that do not affect the exterior of a site, building, or a structure</li> <li>5. Replace driveways or sidewalks (Noncontributing Structures)</li> <li>6. Replacement in Kind (Noncontributing Structures)</li> <li>7. Replacement/Addition of utility systems that do not alter the building exterior (Noncontributing Structures)</li> <li>8. Replacement or repair of foundations (Noncontributing Structures)</li> <li>9. Seismic or structural upgrades (Noncontributing Structures)</li> <li>10. Temporary handicapped access improvements</li> </ol> <p><b>Notes:</b> 1) This Table is only a summary of the requirements contained in ICC 17.04.090 through 17.04.120. Please refer to Chapter 17.04 ICC for all requirements within Ebey's Reserve. 2) Code references and numbers on this chart correspond to those in Chapter 17.04 ICC.</p>	<ol style="list-style-type: none"> <li>1. Exterior painting</li> <li>2. Construction or Demolition consistent with <i>Heritage Farm Plan</i></li> <li>3. Ordinary Repair and Maintenance</li> <li>4. Replacement/Addition of utility systems that do not alter the building exterior (Contributing Structures)</li> <li>5. Replace driveway or sidewalk (Historic Buildings)</li> <li>6. Replace or repair foundation (Historic Buildings)</li> <li>7. Re-Roofing with same/similar materials</li> <li>8. Residential satellite dishes &lt; 24 inches diameter</li> <li>9. Seismic/structural upgrades (Historic Buildings)</li> <li>10. Working Farm - Agricultural construction ≤ 10,000 square feet and of similar size, scale and proximity to existing agricultural structures</li> <li>11. Public park improvements - structures</li> </ol>	<ol style="list-style-type: none"> <li>1. Accessibility alterations that alter the exterior of a the structure (Noncontributing Structures)</li> <li>2. Administrative Site Plan decisions without new construction</li> <li>3. Agricultural Construction ≤ 10,000 square feet and of similar size, scale and proximity to existing agricultural structures</li> <li>4. Commercial, institutional, public, and residential signs</li> <li>5. Decks or porches (Noncontributing Structures)</li> <li>6. Re-Roofing with new/different materials (Noncontributing Structure)</li> <li>7. Retaining Walls and fences ≤ 6 feet</li> </ol>	<ol style="list-style-type: none"> <li>1. Accessory structures meeting Design Guidelines</li> <li>2. Airplane Hangers in AP zone</li> <li>3. Clearing and grading activities</li> <li>4. Decks or porches that conform to the Design Guidelines (Historic Buildings)</li> <li>5. Demolition or relocation (Noncontributing Structures)</li> <li>6. Heritage Farm Plans</li> <li>7. New Construction in Area 2</li> <li>8. Removal of Significant Trees or hedgerows</li> <li>9. Replacement in-Kind consistent with the requirements of the Guidelines (Historic Buildings)</li> <li>10. Re-Roofing with new/different materials (Contributing Structures)</li> <li>11. Residential energy conservation or renewable energy measures that affect the exterior of a site, building, or structure in Area 2</li> <li>12. Short plat and short subdivision</li> </ol>	<ol style="list-style-type: none"> <li>1. Above-ground power transmission lines</li> <li>2. Accessibility alterations that permanently alter the exterior of a the structure (Contributing Structures)</li> <li>3. Additions &amp; alterations (Contributing Structures); new construction on sites w/ Historic Resources; and new construction within Review Area 1</li> <li>4. Agricultural Construction &gt; 10,000 square feet</li> <li>5. Communication tower, radio tower and antenna, and ham radio tower and antenna</li> <li>6. Demolition (partial or complete) or relocation of Contributing Structures</li> <li>7. Energy conservation or renewable energy measures that affect the exterior of a building or a structure in Review Area 1</li> <li>8. Greenhouse, hoop house, high tunnel, hot house, or other fabric type structure</li> <li>9. New multi-family structures or modular or mobile home parks</li> <li>10. New construction or alterations of nonresidential (commercial, public, or institutional) buildings, structures, or facilities within Review Areas 1 or 2</li> <li>12. Retaining walls and fences &gt; 6 feet</li> </ol>

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## HPC Recommendations

ICC 17.04.120.D

*Comment Only*

*Must meet Design Guidelines*

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