



AGENDA

Planning Commission Regular Meeting

6:30 PM - Thursday, April 19, 2018

City Hall Council Chambers, Sammamish, WA

| Page | | Estimated Time |
|---------|---|----------------|
| | CALL TO ORDER | 6:30 pm |
| | ROLL CALL | |
| | APPROVAL OF AGENDA | |
| | APPROVAL OF THE MINUTES | |
| 3 - 4 | 1. April 5, 2018 Joint Planning Commission and Human Services Meeting Minutes View Minutes | |
| | PUBLIC COMMENT - NON AGENDA <i>3 minutes per person / 5 minutes if representing an organization</i> | 6:35 pm |
| | OLD BUSINESS | 6:50 pm |
| 5 - 25 | 2. Public Hearing and Deliberation: 2018 Sign Code Amendments View Agenda Item | |
| | NEW BUSINESS | 8:00 pm |
| 26 - 32 | 3. Introduction to Transportation Concurrency and Level of Service View Agenda Item | |
| | PUBLIC COMMENT - AGENDA <i>7 minutes per person</i> | |
| | ADJOURNMENT | 8:30 pm |
| | LONG TERM CALENDAR | |

Note: This is an opportunity for the public to address the Planning Commission. For non-agenda items, three (3) minutes are granted per person, or five (5) minutes if representing the official position of a recognized community organization. Seven (7) minutes are granted per person for agenda items.

If you are submitting written material, please supply 8 copies (7 for Planning Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Kevin Johnson at kjohnson@sammamish.us. Please be aware that Planning Commission meetings are videotaped and available to the public.

The City of Sammamish Planning Commission is appointed and is the advisory board to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Planning Commissioners are selected to represent all areas of the City and as many "walks of life" as possible. The actions of the Planning Commission are not final decisions; they are in the form of recommendations to City Council who must ultimately make the final decision.

THE COMMISSION MAY ADD OR TAKE ACTIONS ON ITEMS NOT LISTED ON THIS AGENDA.

Planning Commission meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request.

Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

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MINUTES

Planning Commission Joint Meeting with Human Services Commission

6:30 PM - April 5, 2018

City Hall Council Chambers, Sammamish, WA

Commissioners Present:

Chair Shanna Collins, Planning Commissioner, Position 3
Vice Chair Larry Crandall, Planning Commissioner, Position 4
Eric Brooks, Planning Commissioner, Position 1
Roisin O'Farrell, Planning Commissioner, Position 2
Jane Garrison, Planning Commissioner, Position 5
Mark Baughman, Planning Commissioner, Position 6
Rituja Indapure, Planning Commissioner, Position 7
Stanley Gunno, Human Services Commissioner, Position 3
CJ Kahler, Human Services Commissioner, Position 5
Joyce Bottenberg, Human Services Commissioner, Position 7

Commissioners Absent:

Chair Tom Ehlers, Human Services Commissioner, Position 6
Vice Chair Larry Wright, Human Services Commissioner, Position 4
Jodi Nishioka, Human Services Commissioner, Position 1
Nushina Mir, Human Services Commissioner, Position 2

Staff Present:

Permit Technician Kevin Johnson
Senior Planner Doug McIntyre

CALL TO ORDER

Chair Collins called the Sammamish Planning Commission Joint meeting to order at 6:30 PM.

ROLL CALL

Roll was called.

APPROVAL OF AGENDA

MOTION: Chair Shanna Collins moved to approve the April, 05, 2018 meeting agenda as distributed.
Motion carried unanimously 7-0.

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APPROVAL OF THE MINUTES

March 15, 2018 Regular Meeting

MOTION: Chair Shanna Collins moved to approve the minutes as amended.

Motion carried unanimously 7-0.

PUBLIC COMMENT - NON AGENDA

Mary Wictor – 408 208th Ave NE

Topic: Sign Code

OLD BUSINESS

Work Session: Housing Strategy Update

Doug McIntyre and ARCH consultants Arthur Sullivan, Program Manager and Mike Stanger, Associate Planner presented

The first Joint Work Session between the Planning and Human Services Commissions covered a discussion on the commonalities shared between the Commissions and delineate their roles in advising staff and the City Council on the development of strategies in Sammamish Home Grown. Then, the Commissioners participated in an exercise on key housing gaps in Sammamish relative to household types and types of housing.

PUBLIC COMMENT - AGENDA

Paul Stickney – 504 228th Ave SE

Topic: Housing Strategy

Mary Wictor – 408 208th Ave NE

Topic: Housing Strategy

ADJOURNMENT

Chair Shanna Collins moved to adjourn.

The meeting was adjourned at 9:03 PM.

Agenda Bill

Planning Commission Regular Meeting
April 19, 2018



| | | |
|--|---|--|
| SUBJECT: | Public Hearing and Deliberation: 2018 Sign Code Amendments | |
| DATE SUBMITTED: | April 03, 2018 | |
| DEPARTMENT: | Community Development | |
| NEEDED FROM COMMISSION: | <input checked="" type="checkbox"/> Action <input type="checkbox"/> Direction <input type="checkbox"/> Informational | |
| RECOMMENDATION: | Move to recommend City Council adopt proposed amendments to the Chapters 21A.15, 21A.45, 21B.15, 21B.45, and 23.10 of the Sammamish Municipal Code, as presented. | |
| EXHIBITS: | Exhibit 1 - Summary of Substantive Changes to Sign Code | |
| BUDGET: | | |
| Total dollar amount | | <input type="checkbox"/> Approved in budget |
| Fund(s) | | <input type="checkbox"/> Budget reallocation required |
| | | <input checked="" type="checkbox"/> No budgetary impact |
| WORK PLAN FOCUS AREAS: | | |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Community Safety | |
| <input type="checkbox"/> Communication & Engagement | <input checked="" type="checkbox"/> Community Livability | |
| <input type="checkbox"/> High Performing Government | <input type="checkbox"/> Culture & Recreation | |
| <input type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | |

ISSUE BEFORE COMMISSION:
Public Hearing and Deliberation: 2018 Sign Code Amendments

KEY FACTS AND INFORMATION SUMMARY:

SUMMARY STATEMENT
 In May 2017, the City Council adopted amendments to the City of Sammamish’s sign code (Ordinance O2017-436). The primary purpose of the amendments was to bring the City’s sign regulations into compliance with the 2015 decision in the case of Reed v. Town of Gilbert, in which the United States Supreme Court struck down the Town of Gilbert, Arizona’s content-based sign regulations as unconstitutional. A “content-based” sign regulation is any regulation that sets rules for signs based on their content rather than their location or size (for example, treating political signs differently than

community event signs). Sammamish's sign code, like many cities', contained numerous content-based regulations similar to those determined to be unconstitutional in the case. The City took the opportunity to strengthen other portions of its sign code as part of this Reed v. Gilbert compliance effort, including amendments focused on eliminating redundancies, contradictions, and anachronisms in the sign code, as well as making the code more user-friendly for staff, the public, and the City's code enforcement team.

Since the passage of Ordinance O2017-436, staff have been implementing the new regulations through permitting and enforcement. During this time, staff have become aware of minor issues with the sign code which require further consideration by the Planning Commission and City Council. These issues are non-substantive corrections, with the exception of one topic – the desire to directly address electronic reader board components to existing and new signs.

Electronic reader board components (ERB) were previously allowed under a pilot program that ran from 2009-2014. Under this pilot program, schools on the east side of 228th Ave between SE 13th Way and NE 8th Street (which included Eastlake High School, Eastside Catholic, and Skyline High School) were allowed to install an electronic reader board of up to 32 square feet in area, with limits on operating hours and safety-related restrictions on letter height and message displays. By the time the pilot program expired in 2014, Eastlake High School and Skyline High School had installed electronic reader board signs. During the process of adopting sign code amendments in 2017, representatives from commercial properties in Town Center and other schools expressed an interest in installing electronic reader boards. At that time, the City Council determined that the creation of new regulations for electronic reader boards was outside of the scope for the 2017 sign code update, but directed staff to review and propose new regulations for electronic reader boards in 2018.

BACKGROUND

On March 15, staff presented the Planning Commission with a sign code proposal that would allow electronic reader board components to be installed as 40-60% of the total area of a permitted monument or pole sign in commercial zones (Community Business, Neighborhood Business, and Office zones), on residentially zoned properties with non-residential uses (public agency facilities, schools, churches), and within all Town Center zones. A number of safety- and illumination-based regulations were also proposed. The proposal also included non-substantive clean-up amendments related to clarifying definitions and categories, reconciling inconsistencies across different regulations, adding height limits to certain permanent sign types to make them consistent with other regulations, and limiting signs associated with open houses.

During the March 15 Planning Commission work session, Commissioners expressed an interest in not allowing electronic reader board components in the City at all, although there was also an acknowledgement that the City Council might not consider an across-the-board prohibition. In response, staff offered to return on April 19 with two sets of proposed amendments: one that did not allow electronic reader board components at all, and another that allowed electronic reader board components in a very limited manner.

The "No ERB" proposal removes all references to electronic reader board components, including within Town Center, and also eliminates the "changing message center sign" and "time and temperature" sign

categories, both of which allow electronic reader board signs in a narrower manner. The “Limited ERB” proposal also eliminates the “changing message center sign” and “time and temperature” sign categories, but allows electronic reader board components to be installed as up to 60% of the total area of a monument sign on commercial and other non-residential properties along principal arterials only (228th Avenue SE, Issaquah-Pine Lake Rd, and Issaquah-Fall City Rd). Additionally, under the “Limited ERB” proposal, electronic reader board components are not permitted at all within Town Center, with the exception of changing message center signs in the Town Center D-Zone, which are already permitted under code. The “Limited ERB” proposal also includes safety- and aesthetic-related regulations pertaining to hours of operation and message change frequency, as well as a prohibition on the use of graphics, text, video, telephone numbers, website addresses, instructions, and sequenced messages. Both the “No ERB” and “Limited ERB” proposals include the same non-substantive clean-up amendments proposed on March 15, including a change to the wording of the limit on the number of off-site directional signs permitted to be placed during an active open house.

Exhibit 1 (Summary of substantive changes proposed to Chapters 21A.15, 21A.45, 21B.15, 21B.45, and 23.10 of the Sammamish Municipal Code) contains two sections that outline all proposed edits: the first section (“Amended from March 15, 2018”) contains all five proposed changes from what was proposed to the Commission on March 15, and references both the “No ERB” and “Limited ERB” proposals discussed above. The second section (“No Change from March 15, 2018”) contains all proposed changes that have not been altered since the March 15 meeting and would apply to both the “No ERB” and “Limited ERB” proposals.

At the March 15 Planning Commission work session, Commissioners also expressed an interest establishing setbacks from residential areas, height limits, and limited color restrictions on electronic reader board components through the “Limited ERB” option. Staff researched these issues when drafting the “Limited ERB” option, and concluded that the potential issues related to ERB components that Commission hoped to address by adding these restrictions would either be otherwise addressed in the code, or would be too difficult to enforce and too specific to apply to the range of property types that would be eligible for an ERB component.

- **Setbacks** – Commissioners expressed interest in establishing a required setback from residential zones for electronic reader board components. Staff believe that a restriction on time of operation (8 AM to 5 PM) is appropriate to address the impact of ERB components adjacent residential areas.
- **Height Limits** – Per Commission direction, the “Limited ERB” proposal included with this memo restricts the placement electronic reader board components to monument signs only. Such signs have existing height limits of 6 feet (for signs on property with public agency facilities and signs on residentially zoned property with nonresidential use), 20 feet for monument signs in the Community Business zone, and 15 feet for monument signs in the Neighborhood Business Zone and Office Zone, which staff determined to be sufficiently restrictive.
- **Color Restrictions and Luminosity** – Commission expressed interest in restricting electronic reader board components to one set of two colors and to a limited luminosity. After reviewing other cities’ codes and researching available technology, staff feel confident that by prohibiting animation and graphics in the “Limited ERB” proposal, electronic reader board components will be sufficiently limited so as not to prove distracting or ostentatious. For example, Daktronics, one of the largest producers of electronic reader board components, sells two types of

electronic reader board components for schools: “text only” displays that use one shade of text only, and animation-capable displays. Staff believe that restrictions on luminosity are overly prescriptive and can more appropriately be addressed by the proposed restrictions on the time that the component could operate (8 AM to 5 PM). Restricting the operating time would sufficiently protect surrounding neighborhoods and drivers from light pollution.

- **Letter Height to Area Ratio** – Commission also expressed concern that the letter height requirement and maximum area limit proposed on March 15 would make many electronic reader board components infeasible. To reduce the probability that this could occur, in the “Limited ERB” option, staff have removed the minimum letter height requirement and removed the 40% minimum sign area coverage requirement, leaving the 60% maximum sign area coverage in place.

The topic of how the sign code will impact public art and murals has been raised during both Planning Commission meetings on this topic. As mentioned at the March 15 meeting, a sign is defined in the Sammamish Municipal Code as a device that “uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service.” Any regulations contained within the Municipal Code related to signs are limited only to those devices that meet that definition. Art that does not clearly advertise or identify an establishment, product, good, or service – such as the water tank murals owned by Sammamish Plateau Water & Sewer – is not subject to the sign code and, therefore, will not be regulated in a different manner as it currently is as a result of any of the changes proposed as part of this update.

PROCESS AND NEXT STEPS

The purpose of the April 19 meeting is to hold a public hearing on the proposed amendments. Following the public hearing, the Planning Commission will deliberate and vote on a recommendation to submit to City Council, which is scheduled to hold a discussion session on sign code on May 8. City Council is then scheduled to hold a first reading of the proposed ordinance and open a public hearing on May 15.

FINANCIAL IMPACT:

Not applicable.

OTHER ALTERNATIVES CONSIDERED:

Not applicable.

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

Ordinance [O2017-436](#)

Amended from March 15, 2018

| # | Section | 3/15 Proposal | 4/19 Proposal – No ERB | 4/19 Proposal – Limited ERB | Rationale |
|----|--|---|---|--|---|
| 1. | 21A.15.1085 Sign | “Sign” means any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service. | “Sign” means any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service. | “Sign” means any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service. | Full definition maintained to ensure coverage of art. |
| 2. | 21A.15.1107 Sign, electronic reader board | “Sign, electronic reader board” means an electronically controlled portion of a freestanding sign that contains temporary text messages that can be changed no more often than once every sixty seconds, with no interval between messages, that displays letters that are at least 12 inches in height. | Removed | “SignComponent, electronic reader board” means an electronically controlled portion of a monument sign that contains temporary text messages that can be changed no more often than once every sixty seconds, with no interval between messages, that displays letters that are at least 12 inches in height. | Definition removed for No ERB option; changes made to Limited ERB option per Commission direction. Limited ERB proposal will be new SMC 21A.15.226. |

| # | Section | 3/15 Proposal | 4/19 Proposal – No ERB | 4/19 Proposal – Limited ERB | Rationale | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 3. | 21A.45.060 Permanent signs | <table border="1"> <thead> <tr> <th></th> <th>R Zone</th> <th>CB Zone (1)(2)</th> <th>NB Zone (1)(2)</th> <th>Office Zone (1)(2)</th> </tr> </thead> <tbody> <tr> <td>-</td> <td colspan="4">Freestanding Signs (3)</td> </tr> <tr> <td>Quantity (4)</td> <td>X (5)</td> <td>One per street frontage (6)(19)</td> <td>One per street frontage (19)</td> <td></td> </tr> <tr> <td colspan="5">Signs on Property with Public Agency Facilities (14)</td> </tr> <tr> <td>Quantity</td> <td>Two per facility(19)</td> <td>X</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Sign on Residentially Zoned Property with Nonresidential Use (15)</td> </tr> <tr> <td>Quantity</td> <td>One(19)</td> <td>X</td> <td></td> <td></td> </tr> </tbody> </table> <p><u>19. These signs may include an electronic reader board component, provided the electronic reader board component covers between 40% and 60% of the total sign area. The electronic reader board component shall be designed to prevent light and glare from being visible to adjacent residential properties; shall automatically dim during hours of darkness; shall be turned off between the hours of 10:00 p.m. and 6:00 a.m. except during emergencies; shall not contain moving graphics, text, or video; shall not display telephone numbers, website addresses, and instructions; and shall not display sequenced messages. Where a development spans multiple parcels pursuant to SMC 21A.15.315, only one electronic reader board is allowed for that development.</u></p> | | R Zone | CB Zone (1)(2) | NB Zone (1)(2) | Office Zone (1)(2) | - | Freestanding Signs (3) | | | | Quantity (4) | X (5) | One per street frontage (6)(19) | One per street frontage (19) | | Signs on Property with Public Agency Facilities (14) | | | | | Quantity | Two per facility(19) | X | | | Sign on Residentially Zoned Property with Nonresidential Use (15) | | | | | Quantity | One(19) | X | | | <table border="1"> <thead> <tr> <th></th> <th>R Zone</th> <th>CB Zone (1)(2)</th> <th>NB Zone (1)(2)</th> <th>Office Zone (1)(2)</th> </tr> </thead> <tbody> <tr> <td>-</td> <td colspan="4">Freestanding Signs (3)</td> </tr> <tr> <td>Quantity (4)</td> <td>X (5)</td> <td>One per street frontage (6)(19)</td> <td>One per street frontage(19)</td> <td></td> </tr> <tr> <td colspan="5">Signs on Property w Public Agency Facilities(14)</td> </tr> <tr> <td>Quantity</td> <td>Two/ facility(19)</td> <td>X</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Sign on Residentially Zoned Property with Nonresidential Use (15)</td> </tr> <tr> <td>Quantity</td> <td>One (19)</td> <td>X</td> <td></td> <td></td> </tr> </tbody> </table> <p>19. 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Changing message center signs and time and temperature signs may be wall or freestanding signs, and shall not exceed the size permitted for wall or freestanding signs.</p> <p>19. <u>On property adjacent to principal arterial roads, one side of a permitted monument these signs may include an electronic reader board component, provided the electronic reader board component covers consists of a maximum of between 40% and 60% of the total sign area. The electronic reader board component shall be designed to prevent light and glare from being visible to adjacent residential properties; shall automatically dim during hours of darkness; shall not change messages more frequently than once every 60 seconds; shall be turned off between the hours of 10:00 p.m. and 8:00 a.m. except during emergencies; shall not contain moving graphics, text, or video; shall not display telephone numbers, website addresses, and instructions; and shall not display sequenced messages. 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| | R Zone | CB Zone (1)(2) | NB Zone (1)(2) | Office Zone (1)(2) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Signs on Property with Public Agency Facilities (14) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quantity | Two per facility(19) | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign on Residentially Zoned Property with Nonresidential Use (15) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quantity | One(19) | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| - | Freestanding Signs (3) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Signs on Property w Public Agency Facilities(14) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quantity | Two/ facility(19) | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign on Residentially Zoned Property with Nonresidential Use (15) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quantity | One (19) | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | R Zone | CB (1)(2) | NB (1)(2) | Office Zone (1)(2) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| - | Freestanding Signs (3) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quantity (4) | X (5) | One per street frontage(6)(19) | One per street frontage (19) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Signs on Property with Public Agency Facilities (14) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quantity | Two/ facility(19) | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign on Residentially Zoned Property with Nonresidential Use (15) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quantity | One(19) | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| # | Section | 3/15 Proposal | 4/19 Proposal – No ERB | 4/19 Proposal – Limited ERB | Rationale | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------|--|--|------------------------|---|----------------------|----------------------------|-------------------|---------------|----------------|-----------|--|--|---|---------------|---|-------------------|---------------|----------------|-----------|--|--|---|---------------|---|-------------------|---------------|----------------|-----------|---------------------------------------|
| 4. | 21A.45.070(4) Temporary signs – Signs Associated with Properties for Sale or Rent - Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent | <table border="1"> <tr> <td></td> <td>Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)</td> </tr> <tr> <td><u>Sign Quantity</u></td> <td><u>4 per agent present</u></td> </tr> <tr> <td>Maximum Sign Area</td> <td>6 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>42 inches</td> </tr> </table> <p>3. Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent.</p> | | Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3) | <u>Sign Quantity</u> | <u>4 per agent present</u> | Maximum Sign Area | 6 square feet | Maximum Height | 42 inches | <table border="1"> <tr> <td></td> <td>Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)</td> </tr> <tr> <td>Sign Quantity</td> <td><u>4 per agent present per open house</u></td> </tr> <tr> <td>Maximum Sign Area</td> <td>6 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>42 inches</td> </tr> </table> <p>3. Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent.</p> | | Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3) | Sign Quantity | <u>4 per agent present per open house</u> | Maximum Sign Area | 6 square feet | Maximum Height | 42 inches | <table border="1"> <tr> <td></td> <td>Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)</td> </tr> <tr> <td>Sign Quantity</td> <td><u>4 per agent present per open house</u></td> </tr> <tr> <td>Maximum Sign Area</td> <td>6 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>42 inches</td> </tr> </table> <p>3. Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent.</p> | | Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3) | Sign Quantity | <u>4 per agent present per open house</u> | Maximum Sign Area | 6 square feet | Maximum Height | 42 inches | Change made per Commission direction. |
| | Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Sign Quantity</u> | <u>4 per agent present</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Sign Area | 6 square feet | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Height | 42 inches | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | <u>4 per agent present per open house</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Maximum Sign Area | 6 square feet | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Height | 42 inches | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| # | Section | 3/15 Proposal | 4/19 Proposal – No ERB | 4/19 Proposal – Limited ERB | Rationale | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|--|---|------------------------|-----------------------------|-----------|------|--|--|--|------------|-----|------|------|------|------|------|----------------------------|--|--|--|--|--|--|------------------|---|--|--|--|--|--|--------------------------|---|---|---|---|---|---|-----------------------|---|---|---|---|---|---|----------|--|-------------|----------|------|------|------|---------------------|--|--|--|--|---|--|---|-------------------|--|--|--|--|--|--|------------|-----|------|------|------|------|------|----------------------------|--|--|--|--|--|--|------------------|---|--|--|--|--|--|--------------------------|---|---|---|---|---|---|-----------------------|---|---|---|---|---|---|----------|--|-----------------|----------|----------|------|------|---------------------|--|--|--|--|---|--|---|-------------------|--|--|--|--|--|--|------------|-----|------|------|------|------|------|----------------------------|--|--|--|--|--|--|------------------|---|--|--|--|--|--|--------------------------|---|---|---|---|---|---|-----------------------|---|---|---|---|---|---|----------|--|-----------------|----------|----------|------|------|---------------------|--|--|--|--|---|--|---|
| 5. | 21B.45.080 Table of allowed sign types and design review. | <p>(4) If the number “1” appears in the box at the intersection of the column and the row, the sign type is allowed in that district subject to the sign design standards specified in SMC 21B.45.110, 21B.45.120, and the general requirements of the code.</p> <p>(5) If the number “2” appears in the box at the intersection of the column and the row, the sign type is allowed subject to the sign design standards, general requirements, and the compatibility and design review specified in SMC 21B.45.130.</p> <table border="1"> <thead> <tr> <th colspan="7">TOWN CENTER ZONES</th> </tr> <tr> <th>Sign Types</th> <th>ROW</th> <th>TC A</th> <th>TC-B</th> <th>TC-C</th> <th>TC-D</th> <th>TC-E</th> </tr> </thead> <tbody> <tr> <td colspan="7">Freestanding Signs:</td> </tr> <tr> <td>Community Banner</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Directional (Pedestrian)</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Directional (Vehicle)</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Monument</td> <td></td> <td>2(2) (3)</td> <td>2 (3)</td> <td>2(3)</td> <td>2(3)</td> <td>2(3)</td> </tr> <tr> <td>Changing Msg Center</td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td></td> </tr> </tbody> </table> <p>Development Conditions. (3) These signs may include an electronic reader board component, provided the electronic reader board component covers between 40% and 60% of the total sign area. The electronic reader board component shall be designed to prevent light and glare from being visible to adjacent residential properties; shall automatically dim during hours of darkness; shall be turned off between the hours of 10:00 p.m. and 6:00 a.m. except during emergencies; shall not contain moving graphics, text, or video; shall not display telephone numbers, website addresses, and instructions; and shall not display sequenced messages.</p> | TOWN CENTER ZONES | | | | | | | Sign Types | ROW | TC A | TC-B | TC-C | TC-D | TC-E | Freestanding Signs: | | | | | | | Community Banner | 1 | | | | | | Directional (Pedestrian) | 2 | 1 | 1 | 1 | 1 | 1 | Directional (Vehicle) | 2 | 1 | 1 | 1 | 1 | 1 | Monument | | 2(2) (3) | 2 (3) | 2(3) | 2(3) | 2(3) | Changing Msg Center | | | | | 2 | | <p>(4) If the number “1” appears in the box at the intersection of the column and the row, the sign type is allowed in that district subject to the sign design standards specified in SMC 21B.45.110, 21B.45.120, and the general requirements of the code.</p> <p>(5) If the number “2” appears in the box at the intersection of the column and the row, the sign type is allowed subject to the sign design standards, general requirements, and the compatibility and design review specified in SMC 21B.45.130.</p> <table border="1"> <thead> <tr> <th colspan="7">TOWN CENTER ZONES</th> </tr> <tr> <th>Sign Types</th> <th>ROW</th> <th>TC A</th> <th>TC-B</th> <th>TC-C</th> <th>TC-D</th> <th>TC-E</th> </tr> </thead> <tbody> <tr> <td colspan="7">Freestanding Signs:</td> </tr> <tr> <td>Community Banner</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Directional (Pedestrian)</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Directional (Vehicle)</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Monument</td> <td></td> <td>2 (2) (3)</td> <td>2 (3)</td> <td>2 (3)</td> <td>2(3)</td> <td>2(3)</td> </tr> <tr> <td>Changing Msg Center</td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td></td> </tr> </tbody> </table> <p>Development Conditions. 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| TOWN CENTER ZONES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign Types | ROW | TC A | TC-B | TC-C | TC-D | TC-E | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Freestanding Signs: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Banner | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Directional (Pedestrian) | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Directional (Vehicle) | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Monument | | 2(2) (3) | 2 (3) | 2(3) | 2(3) | 2(3) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Changing Msg Center | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOWN CENTER ZONES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign Types | ROW | TC A | TC-B | TC-C | TC-D | TC-E | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Freestanding Signs: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Banner | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Directional (Pedestrian) | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Directional (Vehicle) | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Monument | | 2 (2) (3) | 2 (3) | 2 (3) | 2(3) | 2(3) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Changing Msg Center | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOWN CENTER ZONES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign Types | ROW | TC A | TC-B | TC-C | TC-D | TC-E | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Freestanding Signs: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Banner | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Directional (Pedestrian) | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Directional (Vehicle) | 2 | 1 | 1 | 1 | 1 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Monument | | 2 (2) (3) | 2 (3) | 2 (3) | 2(3) | 2(3) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Changing Msg Center | | | | | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

No Changes from March 15, 2018

| # | Section | Original | Amended | Rationale |
|----|---|---|--|--|
| 1. | 21A.15.1095 Sign, changing message center. | “Sign, changing message center” means an electrically controlled sign that contains advertising messages that changes at intervals of three minutes or greater. | Removed | Changing message center signs removed for Non-ERB Option (changing message center signs are a form of ERB) and Limited-ERB Option (changing message center signs allowed more broadly than Limited ERB would permit) |
| 2. | 21A.15.1115 Sign, fuel price | “Sign, fuel price” means a sign utilized to advertise the price of gasoline and/or diesel fuel. | “Sign, fuel price” means a <u>manually or electronically controlled</u> sign utilized to advertise the price of gasoline and/or diesel fuel. | Added “manually or electronically controlled” to clarify that all fuels signs fall under this category. |

| # | Section | Original | Amended | Rationale |
|----|---|--|---|---|
| 3. | 21A.15.1159 Sign, temporary | “Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials not permanently attached to the ground, wall or building, intended to be displayed for a short period of time only. | “Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials not permanently attached to the ground, wall or building, intended to be displayed for a short <u>limited</u> period of time only. | Removed – overly prescriptive definition. |
| 4. | 21A.15.1160 Sign, time and temperature | “Sign, time and temperature” means an electrically controlled sign that contains messages for date, time, and temperature, which changes at intervals of one minute or less. | Removed | Time/temperature signs removed for Non-ERB Option (time/temperature signs are a form of ERB) and Limited-ERB Option (time/temperature signs allowed more broadly than Limited ERB would permit) |

| # | Section | Original | Amended | Rationale |
|----|--------------------------------|--|---|--|
| 5. | 21A.45.040 Prohibited signs | <p>(1) Portable signs including, but not limited to, sandwich/A-frame signs and mobile readerboard signs, and excluding signs permitted under SMC 21A.45.070;</p> <p>(2) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination may be confused with traffic control signs or signals;</p> <p>(3) Signs located in the public right-of-way, except where permitted in this chapter; provided, that in no case shall temporary signs permitted under SMC 21A.45.070 be located within travel lanes or sidewalks, or be attached to traffic control signs, utility or signal poles;</p> <p>(4) Posters, pennants, strings of lights, blinking lights, balloons, searchlights, and other displays of a carnival nature; except as architectural features, or on a limited basis as seasonal decorations or as provided for in SMC 21A.45.070 as temporary commercial displays;</p> <p>(5) Changing message center signs, where the message changes more frequently than every three minutes; and</p> <p>(6) Billboards.</p> | <p>(1) Portable signs including, but not limited to, sandwich/A-frame signs and mobile readerboard signs, and excluding signs permitted under SMC 21A.45.070;</p> <p>(2) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination may be confused with traffic control signs or signals;</p> <p>(3) Signs located in the public right-of-way, except where permitted in this chapter; provided, that in no case shall temporary signs permitted under SMC 21A.45.070 be located within travel lanes or sidewalks, or be attached to traffic control signs, utility or signal poles;</p> <p>(4) Posters, pennants, strings of lights, blinking lights, balloons, searchlights, and other displays of a carnival nature; except as architectural features, or on a limited basis as seasonal decorations or as provided for in SMC 21A.45.070 as temporary commercial displays; <u>and</u></p> <p>(5) Changing message center signs, where the message changes more frequently than every three minutes; and</p> <p>(6) Billboards.</p> | <p>Removed reference to changing message center signs, which category has been removed per #1.</p> |

| # | Section | Original | Amended | Rationale |
|----|-------------------------------------|--|---|---------------------------------|
| 6. | 21A.45.050 Sign area calculation | <p>(1) Sign area for pole signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.</p> <p>(2) Sign area for letters or symbols painted or mounted directly on walls or monument signs or on the sloping portion of a roof shall be calculated by measuring the smallest single rectangle that will enclose the combined letters and symbols.</p> <p>(3) Sign area for signs contained entirely within a cabinet and mounted on a wall, roof, or monument shall be calculated by measuring the front surface area of the cabinet.</p> | <p>(1) Sign area for pole signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.</p> <p>(2) Sign area for letters or symbols painted or mounted directly on walls or monument signs or on the sloping portion of a roof shall be calculated by measuring the smallest single rectangle that will enclose the combined letters and symbols.</p> <p>(3) Sign area for signs contained entirely within a cabinet and mounted on a wall, roof, or monument shall be calculated by measuring the front surface area of the cabinet.</p> <p><u>(4) Sign area for temporary signs shall include all portions of the sign attached to the primary supporting structure of the sign, including material additions to the sign.</u></p> | Added to address sign "riders." |

| # | Section | Original | | | | | Amended | | | | | Rationale |
|----|---|---|-----------------------------|--|---|--------------------|---|-----------------------------|--|---|--------------------|---|
| 7. | 21A.45.060 Permanent signs – Home Business Signs | | Residential Zone | Community Business Zone | Neighborhood Business Zone | Office Zone | | Residential Zone | Community Business Zone | Neighborhood Business Zone | Office Zone | Clarified that only monument signs are allowed for home businesses; amended to exclude pole signs |
| | | | Home Business Signs (8) | | | | | Home Business Signs (8) | | | | |
| | | Quantity | One | N/A | | | Quantity | One | N/A | | | |
| | | Maximum Sign Area | 6 square feet | N/A | | | Maximum Sign Area | 6 square feet | N/A | | | |
| | | 8. Home business signs may be wall signs, freestanding signs, or A-frame signs. | | | | | 8. Home business signs may be wall signs, freestanding monument signs, or A-frame signs. | | | | | |

| # | Section | Original | Amended | Rationale | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------------------------|--|---|----------------------------|------------------|-------------------------|----------------------------|-------------|--|--|--|--|--|-----------------|--|--|--|--|--------------------------|-------------------------|-------------------------|--|--|----------------------------|----------------------|-----|--|--|---|--|------------------|-------------------------|----------------------------|-------------|--|--|--|--|--|-----------------|--|--|--|--|--------------------------|--------------------------------|--|--|--|----------------------------|-----------------------------|--|--|--|--|
| 8. | 21A.45.060 Permanent signs – Permanent Residential Development Identification Signs | <table border="1"> <thead> <tr> <th></th> <th>Residential Zone</th> <th>Community Business Zone</th> <th>Neighborhood Business Zone</th> <th>Office Zone</th> </tr> </thead> <tbody> <tr> <td></td> <td colspan="4">Permanent Residential Development Identification Signs</td> </tr> <tr> <td>Quantity</td> <td>Two one-sided signs or one two-sided sign per major entrance</td> <td colspan="3">Two one-sided signs or one two-sided sign per major entrance (9)</td> </tr> <tr> <td>Maximum Sign Area</td> <td>32 square feet per sign</td> <td colspan="3">32 square feet per sign</td> </tr> <tr> <td>Maximum Sign Height</td> <td>8 feet per sign (10)</td> <td colspan="3">N/A</td> </tr> </tbody> </table> <p>9. Permanent residential identification signs are only allowed in the NB, CB, and O zones as part of a mixed-use development.</p> <p>10. Applicable only to freestanding signs.</p> | | Residential Zone | Community Business Zone | Neighborhood Business Zone | Office Zone | | Permanent Residential Development Identification Signs | | | | Quantity | Two one-sided signs or one two-sided sign per major entrance | Two one-sided signs or one two-sided sign per major entrance (9) | | | Maximum Sign Area | 32 square feet per sign | 32 square feet per sign | | | Maximum Sign Height | 8 feet per sign (10) | N/A | | | <table border="1"> <thead> <tr> <th></th> <th>Residential Zone</th> <th>Community Business Zone</th> <th>Neighborhood Business Zone</th> <th>Office Zone</th> </tr> </thead> <tbody> <tr> <td></td> <td colspan="4">Permanent Residential Development Identification Signs</td> </tr> <tr> <td>Quantity</td> <td>Two one-sided signs or one two-sided sign per major entrance(20)</td> <td colspan="3">Two one-sided signs or one two-sided sign per major entrance (9)</td> </tr> <tr> <td>Maximum Sign Area</td> <td colspan="4"><u>32 square feet per sign</u></td> </tr> <tr> <td>Maximum Sign Height</td> <td colspan="4"><u>8 feet per sign (10)</u></td> </tr> </tbody> </table> <p>9. Permanent residential identification signs are only allowed in the NB, CB, and O zones as part of a mixed-use development.</p> <p>10. Applicable only to <u>freestanding monument</u> signs.</p> <p><u>20. Permanent Residential Development Identification Signs in residential zones may only be monument signs.</u></p> | | Residential Zone | Community Business Zone | Neighborhood Business Zone | Office Zone | | Permanent Residential Development Identification Signs | | | | Quantity | Two one-sided signs or one two-sided sign per major entrance(20) | Two one-sided signs or one two-sided sign per major entrance (9) | | | Maximum Sign Area | <u>32 square feet per sign</u> | | | | Maximum Sign Height | <u>8 feet per sign (10)</u> | | | | Amended to extend 8 feet sign height limit to all permanent residential identification signs and to limit permanent residential identification signs in residential zones to monument signs. |
| | Residential Zone | Community Business Zone | Neighborhood Business Zone | Office Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Permanent Residential Development Identification Signs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quantity | Two one-sided signs or one two-sided sign per major entrance | Two one-sided signs or one two-sided sign per major entrance (9) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Sign Area | 32 square feet per sign | 32 square feet per sign | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Sign Height | 8 feet per sign (10) | N/A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Residential Zone | Community Business Zone | Neighborhood Business Zone | Office Zone | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Permanent Residential Development Identification Signs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Quantity | Two one-sided signs or one two-sided sign per major entrance(20) | Two one-sided signs or one two-sided sign per major entrance (9) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Sign Area | <u>32 square feet per sign</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Sign Height | <u>8 feet per sign (10)</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| # | Section | Original | Amended | Rationale | | | | | | | | | | | | | | | | | | |
|-----------------------|---|--|--|---|---------------|-----|--------------------|---|-------------------|----------------|---|--|---|---------------|-----|--------------------|---|-------------------|----------------|-----------------------|---------------|---|
| 9. | 21A.45.070(2) Temporary signs - Temporary Commercial Displays | Signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year at businesses located in Sammamish in the CB, NB, or O zones. | Signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year at businesses located in Sammamish in the CB, NB, or O zones. <u>Temporary commercial displays shall meet the placement and dimensional standards for the sign type utilized.</u> | Amended to clarify applicable regulations for temporary commercial displays (see also #9). | | | | | | | | | | | | | | | | | | |
| 10. | 21A.45.070(4) Temporary signs – Signs Associated with Properties for Sale or Rent - Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale | <table border="1"> <tr> <td></td> <td>Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale</td> </tr> <tr> <td>Sign Quantity</td> <td>Two</td> </tr> <tr> <td>Permitted Location</td> <td>Private property (with permission); public right-of-way</td> </tr> <tr> <td>Maximum Sign Area</td> <td>16 square feet</td> </tr> </table> | | Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale | Sign Quantity | Two | Permitted Location | Private property (with permission); public right-of-way | Maximum Sign Area | 16 square feet | <table border="1"> <tr> <td></td> <td>Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale</td> </tr> <tr> <td>Sign Quantity</td> <td>Two</td> </tr> <tr> <td>Permitted Location</td> <td>Private property (with permission); public right-of-way</td> </tr> <tr> <td>Maximum Sign Area</td> <td>16 square feet</td> </tr> <tr> <td><u>Maximum Height</u></td> <td><u>6 feet</u></td> </tr> </table> | | Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale | Sign Quantity | Two | Permitted Location | Private property (with permission); public right-of-way | Maximum Sign Area | 16 square feet | <u>Maximum Height</u> | <u>6 feet</u> | Amended to add height restriction (see also #14). |
| | Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | Two | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Private property (with permission); public right-of-way | | | | | | | | | | | | | | | | | | | | | |
| Maximum Sign Area | 16 square feet | | | | | | | | | | | | | | | | | | | | | |
| | Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | Two | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Private property (with permission); public right-of-way | | | | | | | | | | | | | | | | | | | | | |
| Maximum Sign Area | 16 square feet | | | | | | | | | | | | | | | | | | | | | |
| <u>Maximum Height</u> | <u>6 feet</u> | | | | | | | | | | | | | | | | | | | | | |
| 11. | 21B.15.349.4 Sign, fuel price | “Sign, fuel price” means a sign utilized to advertise the price of gasoline and/or diesel fuel. | “Sign, fuel price” means a <u>manually or electronically controlled</u> sign utilized to advertise the price of gasoline and/or diesel fuel. | Added “manually or electronically controlled” to clarify that all fuels signs fall under this category. | | | | | | | | | | | | | | | | | | |

| # | Section | Original | Amended | Rationale |
|-----|---|---|--|--|
| 12. | 21B.45.110(2) General sign design standards – Illumination | <p>(2) Illumination. Signs may be illuminated as follows:</p> <p>(a) Illumination shall be limited to indirect lighting unless otherwise specifically allowed by the specific sign type design standards; provided, that no sign may be both internally and indirectly illuminated;</p> <p>(b) Indirect sign illumination shall be no further away from the sign than the height of the sign;</p> <p>(c) Externally illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way;</p> <p>(d) External sign light fixtures shall complement the design of the sign and building facades or structures associated with the sign;</p> <p>(e) External sign lighting shall be “full cutoff” and shall not result in direct illumination of the sky and adjacent properties and structures, and shall be designed to minimize reflected glare to adjacent properties and structures;</p> <p>(f) Sign illumination shall automatically turn off within one hour of the close of the business, use, or activity; and</p> <p>(g) Additional illumination standards may be contained in SMC 21B.45.120, Design standards for specific sign types, or adopted through the approval of a unified zone development plan application pursuant to Chapter 21B.95 SMC.</p> | <p>(2) Illumination. Signs may be illuminated as follows:</p> <p>(a) Illumination shall be limited to indirect lighting unless otherwise specifically allowed by the specific sign type design standards; provided, that no sign may be both internally and indirectly illuminated;</p> <p>(b) Indirect sign illumination shall be no further away from the sign than the height of the sign;</p> <p>(c) Externally <u>Indirectly</u> illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way;</p> <p>(d) External <u>Indirect</u> sign light fixtures shall complement the design of the sign and building facades or structures associated with the sign;</p> <p>(e) External <u>Indirect</u> sign lighting shall be “full cutoff” and shall not result in direct illumination of the sky and adjacent properties and structures, and shall be designed to minimize reflected glare to adjacent properties and structures;</p> <p>(f) Sign illumination shall automatically turn off within one hour of the close of the business, use, or activity; and</p> <p>(g) Additional illumination standards may be contained in SMC 21B.45.120, Design standards for specific sign types, or adopted through the approval of a unified zone development plan application pursuant to Chapter 21B.95 SMC.</p> | Amended to establish consistent terminology. |

| # | Section | Original | Amended | Rationale | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------|--|--|--|--|---------------|---|--------------------|-----------------------------------|--------------------|---|-------------------|---------------|----------------|--------|---|--|---|---------------|---|--------------------|-----------------------------------|--------------------|---|--------------------------------|---------------|----------------|--------|--------------|
| 13. | 21B.45.140(2)(a) Temporary signs - Commercial Temporary Signs | (a) Temporary Commercial Displays. On-premises signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year for businesses located in Sammamish Town Center. | (a) Temporary Commercial Displays. On-premises signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year for businesses located in Sammamish Town Center. <u>Temporary commercial displays shall meet the placement and dimensional standards for the sign type utilized.</u> | Amended to clarify applicable regulations for temporary commercial displays (see also #5). | | | | | | | | | | | | | | | | | | | | | | | | |
| 14. | 21B.45.140(3) Temporary signs – Signs Associated with Properties for Sale or Rent - Signs Located on Property with Individual Unit for Sale or Rent | <table border="1"> <thead> <tr> <th></th> <th>Signs Located on Property with Individual Unit for Sale or Rent</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>One per public or private street frontage</td> </tr> <tr> <td>Permitted Location</td> <td>Public or private street frontage</td> </tr> <tr> <td>Permitted Duration</td> <td>Signs shall be removed within five days after closing of the sale, lease or rental of the property.</td> </tr> <tr> <td>Maximum Size Area</td> <td>8 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>6 feet</td> </tr> </tbody> </table> | | Signs Located on Property with Individual Unit for Sale or Rent | Sign Quantity | One per public or private street frontage | Permitted Location | Public or private street frontage | Permitted Duration | Signs shall be removed within five days after closing of the sale, lease or rental of the property. | Maximum Size Area | 8 square feet | Maximum Height | 6 feet | <table border="1"> <thead> <tr> <th></th> <th>Signs Located on Property with Individual Unit for Sale or Rent</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>One per public or private street frontage</td> </tr> <tr> <td>Permitted Location</td> <td>Public or private street frontage</td> </tr> <tr> <td>Permitted Duration</td> <td>Signs shall be removed within five days after closing of the sale, lease or rental of the property.</td> </tr> <tr> <td>Maximum Signze Area</td> <td>8 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>6 feet</td> </tr> </tbody> </table> | | Signs Located on Property with Individual Unit for Sale or Rent | Sign Quantity | One per public or private street frontage | Permitted Location | Public or private street frontage | Permitted Duration | Signs shall be removed within five days after closing of the sale, lease or rental of the property. | Maximum Signze Area | 8 square feet | Maximum Height | 6 feet | Edited typo. |
| | Signs Located on Property with Individual Unit for Sale or Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | One per public or private street frontage | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Public or private street frontage | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted Duration | Signs shall be removed within five days after closing of the sale, lease or rental of the property. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Size Area | 8 square feet | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Height | 6 feet | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Signs Located on Property with Individual Unit for Sale or Rent | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Permitted Location | Public or private street frontage | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Maximum Signze Area | 8 square feet | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Height | 6 feet | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| 15. | 21B.45.140(3) Temporary signs – Signs Associated with Properties for Sale or Rent - Signs Located Off-Site of Property with Individual Unit for Sale or Rent | <table border="1"> <thead> <tr> <th></th> <th>Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1)</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>One (2)</td> </tr> <tr> <td>Permitted Location</td> <td>Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.</td> </tr> <tr> <td>Permitted Duration</td> <td>Signs shall be removed within five days after closing of the sale, lease or rental of the property.</td> </tr> <tr> <td>Maximum Size Area</td> <td>4 square feet</td> </tr> </tbody> </table> <p>(1) Only allowed for properties with a unit for sale or rent that is not located adjacent to a public street.</p> <p>(2) When more than three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame, designed to allow for a minimum of six signs to be hung in a stacked fashion, to accommodate multiple signs; frames installed to hold multiple real estate signs shall not exceed a height of six feet; off-site signs located on a frame shall individually not exceed a height of one and one-half feet, a width of two feet, and an area of three square feet.</p> | | Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1) | Sign Quantity | One (2) | Permitted Location | Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street. | Permitted Duration | Signs shall be removed within five days after closing of the sale, lease or rental of the property. | Maximum Size Area | 4 square feet | <table border="1"> <thead> <tr> <th></th> <th>Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1)</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>One (2)</td> </tr> <tr> <td>Permitted Location</td> <td>Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.</td> </tr> <tr> <td>Permitted Duration</td> <td>Signs shall be removed within five days after closing of the sale, lease or rental of the property.</td> </tr> <tr> <td>Maximum Sign Area</td> <td>4 <u>6</u> square feet</td> </tr> </tbody> </table> <p>(1) Only allowed for properties with a unit for sale or rent that is not located adjacent to a public street.</p> <p>(2) When more than three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame, designed to allow for a minimum of six signs to be hung in a stacked fashion, to accommodate multiple signs; frames installed to hold multiple real estate signs shall not exceed a height of six feet; off-site signs located on a frame shall individually not exceed a height of one and one-half feet, a width of two feet, and an area of three square feet.</p> | | Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1) | Sign Quantity | One (2) | Permitted Location | Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street. | Permitted Duration | Signs shall be removed within five days after closing of the sale, lease or rental of the property. | Maximum Sign Area | 4 <u>6</u> square feet | Edited typo. Maximum size amended to match Chapter 21A.45 SMC. |
|------------------------------|---|---|--|--|---------------|---------|--------------------|---|--------------------|---|-------------------|---------------|---|--|--|---------------|---------|--------------------|---|--------------------|---|------------------------------|------------------------|--|
| | | | Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1) | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | One (2) | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street. | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted Duration | Signs shall be removed within five days after closing of the sale, lease or rental of the property. | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Size Area | 4 square feet | | | | | | | | | | | | | | | | | | | | | | | |
| | Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1) | | | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | One (2) | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street. | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted Duration | Signs shall be removed within five days after closing of the sale, lease or rental of the property. | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Sign Area | 4 <u>6</u> square feet | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

| # | Section | Original | Amended | Rationale | | | | | | | | | | | | | | | | | | | | |
|---|--|--|---|-----------|---------------|-----|--------------------|-----------------------------------|-------------------|----------------|----------------|---------|---|---|--|---------------|-----|--------------------|-----------------------------------|------------------------------|----------------|----------------|---------|--------------|
| 16. | 21B.45.140(3) Temporary signs – Signs Associated with Properties for Sale or Rent - Signs on Property with Commercial or Industrial Property for Sale or Rent | <table border="1"> <thead> <tr> <th colspan="2">Signs on Property with Commercial or Industrial Property for Sale or Rent</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>One</td> </tr> <tr> <td>Permitted Location</td> <td>Public or private street frontage</td> </tr> <tr> <td>Maximum Size Area</td> <td>32 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>12 feet</td> </tr> </tbody> </table> | Signs on Property with Commercial or Industrial Property for Sale or Rent | | Sign Quantity | One | Permitted Location | Public or private street frontage | Maximum Size Area | 32 square feet | Maximum Height | 12 feet | <table border="1"> <thead> <tr> <th colspan="2">Signs on Property with Commercial or Industrial Property for Sale or Rent</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>One</td> </tr> <tr> <td>Permitted Location</td> <td>Public or private street frontage</td> </tr> <tr> <td>Maximum Size Area</td> <td>32 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>12 feet</td> </tr> </tbody> </table> | Signs on Property with Commercial or Industrial Property for Sale or Rent | | Sign Quantity | One | Permitted Location | Public or private street frontage | Maximum Size Area | 32 square feet | Maximum Height | 12 feet | Edited typo. |
| Signs on Property with Commercial or Industrial Property for Sale or Rent | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | One | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Public or private street frontage | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Size Area | 32 square feet | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Height | 12 feet | | | | | | | | | | | | | | | | | | | | | | | |
| Signs on Property with Commercial or Industrial Property for Sale or Rent | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | One | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Public or private street frontage | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Size Area | 32 square feet | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Height | 12 feet | | | | | | | | | | | | | | | | | | | | | | | |

| # | Section | Original | Amended | Rationale | | | | | | | | | | | | | | | | | | | | |
|--|---|---|--|-----------|---------------|-----|--------------------|-----------------------------------|-------------------|----------------|----------------|---------|--|--|--|---------------|-----|--------------------|-----------------------------------|------------------------------|--------------|----------------|---------|--------------|
| 17. | 21B.45.140(3) Temporary signs – Signs Associated with Properties for Sale or Rent - Signs on Newly Constructed Residential Developments for Sale | <table border="1"> <thead> <tr> <th colspan="2">Signs on Newly Constructed Residential Developments for Sale</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>One</td> </tr> <tr> <td>Permitted Location</td> <td>Public or private street frontage</td> </tr> <tr> <td>Maximum Size Area</td> <td>32 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>12 feet</td> </tr> </tbody> </table> | Signs on Newly Constructed Residential Developments for Sale | | Sign Quantity | One | Permitted Location | Public or private street frontage | Maximum Size Area | 32 square feet | Maximum Height | 12 feet | <table border="1"> <thead> <tr> <th colspan="2">Signs on Newly Constructed Residential Developments for Sale</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>One</td> </tr> <tr> <td>Permitted Location</td> <td>Public or private street frontage</td> </tr> <tr> <td>Maximum Size Area</td> <td>32 square ft</td> </tr> <tr> <td>Maximum Height</td> <td>12 feet</td> </tr> </tbody> </table> | Signs on Newly Constructed Residential Developments for Sale | | Sign Quantity | One | Permitted Location | Public or private street frontage | Maximum Size Area | 32 square ft | Maximum Height | 12 feet | Edited typo. |
| Signs on Newly Constructed Residential Developments for Sale | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | One | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Public or private street frontage | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Size Area | 32 square feet | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Height | 12 feet | | | | | | | | | | | | | | | | | | | | | | | |
| Signs on Newly Constructed Residential Developments for Sale | | | | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | One | | | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Public or private street frontage | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Size Area | 32 square ft | | | | | | | | | | | | | | | | | | | | | | | |
| Maximum Height | 12 feet | | | | | | | | | | | | | | | | | | | | | | | |

| # | Section | Original | Amended | Rationale | | | | | | | | | | | | | | | | | | |
|-----------------------|--|--|---|--|---------------|-----|--------------------|---|-------------------|----------------|---|--|---|---------------|-----|--------------------|---|-------------------|----------------|-----------------------|---------------|--|
| 18. | 21B.45.140(3) Temporary signs – Signs Associated with Properties for Sale or Rent - Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale | <table border="1"> <thead> <tr> <th></th> <th>Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>Two</td> </tr> <tr> <td>Permitted Location</td> <td>Private property (with permission); public right-of-way</td> </tr> <tr> <td>Maximum Sign Area</td> <td>16 square feet</td> </tr> </tbody> </table> | | Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale | Sign Quantity | Two | Permitted Location | Private property (with permission); public right-of-way | Maximum Sign Area | 16 square feet | <table border="1"> <thead> <tr> <th></th> <th>Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>Two</td> </tr> <tr> <td>Permitted Location</td> <td>Private property (with permission); public right-of-way</td> </tr> <tr> <td>Maximum Sign Area</td> <td>16 square feet</td> </tr> <tr> <td><u>Maximum Height</u></td> <td><u>6 feet</u></td> </tr> </tbody> </table> | | Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale | Sign Quantity | Two | Permitted Location | Private property (with permission); public right-of-way | Maximum Sign Area | 16 square feet | <u>Maximum Height</u> | <u>6 feet</u> | Amended to add maximum height (see also #6). |
| | Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | Two | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Private property (with permission); public right-of-way | | | | | | | | | | | | | | | | | | | | | |
| Maximum Sign Area | 16 square feet | | | | | | | | | | | | | | | | | | | | | |
| | Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale | | | | | | | | | | | | | | | | | | | | | |
| Sign Quantity | Two | | | | | | | | | | | | | | | | | | | | | |
| Permitted Location | Private property (with permission); public right-of-way | | | | | | | | | | | | | | | | | | | | | |
| Maximum Sign Area | 16 square feet | | | | | | | | | | | | | | | | | | | | | |
| <u>Maximum Height</u> | <u>6 feet</u> | | | | | | | | | | | | | | | | | | | | | |
| 19. | 23.10.020 Civil Code Compliance - Scope | This chapter shall be applied for the purposes of enforcing Sammamish Municipal Code (SMC) Titles 13, 14, 14A, 15, 16, 21A, 25 and other codes, ordinances, resolutions, or public rules that promote or protect the public health, safety, or welfare and the environment. The provisions of this title are not exclusive and may be used in addition to other applicable provisions of the Sammamish Municipal Code or other applicable law or regulation. | This chapter shall be applied for the purposes of enforcing Sammamish Municipal Code (SMC) Titles 13, 14, 14A, 15, 16, 21A, <u>21B</u> , 25 and other codes, ordinances, resolutions, or public rules that promote or protect the public health, safety, or welfare and the environment. The provisions of this title are not exclusive and may be used in addition to other applicable provisions of the Sammamish Municipal Code or other applicable law or regulation. | SMC Title 21B added to provide codification of City's ability to enforce Town Center sign code regulations | | | | | | | | | | | | | | | | | | |

Agenda Bill

Planning Commission Regular Meeting
April 19, 2018



| | | | |
|--|--|-------------------------------------|-------------------------------------|
| SUBJECT: | Introduction to Transportation Concurrency and Level of Service | | |
| DATE SUBMITTED: | | | |
| DEPARTMENT: | Public Works | | |
| NEEDED FROM COMMISSION: | <input type="checkbox"/> Action <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Informational | | |
| RECOMMENDATION: | Review the attached material on the introduction to transportation concurrency and level of service. | | |
| EXHIBITS: | Exhibit 1 - R2018-782 - Concurrency and TMP Schedule | | |
| BUDGET: | | | |
| Total dollar amount | N/A | <input type="checkbox"/> | Approved in budget |
| Fund(s) | | <input type="checkbox"/> | Budget reallocation required |
| | | <input checked="" type="checkbox"/> | No budgetary impact |
| WORK PLAN FOCUS AREAS: | | | |
| <input checked="" type="checkbox"/> Transportation | <input type="checkbox"/> Community Safety | | |
| <input type="checkbox"/> Communication & Engagement | <input checked="" type="checkbox"/> Community Livability | | |
| <input type="checkbox"/> High Performing Government | <input type="checkbox"/> Culture & Recreation | | |
| <input type="checkbox"/> Environmental Health & Protection | <input type="checkbox"/> Financial Sustainability | | |

ISSUE BEFORE COMMISSION:

Introduction to Transportation Concurrency and Level of Service

KEY FACTS AND INFORMATION SUMMARY:

Summary

The City began development of its first Transportation Master Plan (TMP) last year. The TMP will provide a 20-year road map of prioritized investments to achieve our community's vision for a safe, accessible, and reliable multimodal transportation system. During the early phase of the project, which focused on public engagement and outreach, the City Council directed staff to pause work on the TMP in July, and instead focus on reevaluating the City's transportation concurrency program and adopted levels of service (LOS). This presentation is intended to educate the Commission about the program as it is scheduled to hold a hearing on an emergency amendment of the Comprehensive Plan Transportation Element and code amendments on June 21, 2018 as a result of updating the concurrency program and level of service standards. The Planning Commission will provide input in

the review of the proposed emergency amendments to the Comprehensive Plan Transportation Element and the associated emergency code amendments. However, the City Council has directed specific action from staff in regard to the City's transportation concurrency program and adopted LOS (Exhibit 1); therefore, the general scope of the proposed amendments is already established.

Project Background

The City formally began development of its first TMP last April by hiring Fehr and Peers to provide technical assistance. The TMP will provide a 20-year road map of prioritized investments to achieve our community's vision for a safe accessible and reliable multimodal transportation system. The TMP will also seek to incorporate and clarify other important criteria that should be factored into the Council's decisions regarding its investments. During the early phase of the project which focused on public engagement and outreach, the City Council directed staff to pause work on the TMP in July, and instead focus on reevaluating the City's transportation concurrency program and adopted LOS.

Growth Management Act

The Growth Management Act (GMA) is a state law that, among other things, requires cities and counties to adopt transportation improvements or strategies to ensure they are implemented concurrently with land development. "Concurrently with land development" means that the improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years of development impact. Impacts of new development occur at the time of occupancy, not when the development begins construction.

Three strategies that the City has adopted to meet the GMA requirements were to establish LOS standards for our key transportation assets, develop a concurrency program that ensures the LOS' are maintained over time, and assess a traffic impact fee on new development to ensure growth pays for growth.

It should be noted that there are many other tools at the City's disposal that help ensure its vision and policies for the transportation system, as described in the Comprehensive Plan, are achieved. These tools include traffic modeling, development regulations, Public Works Standards, coordination with other jurisdictions (e.g. WSDOT, schools, Redmond, and Issaquah), among others.

LOS Standards and Concurrency Program

The Council's priorities for updating the concurrency program and LOS standards are to include driver experience as a key measure of our transportation system's performance, account for AM and PM peak hours of highest congestion, simplify the approach, use best available data, and maintain our ability to charge high traffic impact fees.

The City currently has adopted both a concurrency program and LOS standards, which are implemented through development. The City's current LOS standards are measured in three ways, including intersection, roadway segment, and roadway corridor (comprising one or more segments). The City's intersection LOS is based on a national standard methodology that uses a letter designation to indicate how well or poorly a transportation system is operating based on the average delay a driver experiences at key intersections. The letters range from LOS A (no waiting) to LOS F (significant delay). The amount of delay assigned to each letter designation depends on the type of intersection control (i.e. signalized, roundabout, or stop controlled). The roadway and corridor LOS' are established by comparing the average weekday daily traffic (AWDT) volume to an adopted roadway capacity. The LOS is maintained if the AWDT is less than the roadway capacity.

The City's concurrency program ensures that the City's adopted LOS' are maintained over time as new developments are proposed, which add new traffic. The Council has directed staff to eliminate the segment and

corridor LOS and base the updated concurrency program on an intersection-only LOS, use the worst of the AM or PM peak hours, leverage innovative data sources, and to maintain our high traffic impact fees.

Next Steps

Three joint meetings with the Council and Planning Commission are scheduled for more in depth presentations and discussions on the proposed emergency amendments to the Comprehensive Plan Transportation Element on April 30, 2018, and the proposed revisions to Titles 14 and 14A of the Sammamish Municipal Code on May 15, 2018. A third joint meeting is scheduled on June 4, 2018 to address any remaining questions and concerns before the Planning Commission holds a hearing on the proposed changes to the Comprehensive Plan Transportation Element and regulations on June 21, 2018.

FINANCIAL IMPACT:

None

OTHER ALTERNATIVES CONSIDERED:

N/A

RELATED CITY GOALS, POLICIES, AND MASTER PLANS:

[Comprehensive Plan Transportation Element](#)

**CITY OF SAMMAMISH
WASHINGTON
RESOLUTION NO. R2018- 782**

**A RESOLUTION OF THE CITY OF SAMMAMISH,
WASHINGTON, IDENTIFYING A CONCURRENCY
METHODOLOGY AND ESTABLISHING THE
ASSOCIATED POLICY REVIEW SCHEDULE AND
TIMELINE FOR ADOPTION**

WHEREAS, the City Council acknowledges its obligation under the Growth Management Act (GMA) to plan for adequate transportation infrastructure concurrently with its population growth; and

WHEREAS the City Council is currently reviewing and considering the adoption of possible amendments to the traffic concurrency methodology and Level of Service (LOS) standards; and

WHEREAS, on December 5, 2017, the City Council passed Resolution R2017-762 declaring full support for the City's Town Center Plan adopted in June, 2008, and a desire that any future development in the Town Center be subject to the City's amended concurrency methodology and LOS standards, if any; and

WHEREAS, the City Council reaffirms full support for the City's Town Center Plan and fully supports the residential density and commercial space set forth in the Preferred Alternative as adopted by Resolution R2007-271, as more fully described in the SAMMAMISH TOWN CENTER SUB-AREA PLAN – Final Environmental Impact Statement dated October 7, 2007; and

WHEREAS, Resolution R2017-762 indicated that if an amended concurrency methodology was adopted, the amended concurrency methodology was intended to be established and substantially completed by the end of March 31, 2018, although final incorporation into the City's Comprehensive Plan and the effective date was not anticipated until the third quarter of 2018; and

WHEREAS, the City is currently developing a Transportation Master Plan (TMP) for the purpose of outlining a comprehensive approach to the City's transportation network and transportation policies, with an expected adoption in 2019; and

WHEREAS, a revised concurrency methodology will be one component of the TMP; and

WHEREAS, the City Council wishes to provide direction on an amended concurrency policy and to establish the timeline for adoption and full implementation of any such new policy; and

WHEREAS, following the adoption of an amended concurrency methodology and LOS standards, the City Council will adopt an updated 6-year Transportation Improvement Plan (TIP), identifying the transportation improvements necessary to address existing deficiencies; and

WHEREAS, presentations and discussions on concurrency and LOS were held with the City Council on September 5, 2017; September 19, 2017; October 11, 2017 (Technical Meeting #1); November 21, 2017; November 28, 2017 (Technical Meeting #2); December 12, 2017; January 16, 2018; February 13, 2018; and March 5, 2018.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON DOES RESOLVE AS FOLLOWS:

Section 1. Concurrency Methodology Direction Provided. The City Council affirms the preferred transportation concurrency policy and LOS approach, which is further described as the intersection-wide, volume weighted average delay approach with an LOS of D, with allowance for LOS E where LOS D cannot be achieved per the 2015 Comprehensive Plan.

Section 2. Review Schedule Established. The City Council approves the schedule in Attachment A, incorporated herein, providing a preferred timeline for amending the concurrency methodology approach and LOS standards, the Comprehensive Plan, and affected development regulations. The schedule in Attachment A supersedes the previous schedule as indicated in Resolution R2017-762.

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

Section 4. Effective Date. This Resolution supersedes R2017-762 and shall take effect immediately upon signing.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 6th DAY OF MARCH, 2018.

CITY OF SAMMAMISH



Mayor Christie Malchow

ATTEST/AUTHENTICATED:



Melonie Anderson, City Clerk

Approved as to form:



Michael R. Kenyon, City Attorney

Filed with the City Clerk: February 28, 2018
Passed by the City Council: March 6, 2018
Resolution No.: R2018-782

Attachment A – Project Schedule

- 3/6/2018 – City Council resolution to approve concurrency policy approach, LOS and project schedule. Resolution will supersede R2017-762.
- 3/20/2018 – Approve Fehr & Peers contract amendment – Concurrency policy and transportation planning.
- 4/19/2018 – Planning Commission Work Session: Concurrency 101.
- 4/30/2018 – Joint City Council and Planning Commission Study Session #1: Proposed Comprehensive Plan Amendment updates related to concurrency.
- 5/15/2018 - Joint City Council and Planning Commission Study Session #2: Proposed code revisions related to concurrency.
- 6/4/2018 - Joint City Council and Planning Commission Study Session #3: Comprehensive Plan Amendment and code revisions reviewed together and discussed.
- 6/5/2018 – Introduction of the draft 2019-2024 Transportation Improvement Plan (TIP).
- 6/19/2018 – Resolution adopting the 2019-2024 Transportation Improvement Plan (TIP).
- 6/21/2018 – Planning Commission Public Hearing #1: Comprehensive Plan Amendment and Planning Commission Public Hearing #2: Code revisions.
- 7/10/2018 – City Council Public Hearing – Comprehensive Plan Amendment.
- 7/17/2018 – City Council Public Hearing – Code revisions.

PLANNING COMMISSION AGENDA CALENDAR

| Date | Time | Type | Staff | Topics |
|-----------------|-----------|---|--------------------------------|---|
| March 15 | 5:00 PM | Special Meeting | Planning Staff | Planning Session: Roles, Responsibilities & Work Program |
| | 6:30 PM | Regular Meeting | David Goodman Doug McIntyre | Work Session: Signage Code Update |
| April 5 | 6:30 PM | Special Meeting w/ Human Services Commission | Doug McIntyre ARCH Staff | Work Session: Housing Strategy Update |
| April 19 | 6:30 PM | Regular Meeting | David Goodman Doug McIntyre | Public Hearing / Deliberation: Signage Code Update |
| | | | PW Staff | Work Session: Overview of Traffic Concurrency |
| April 30 | 6:30 PM | Special Meeting w/ City Council | PW Staff | Work Session: Traffic Concurrency Update |
| May 3 | Cancelled | Regular Meeting | | |
| May 15 | 6:30 PM | Special Meeting w/ City Council | PW Staff | Work Session: Traffic Concurrency Update |
| May 17 | Cancelled | Regular Meeting | | |
| May 24 | 6:30 PM | Special Meeting | Doug McIntyre ARCH Staff | Work Session: Housing Strategy Update |
| June 4 | 6:30 PM | Special Meeting w/ City Council | PW Staff | Work Session: Traffic Concurrency Update |
| June 7 | 6:30 PM | Regular Meeting | Doug McIntyre ARCH Staff | Work Session: Housing Strategy Update |
| June 21 | 5:00 PM | Special Meeting w/ Parks Commission | David Goodman Parks Staff | Work Session: Urban Forest Management Plan |
| | 6:30 PM | Regular Meeting | PW Staff | Public Hearing / Deliberation: Comprehensive Plan Amendments – Concurrency |
| | | | PW Staff | Public Hearing / Deliberation: SMC Amendments – Concurrency |
| July 5 | 6:30 PM | Regular Meeting | Doug McIntyre ARCH Staff | Public Hearing / Deliberation: Housing Strategy Update |
| July 19 | 6:30 PM | Regular Meeting | Doug McIntyre ARCH Staff | Deliberation: Housing Strategy Update |
| August | | No Meetings | | |