

# Exhibit C. Ebey’s Landing - Development Design Exemptions and Review Procedures Table

## Categorical Exemptions ICC 17.04.090.A

*Does **not** need to meet Design Guidelines  
Does **not** require a COA*

1. Agricultural Activities
2. Alteration of interior features
3. Emergency Repairs (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 (Non-Historic Structures)
6. Replacement in Kind (Non-Historic Structures)
7. Replacement or Addition of utility systems that do not alter the building exterior (Non-Historic Structures)
8. Replace or repair of foundations (Non-Historic Structures)
9. Seismic or structural upgrades (Non-Historic Structures)
10. Temporary Handicapped access improvements

## Contingent Exemptions ICC 17.04.090.B

*Must meet Design Guidelines  
Does **not** require a COA*

1. Exterior painting
2. Construction or Demolition consistent with *Heritage Farm Plan*
3. Ordinary Repair and Maintenance
4. Replacement or Addition of utility systems that do not alter the building exterior (Historic Structures)
5. Replace driveway or sidewalk (Historic Structures)
6. Replace or repair foundation (Historic Structures)
7. Re-Roofing with same/similar materials
8. Residential satellite dishes < 24 inches diameter
9. Seismic or structural upgrades (Historic Structures)
10. Working Farm - Agricultural construction ≤ 10,000 square feet and of similar size, scale and proximity to existing agricultural structures
11. Public park improvements & structures
12. Activities listed in NPS easement agreements

## Level A – COA Ministerial ICC 17.04.100.A

*Must meet Design Guidelines*

1. Accessibility alterations that do not permanently alter the exterior of a the structure (Non-Historic 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 (Non-Historic Structures)
6. Re-Roofing with new or different materials (Non-Historic Structure)
7. Retaining Walls and fences ≤ 6 feet

## Level B – COA Reserve Committee ICC 17.04.110.A

*Must meet Design Guidelines*

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 (Historic Structures)
5. Accessibility alterations that do not permanently alter the exterior of a the structure (Historic Structures)
6. Demolition or relocation (Non-Historic Structures)
7. Heritage Farm Assessments
8. New Construction in Area 2
9. Removal of Significant Trees and Significant Hedgerows
10. Replacement in-Kind consistent with the requirements of the Design Guidelines (Historic Structures)
11. Re-Roofing with new/different materials (Historic Structures)
12. Residential energy conservation or renewable energy measures that affect the exterior of a site, building, or structure in Area 2
13. Short plat and short subdivision

## Level C – COA Historic Preservation Commission ICC 17.04.120.C

*Must meet Design Guidelines*

1. Above-ground power transmission lines
2. Accessibility alterations that permanently alter the exterior of a the structure (Historic 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 site, building, or structure in Review Area 1
8. Greenhouse, hoop house, high tunnel, hot house, or other fabric type structure. Metal storage containers
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. Retaining walls and fences > 6 feet

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## HPC Recommendations ICC 17.04.120.D

*Comment Only*

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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) pursuant to Chapter 80.50 RCW
- 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 (not on Federal land)
- 8. Class IV Special Forest Practices Permits