



Planning and Economic Development Committee Agenda REGULAR MEETING

February 15, 2024
4:00 pm–6:00 pm
Hybrid Meeting

This meeting will be conducted in a hybrid format with in-person and remote options for public participation. The meeting will be broadcast on SeaTV Government Access Comcast Channel 21 and live streamed on the City’s website <https://seatacwa.gov/seatvlive> and click the “live” channel 1 grey box.

A quorum of the Council may be present.

Committee Members: Councilmember James Lovell, Chair
Councilmember Jake Simpson
Mayor Mohamed Egal

Staff Coordinator: Evan Maxim, CED Director

ITEM	TOPIC	PROCESS	WHO	TIME
1	Call to Order		Chair	4:00
2	<p>PUBLIC COMMENTS: The committee will hear in-person public comments and will also provide remote oral and written public comment opportunities. All comments shall be respectful in tone and content. Providing written comments and registering for oral comments must be done by 2:00 pm, the day of the meeting. Registration is required for remote comments and encouraged for in-person comments. Any requests to speak or provide written public comments which are not submitted following the instructions provided or by the deadline will not be included as part of the record.</p> <ul style="list-style-type: none"> • Instructions for registering to providing oral public comments are located at the following link: Registration for Oral Public Comments - Council Committees and Citizen Advisory Committees • Submit email/text public comments to pedpubliccomment@seatacwa.gov. The comment will be mentioned by name and subject and then placed in the committee handout packet posted to the website. 		Chair	4:00 (5 min)
3	Minutes of 12/21/2023 regular meeting	Review and approve	Committee	4:05 (5 min)
4	Envision 2044: Growth Scenarios	Informational Briefing	Kate Kaehny / Jenn Kester	4:10 (60 min)
5	Sign Code Amendments	Review and	Laura Stillwell /	5:10

		Recommendation	Jenn Kester	(20 min)
6	Fireworks Ordinance Amendment	Review and Recommendation	Cindy Corsilles / Evan Maxim	5:30 (15 min)
7	Contract and Budget Amendments: Critical Areas Ordinance	Review and Recommendation	Jenn Kester	5:45 (15 min)
8	Adjourn		Chair	6:00



Planning & Economic Development Committee Minutes

Thursday, December 21, 2023

4:00 PM – 5:30 PM

* Hybrid Meeting *

Commenced: 4:00 pm

Adjourned: 5:52 pm

Committee Members:	Present	Absent	Excused	Unexcused
Mohamed Egal , Chair	X			
Jake Simpson , Mayor	X			
Peter Kwon , Councilmember	X			

Other Councilmembers: Councilmember **James W. Lovell**, Councilmember **Senayet Negusse**, Councilmember **Iris Guzman**

Staff & Presenters: Deputy City Manager **Gwen Voepel**, CED Director **Evan Maxim**, Planning Manager **Jenn Kester**, Economic Development Manager **Aleksandr Yeremeyev**, Senior Economic Development Strategist **Maria Langbauer**, Admin Asst 3 **Barb Mailo**, SKHHP (South King Housing & Homelessness Partners) Executive Manager **Claire Goodwin**

1. Call to Order	Chair Egal called the meeting to order at 4:00 pm and roll call.
2. Public Comments	<ul style="list-style-type: none"> • Written comments: None • Remote comments: None • In-person comments: None
3. Minutes of 11/30/23 Special meeting	<p>Review and Approve</p> <p>Councilmember Kwon motioned to approve the meeting minutes. Mayor Simpson seconded.</p> <p>Minutes Passed: 3-0</p>
4. Confirmation of Hearing Examiner Appointment and Contract	<p>Review and Approve</p> <p>Presented by Jenn Kester.</p> <p>The purpose of the presentation was to review the types of Land Use Decisions, brief the role of the Hearing Examiner Office, and provide an overview of the appointed Hearing Examiner.</p> <p>(4:12 pm) Mayor Simpson motioned to place this on consent to Council. Seconded by Councilmember Kwon.</p> <p>Motion Passed: 3-0</p>

<p>5. South King Housing and Homelessness Partners: Interlocal Agreement</p>	<p>Review and Recommendation</p> <p>Presented by CED Director Maxim.</p> <p>Discussion commenced with Councilmember Kwon, Councilmember Negusse, CED Director Maxim, Councilmember Lovell, Mayor Simpson, and Chair Egal.</p> <p>(4:37 pm) Mayor Simpson motioned to move this to Council as an action item. Seconded by Councilmember Kwon.</p> <p>Motion Passed: 3-0</p>
<p>6. Tourism Destination Development Plan</p>	<p>Review and Recommendation</p> <p>Presented by Economic Development Manager Yeremeyev.</p> <p>Discussion commenced with Councilmember Negusse, Chair Egal, CED Director Maxim, Councilmember Kwon, Economic Development Manager Yeremeyev, Mayor Simpson, and Councilmember Lovell.</p> <p>(5:24 pm) Councilmember Kwon motioned to place this on consent to Council. Seconded by Mayor Simpson.</p> <p>Motion Passed: 3-0</p>
<p>7. ARPA: SeaTac Small Business Capital Access program update / draft contract framework</p>	<p>Information Briefing</p> <p>Presented by Economic Development Manager Yeremeyev.</p> <p>The purpose of the presentation was to provide an update on the ARPA funded SeaTac Small Business Capital Access Program Framework and related upcoming contract approvals.</p> <p>(5:28 pm) Councilmember Kwon motioned to extend the meeting an additional 20 minutes. Seconded by Chair Egal.</p> <p>Motion passed: 3-0</p> <p>Discussion commenced with Councilmember Kwon, Mayor Simpson, Councilmember Lovell, Economic Development Manager Yeremeyev, and CED Director Maxim.</p>

<p>8. ARPA: Digital Literacy program update</p>	<p>Informational Briefing</p> <p>Presented by Economic Development Manager Yermeyev.</p> <p>(5:49 pm) Mayor Simpson motioned to extend the meeting by 5 minutes. Seconded by Councilmember Kwon.</p> <p>Motion Passed: 3-0</p> <p>Discussion commenced with Councilmember Kwon, Economic Development Manager Yermeyev, and Chair Egal.</p>
<p>9. Adjourn</p>	<p>Chair Egal called the meeting to adjourn.</p> <p>Meeting adjourned at 5:52 pm.</p>

Draft



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 2/9/2024
To: Planning & Economic Development Committee
From: Kate Kaehny, Principal Planner
Subject: **Informational Briefing on Planning Commission Direction Regarding Growth Scenario Options for Envision SeaTac 2044 Project to Explore**

SUMMARY

At their January 30 and February 6 meetings, the Planning Commission held two work sessions focused on confirming twenty-year growth scenario options for the City to explore as part of the Envision SeaTac 2044 Comprehensive Plan Update project. At the work sessions, the Commission reviewed and discussed a “Baseline Growth Scenario” (Option 1), that identified the most limited set of changes to growth policies the City could enact while complying with new state and regional requirements, and two additional growth scenarios developed to help achieve Envision SeaTac 2044 project goals (Option 2: “Advance Envision Project Goals” and Option 3: “Optimize Envision Project Goals.”)

At the conclusion of the work sessions, the Commission directed that both Option 2 and Option 3 should receive additional technical analysis and community input. The purpose of the PED Committee’s February 15 briefing is to provide an overview of the three growth scenarios and share the Planning Commission’s direction on moving Options 2 and 3 forward for further exploration. Planning Commission Chair, Alyne Hansen, will attend the briefing and be available for questions PED members may have about the Planning Commission discussions.

OVERVIEW

Since August 2023, the Planning Commission has held regular work sessions in support of the Envision SeaTac 2044 Comprehensive Plan update project. The Commission conducts these work sessions in their dual role as both Planning Commissioners, with statutory duties to review the Comprehensive Plan, and as the main community advisory group for the Envision project.

PROJECT STATUS: ENVISION SEATAC 2044: COMPREHENSIVE PLAN UPDATE

- **Main Project Goals:** To update SeaTac’s Comprehensive Plan and reset its growth and development policies for the years 2024-2044. Key updates include incorporating new City priorities identified since the last major update in 2015, and complying with recent state and regional growth requirements. The Envision project closely coordinates with the Transportation Master Plan (TMP) update and City Center/Airport District Subarea Plan projects, both also underway. Each of these three major planning efforts will identify changes to components of SeaTac’s Comprehensive Plan and are collectively referred to as the “Planning Our City Together” projects.
- **City Council Contract Authorization:** 4/11/2023
- **Tasks Completed to Date:**
 - Early Work
 - Policy and code audits and preliminary identification of potential amendments
 - Public Participation Plan completed

- Phase 1: Community Vision & Priorities for SeaTac's Future
 - Community engagement completed (City Vision poll findings to be published online in near future)
- **Tasks Underway**
 - Phase 2: Where & How Will SeaTac Grow: Urban Villages and Complete Communities
 - Technical work underway (data gathering, preliminary policy development)
 - Public engagement activities to date:
 - *Planning Commission/Community Advisory Group Meetings: 2*
 - *Online Activities:* Recordings of Planning Commission January 30 and February 6 work sessions to be packaged as informational “webinars” and will be posted on project website
 - *In-Person Activities:* Under development
 - Related Comprehensive Plan Elements under review:
 - Introduction & Framework Element
 - Land Use Element
 - ***New Urban Center Element
 - ***New Neighborhoods Element
 - Early policy work on Housing, Economic Vitality, Transportation and Parks and Recreation Elements will also be undertaken

KEY TOPICS FOR FEBRUARY 15 BRIEFING

The following topics will be discussed at the upcoming briefing.

1) Why Envision SeaTac 2044 Project is Developing Growth Scenario Options

A main goal of the Envision SeaTac 2044 major update to the Comprehensive Plan is to re-set the City's growth and development strategies for the years 2024-2044. To assist with this process, growth scenarios need to be developed so the City and public can explore options that can achieve the various goals of the Envision project. Part of the exploration of growth scenarios will include:

- Identifying potential locations where the City can accommodate anticipated growth, and specifically the new job and housing targets identified through the Puget Sound Regional Council (PSRC) and King County growth planning processes,
- Assessing the implications of recent state legislation that will allow “middle housing” types such as duplexes and townhouses ([HB1110](#)) in single-family areas, and other legislation ([HB1337](#)) that will increase the number of “accessory dwelling units,” sometimes called “mother-in law” units allowed on single-family lots,
- Analyzing traffic implications of new growth through the Travel Demand Model (TDM), recently created as part of the Transportation Master Plan update project that is currently underway,
- Evaluating potential impacts to other City infrastructure such as the park system and other public services,
- Understanding how different growth options strengthen the City's current Urban Village and Complete Community policies, and other Envision SeaTac 2044 project goals, and
- Opportunities for community input so SeaTac residents and businesses can participate in discussions on how the city should grow.

2) Description of Three Growth Scenario Options Reviewed by Planning Commission

At their January and February work sessions, the Planning Commission undertook an in-depth review of the following three growth options.

- **Option 1: Baseline Growth Scenario**
 - **Maintain Current SeaTac Growth Policies:** The Baseline Scenario maintains existing City policy direction as follows:
 - Focus most of the city’s future job and housing growth within the designated Urban Center, and the majority of that growth in “urban villages” adjacent to SeaTac’s three light rail stations. (The urban village boundaries and characteristics are identified in the City’s subarea plans for the [S 154th](#) and [Angle Lake](#) station areas, and within the vision report and current subarea plan update process for the [City Center](#).)
 - Make no changes to current “complete community” infrastructure and services policies that encourage walkable access to transit, parks, healthy foods, neighborhood services, and diverse, affordable housing citywide.
 - **Implement State Housing Legislation and Regional Growth Requirements:** The only changes to growth assumptions included within the Baseline Scenario are those that ensure the City complies with new state and regional growth requirements. This includes:
 - Allowing new middle housing types (i.e., duplexes, townhouses, cottage housing, small apartments) in single-family zoned areas (between 2-4 units depending on location).
 - Allowing two ADUs per lot in single-family zoned areas.
 - Complying with regional growth targets and other requirements as identified in the [Puget Sound Regional Council’s Vision 2050](#) multi-county planning policies and [King County Countywide Policies \(CPPs\)](#).
- **Growth Scenario Option 2: Advance Envision SeaTac 2044 Goals INCLUDING Implementation of New State & Regional Growth Requirements**
 - **Strengthen Urban Village Strategy:** Continue efforts to focus most new job and housing growth within the Urban Center and in “complete” urban villages near light rail stations (specifically within the three designated urban village/subareas).
 - **Strengthen Complete Community Infrastructure/Services Outside of the Urban Center**
 - **Increase Access to Neighborhood Services & Diverse, Affordable Housing:** The main focus of Option 2 is to explore how to increase access to neighborhood services and diverse, affordable housing types (both are existing complete community infrastructure policy goals) by “maximizing” existing neighborhood service centers outside of the designated Urban Center.
 - **Maximize Existing Neighborhood Service Centers:** “Maximizing” existing neighborhood centers means identifying the locations of existing areas that currently have clusters of stores and diverse housing types, and exploring how they could provide more neighborhood services and housing choices than currently allowed. (“Existing” neighborhood service centers also mean locations where the current zoning or land use designations allow for this type of development, even if not yet constructed.)
 - **Implement State Housing Legislation and Regional Growth Requirements:** This includes the same type of considerations as described in the Baseline Option above.
- **Growth Scenario Option 3: Optimize Advancement of Envision SeaTac 2044 Goals INCLUDING Implementation of New State & Regional Growth Requirements**
 - **Option 2 Components (see above):** Option 3 includes all Option 2 components and the following other growth opportunities.

- **Additional Growth Opportunities to Explore:**
 - **Address gaps in Neighborhood Service Center Locations:** Identify areas not served by existing neighborhood service centers (outside of ½ mile walking distance per current complete community policy guidance) and explore potential for allowing new clusters of neighborhood-oriented services and diverse housing types that could contribute more neighborhood service and housing choices than currently available.
 - **Expand locations where 4 units of Middle Housing allowed:** Evaluate implications of expanding locations where state’s recent Middle Housing legislation (HB1110) allows 4 units of middle housing from ¼ mile from high-capacity transit to ½ mile. Exploring middle housing types within ½ mile of high-capacity transit stops (light rail stations and RapidRide stops) aligns with the City’s “transit community” goals codified by resolution in 2013. (See [Growing Transit Communities Compact](#) at this link or as described in the Comprehensive Plan’s [Land Use Element](#), page LU-10, in purple discussion box.)

3) Planning Commission Direction on Options for Further Analysis and Community Input

On February 6, after significant discussion and consideration, the Planning Commission confirmed that both growth scenario Option 2: Advance Envision Goals and Option 3: Optimize Envision Goals should be analyzed and presented to the public for input.

NEXT STEPS

GROWTH SCENARIO OPTIONS NEXT STEPS

- **Analyze Growth Scenario Options:** Project staff and consultants from the Envision and Transportation Master Plan Update (TMP) projects will analyze and refine growth scenario options before bringing findings to the public. This includes using the Travel Demand Model created by the TMP project team to assess potential impacts from the different growth options on the City’s transportation network.
- **Community Input on Growth Scenario Options:** Online and in-person activities will be developed to ensure robust, inclusive, and equitable opportunities for community learning and input on the growth options with the goal of understanding public support for a preferred growth option.

ENVISION PROJECT ANTICIPATED TIMELINE

Phase	Envision SeaTac 2044 Community Conversation Topics	Timeline
1	Community Vision and Priorities for SeaTac’s Future - <i>Technical Work:</i> Introduction & Framework chapter	Fall 2023
2	Where and How Will SeaTac Grow Over the Next 20 Years: Urban Villages and Complete Communities - <i>Technical Work:</i> , Growth scenario analysis, Land Use Element, new Urban Center chapter, new Neighborhoods chapter	Fall 2023/ Winter 2024
3	Housing, Human Services and Economic Development to Support SeaTac’s Future - <i>Technical Work:</i> Housing & Human Services Element, Economic Vitality Element	Winter/ Spring 2024
4	SeaTac’s Future Transportation and Parks & Recreation Systems - <i>Technical Work:</i> Transportation Element, Transportation Master Plan, Parks, Recreation & Open Space Element	Spring 2024

Phase	Envision SeaTac 2044 Community Conversation Topics	Timeline
5	Resilient Natural and Built Environments for SeaTac's Future - <i>Technical Work:</i> Environment Element, Utilities Element, Capital Facilities Element	Spring/ Summer 2024
6	Draft & Final SeaTac 2044 Plan Review & Adoption - Update must be adopted by December 31, 2024	Summer/ Fall 2024

PED COMMITTEE DIRECTION

This is an informational briefing. No action requested.

PACKET MATERIALS

Packet materials include the following:

- This memo
- Presentation slides for February 15 briefing
- Links to Planning Commission Growth Scenario Work Session presentations
(Please note that these presentations were recorded and will be published as “webinars” on the [Envision SeaTac 2044 website](#) as a public education and engagement tool.)
 - [PC Growth Scenario Work Session 1 Presentation](#) (1/30/2024)
 - [PC Growth Scenario Work Session 2 Presentation](#) (2/6/2024)



Envision SeaTac 2044

Where & How Will SeaTac Grow

Overview of Planning Commission
Direction on Growth Scenario
Options to Explore

Planning & Economic Development
(PED) Committee
February 15, 2024



PURPOSE OF PRESENTATION

- To provide an overview of growth scenario options discussed at recent Planning Commission work sessions.
- To highlight recent growth trends, with a focus on housing activity.
- To share the Commission's direction on two options confirmed for further exploration as part of the Envision SeaTac 2044 project.

WHY IS THIS ISSUE IMPORTANT?

1. The **Envision SeaTac 2044** project will reset SeaTac's growth and development policies for the next twenty years.
2. Project briefings are essential to keep the PED Committee informed of project activities.



POTENTIAL COMMITTEE ACTION

NO ACTION REQUESTED: This is an informational briefing.

REVIEWS TO DATE:

- 3/23/2023, 8/17/2023, 10/19/2023, 11/30/2023



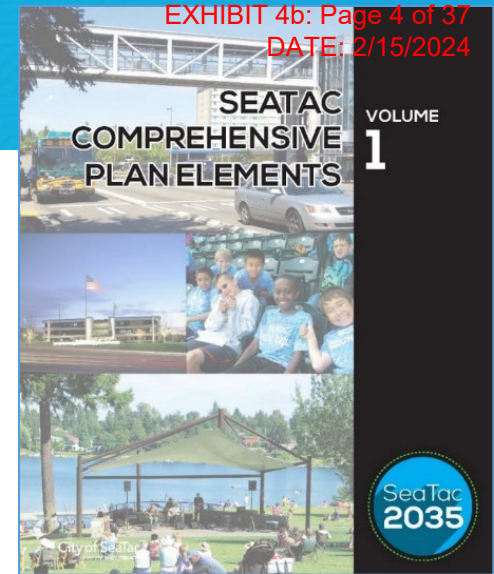
ABOUT THE ENVISION SEATAC 2044 PROJECT

Major Periodic Update of City's Comprehensive Plan

- Required by State every ten years.
- Updates needed to reflect current City priorities and new information since last major update in 2015.

Envision SeaTac 2044 Key Project Themes

- ❖ Wellbeing and Access to Opportunity
- ❖ Growing Urban Villages Near Light Rail
- ❖ Strong Neighborhoods and Healthy, Equitable, Connected, and Complete Communities
- ❖ Multimodal Transportation
- ❖ Housing for All
- ❖ Economic Vitality
- ❖ Resilient Built and Natural Environments



Why Are We Developing Growth Scenario Options?

Envision SeaTac 2044 Project



WHY GROWTH SCENARIO OPTIONS?

The **Envision SeaTac 2044** update to the Comprehensive Plan will re-set the City's growth and development strategies for the next twenty years (2024-2044). To assist this process, growth scenarios need to be developed so the City and public can **explore options to achieve the various goals of the Envision project.**

Exploration of Growth Scenarios Will Include:

- **Identifying potential locations in the City that can accommodate anticipated growth, specifically new job and housing targets**
- **Assessing implications of recent state legislation that will allow new and more housing types in single-family areas**
- **Analyzing traffic implications of new growth and potential impacts to other infrastructure, including utilities, park system, public services, etc.**
- **Understanding how different growth options support the Envision SeaTac 2044 goals, especially strengthening Urban Village and Complete Community policies**
- **Providing opportunities for community input**



KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Accommodate Job & Housing Targets Identified in King County Countywide Planning Policies (CPPs)

Establishing new growth targets is a regular step during periodic updates of the Comprehensive Plan.

- Process starts with updated twenty-year forecast from state Office of Financial Management (OFM).
- City-specific targets are established through a collaborative process between King County and its cities.

TARGETS FOR ENVISION 2044 PROJECT TO ADDRESS (2019-2044)	2019 (approx.)	2044 (approx.)	GROWTH TARGET (jobs/housing needed to achieve target)
Jobs	36,523	51,333	+14,810
Housing Units	10,855	16,755	+5,900

KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions:

Future growth to be supported by concurrent investments in infrastructure.

Most new growth to occur within urban villages in designated Urban Center

- **Policy 2.1A:** *Implement the City Center, S 154th Street Station Area, and Angle Lake Station Area plans to focus the majority of SeaTac's commercial and residential growth into three distinct complete communities within SeaTac's designated Urban Center*

Amount and pattern of Urban Center growth to be aligned with:

- Goals of “urban village” subarea plans (*City Center, S 154th and Angle Lake station areas*)
- Puget Sound Regional Council (PSRC) “Regional Growth Center Framework” for SeaTac's Urban Center, others

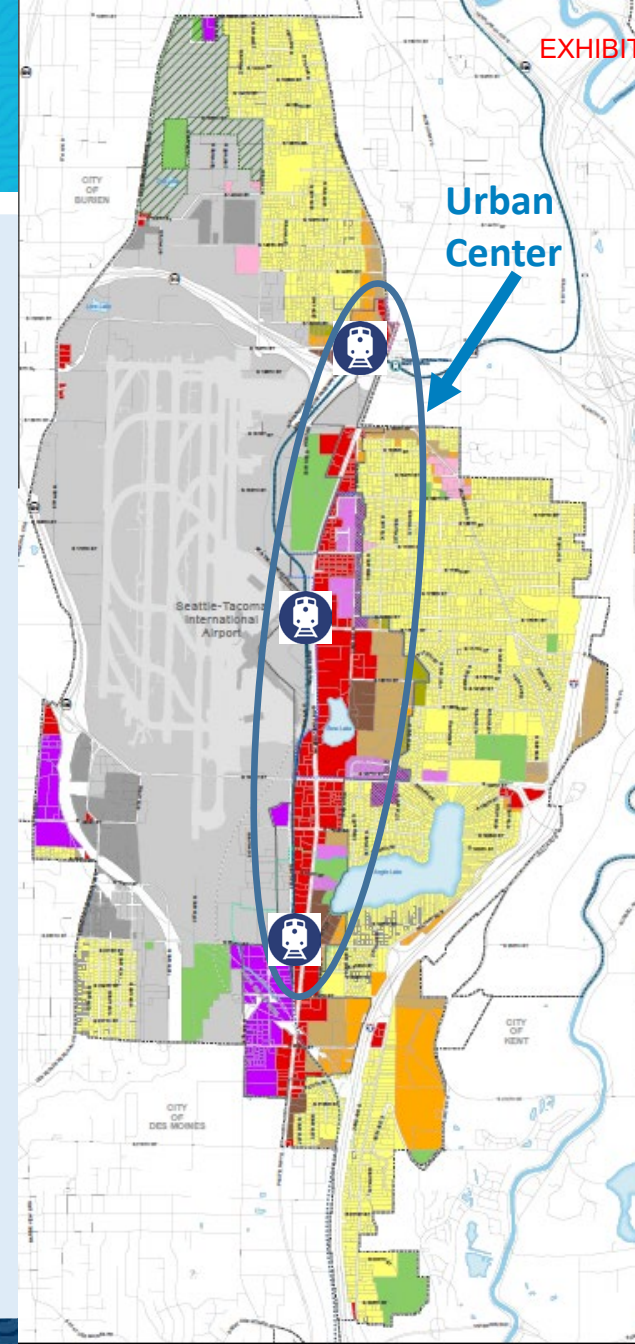
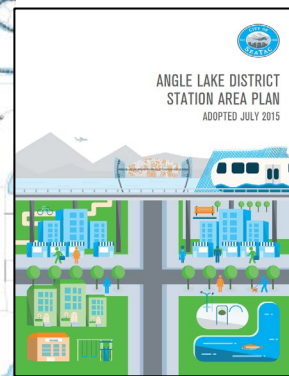
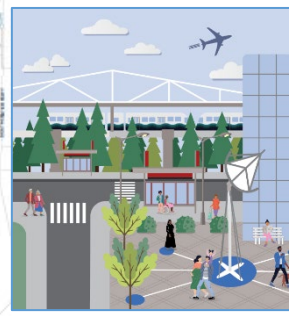
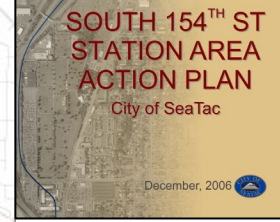


EXHIBIT 4b: Page 3 of 37
DATE: 11/15/2024



BACKGROUND: STATUS OF CURRENT GROWTH STRATEGIES

Urban Village Strategy STATUS UPDATE

- Most new (**non-single family**) construction focused in Urban Center, in and near urban village/ subareas
 - S 154th & Angle Lake station areas seeing more new projects than City Center
- Recent and anticipated development primarily:
 - Large multi-family and mixed-use projects & hotels
- Recent and anticipated multi-family projects include:
 - Retirement apartments
 - Subsidized housing
 - Market rate apartments
- Currently, around 2,000 multi-family units are in development pipeline

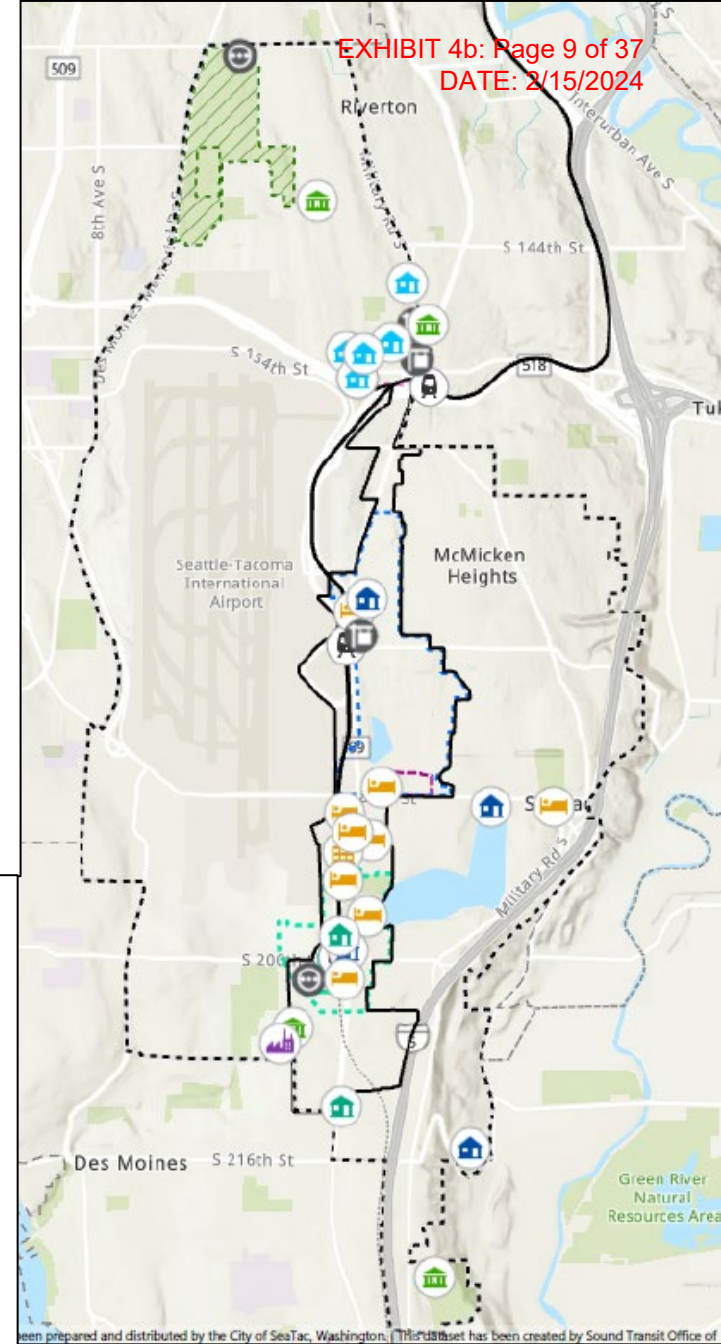
Legend

Development Sites

- Hospitality
- Industrial
- Multi-Family
- Office Building
- Public Facility
- Residential
- Senior Housing
- Mixed Use
- Other

Development Pipeline Map (2022)

Includes projects in planning, permitting & construction stages



KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

Ensure growth is supported by “Complete Community” infrastructure and services – citywide.

Summary of Current Complete Community Infrastructure & Services Policies

Establish land use patterns that promote walkable (1/2 mile) access to the following:

- Transit
- Community & Neighborhood Parks
- Healthy Foods
- Neighborhood Services (i.e., daily needs shopping and services)
- Diverse, Affordable, Housing



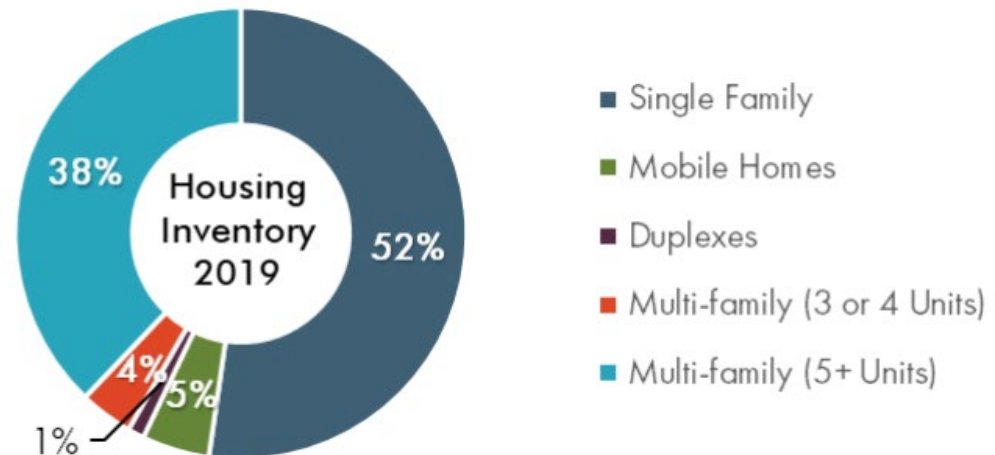
BACKGROUND: STATUS OF CURRENT GROWTH STRATEGIES

Complete Community Infrastructure & Amenities STATUS UPDATE

Access to diverse, affordable housing options

- [SeaTac Housing Action Plan](#) Findings (*Appendix A: [Housing Inventory & Assessment](#)*)
 - City housing supply mainly consists of single-family housing, and large multi-family/ apartment housing (around 9 out of 10 homes)
 - **Lack of middle housing types** like duplexes, townhouses, small multi-family that could provide options for households not well served by current housing supply

Exhibit 8. SeaTac Housing Types, 2019



Source: Washington Office of Financial Management, 2020.

SeaTac Housing Action Plan

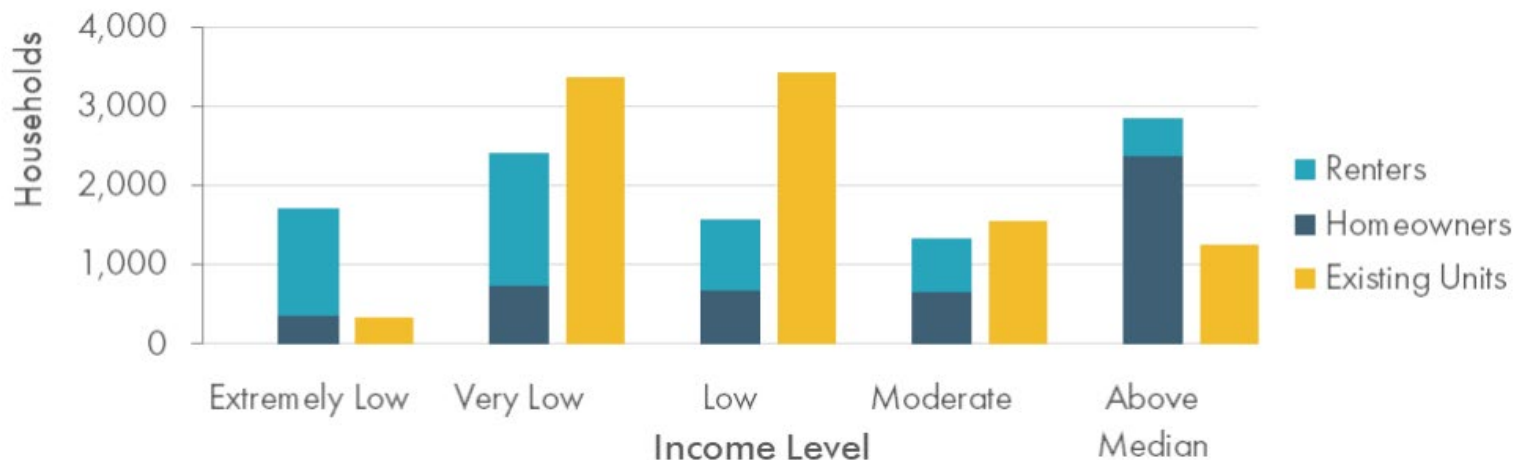
BACKGROUND: STATUS OF CURRENT GROWTH STRATEGIES

Complete Community Infrastructure & Services STATUS UPDATE (cont.)

Access to diverse, affordable housing options*

- Significant lack of affordable units for SeaTac renter & homeowner households at lowest and highlight income levels

Exhibit 4. Existing Supply and Gaps/Surplus by Income Level



Source: HUD CHAS, 2020 (based on ACS 2017 5-year estimates)

SeaTac Housing Action Plan

*Affordable means households spend 30% or less of their income on housing costs.

BACKGROUND: STATUS OF CURRENT GROWTH STRATEGIES

Complete Community Infrastructure & Services STATUS UPDATE (cont.)

- **Housing Gaps (2020)**: Lack of affordable units for extremely low and above median households
- **Housing Surplus (2020)**: Surplus of affordable units for very low, low, moderate households

Exhibit 71. Housing Needs, Existing Supply, and Gaps/Surplus by Income Level

INCOME LEVEL	EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MEDIAN INCOME
AMI Range	≤30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	>100% AMI
Existing Demand (units)	1,710	2,410	1,565	1,325	2,850
Existing Supply (units)	345	3,365	3,430	1,555	1,245
Existing Gap/Surplus (Units)	-1,365	+955	+1,865	+230	-1,605

Source: HUD CHAS, 2020 (based on 2017 ACS 5-Year Estimates).

KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

Ensure alignment with recent housing and other legislation (HB 1220, HB 1110, HB 1337).

- **HB 1220 Affordable Housing:** Focuses on expanding affordable housing options in communities and calls for accommodating specific housing needs by income level.
- **HB 1110 Middle Housing:** Allows middle housing types in single-family zones. Cities (under 75,000 in population) to allow at least two units of middle housing per single-family lot, and up to four units ¼ mile from high-capacity transit.
 - *Middle housing includes duplex/triplex/fourplex/sixplex, townhouse, cottage housing, stacked flats, small apartments.*
- **HB 1337 ADUs:** Allows up to 2 accessory dwelling units (ADUs) on single-family lots.



Stacked duplex in Bothell



Side-by-side duplex in Bothell



Cottage Housing Mountlake Terrace



Townhomes Mountlake Terrace

Examples:
Middle
Housing
Types

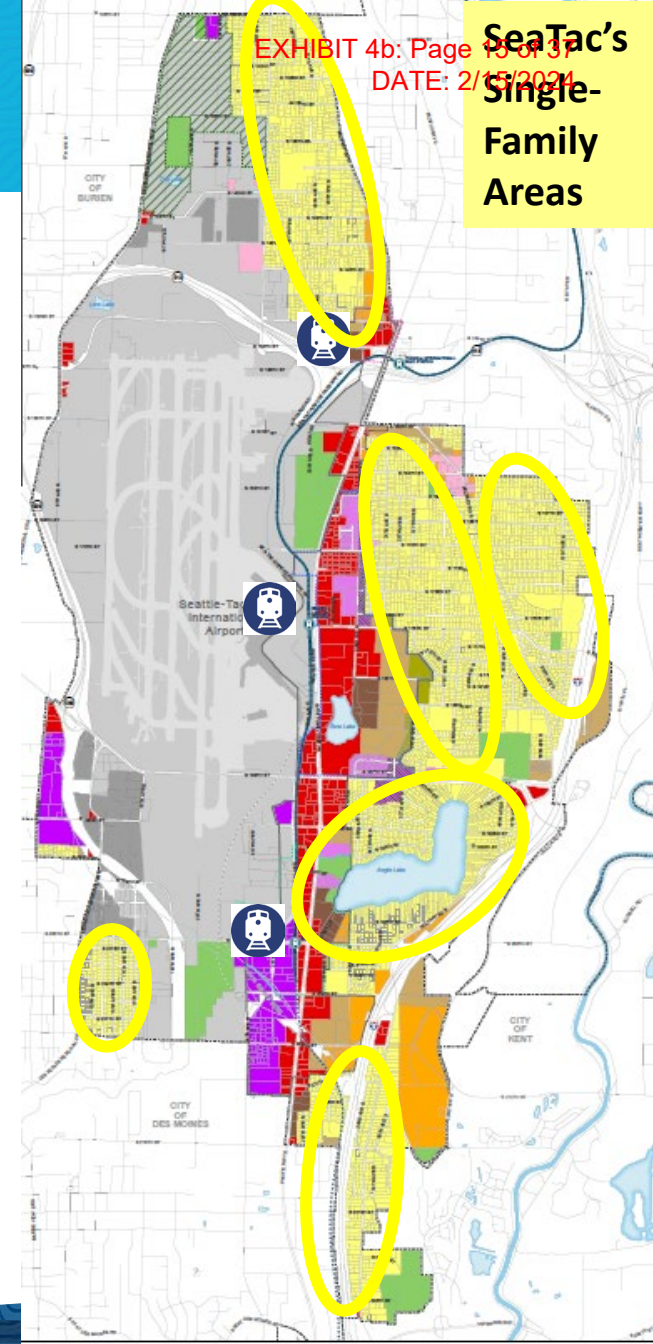
KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

City's development codes must adopt HB 1110 Middle Housing and HB 1337 ADU legislation requirements by June 30, 2025.

SeaTac's single-family areas will be affected by this legislation.

- Envision SeaTac 2044 project will ensure City policies updated to comply with legislation.



KEY ASSUMPTIONS FOR ALL GROWTH SCENARIOS

Key Assumptions (cont.):

HB 1110 Middle Housing Legislation

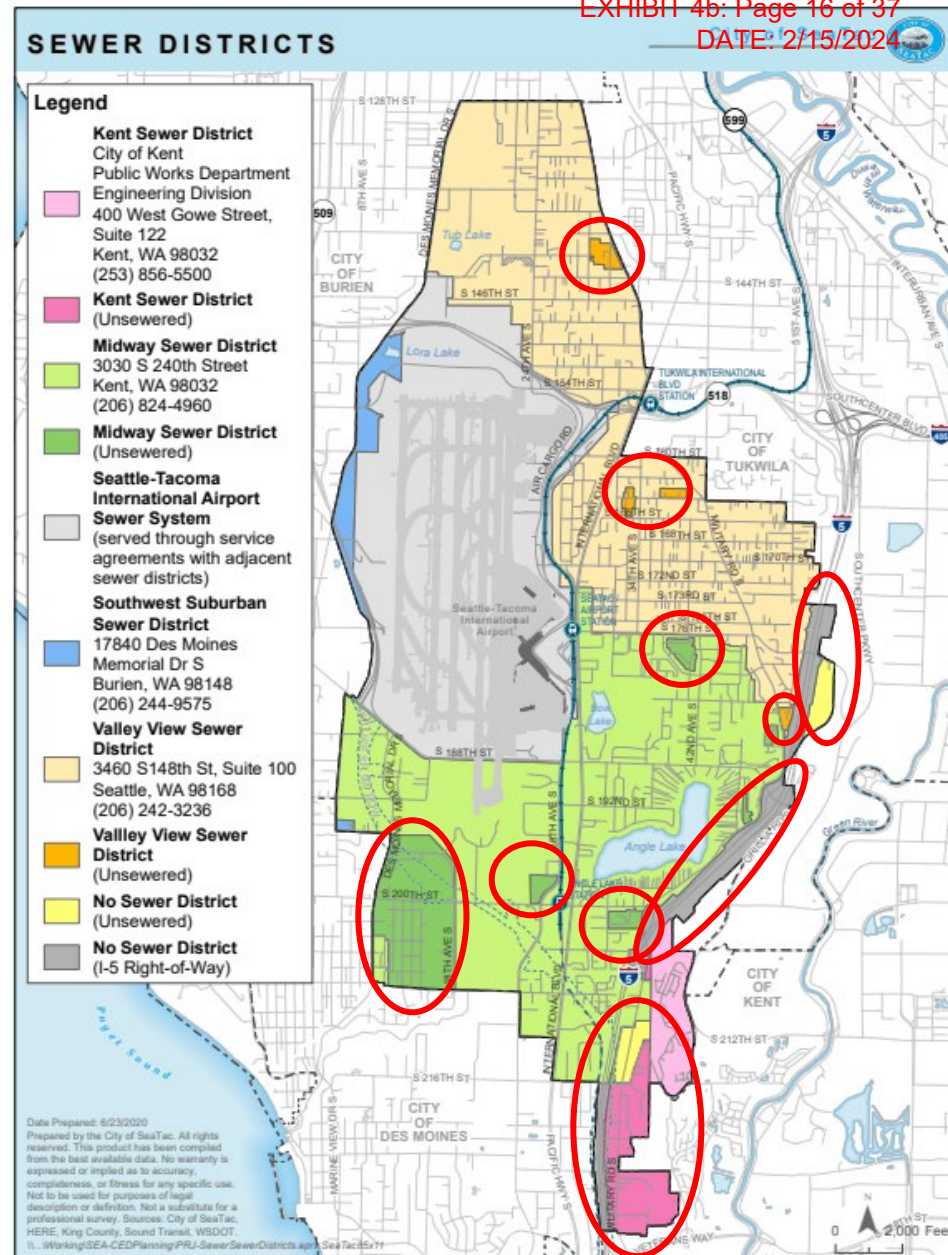
Cities have some flexibility in exempting certain single-family areas from allowing middle housing types, such as:

- Locations with insufficient infrastructure
- Locations with environmentally sensitive areas

All growth scenarios will have to evaluate potential exceptions in SeaTac

- Example:

 = Unsewered Locations in the City



Description of Three Growth Scenario Options Reviewed by Planning Commission

Envision SeaTac 2044 Project

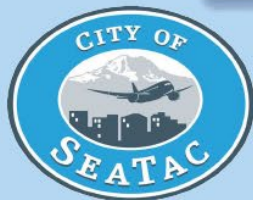


PLANNING COMMISSION GROWTH SCENARIO REVIEW

PC Growth Scenario Work Sessions

On January 30 and February 6, the Planning Commission held two work sessions to review and confirm growth scenario options for the City to analyze and explore with the public.

- **Option 1: Baseline Growth Scenario** (no policy changes but those required by state/regional requirements)
- **Option 2: Advance Envision Project Goals**
- **Option 3: Optimize Envision Project Goals**



Planning our City
TOGETHER
ENVISION SEATAC 2044

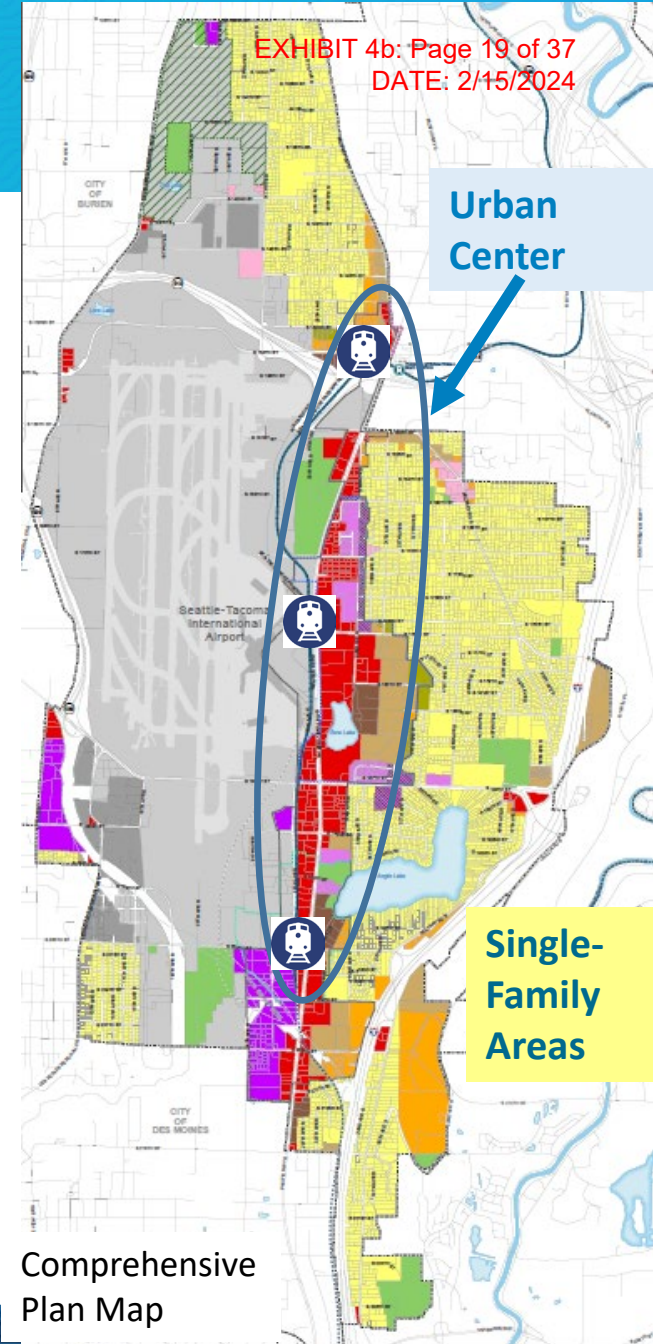
SeaTac is updating its Comprehensive Plan and is seeking community input on how the city should grow over the next twenty years.



BASELINE GROWTH SCENARIO: OPTION 1

Baseline Scenario Key Components:

- **Maintain current SeaTac growth policies**
 - Focus growth within the Urban Center, with majority in the three urban villages in designated subareas
 - Encourage “complete community” infrastructure/ services citywide
 - No change to Comprehensive Plan map land use designations
- **Implement regional and state growth requirements**
 - Comply with PSRC and King County policies for housing and job targets, Regional Growth Center requirements for SeaTac’s Urban Center, others
 - Changes to single-family areas required to comply with new state housing legislation (such as HBs 1110, 1337, 1220), others



BASELINE GROWTH SCENARIO: OPTION 1

Implementing Recent Housing Legislation

HB 1110 Middle Housing:

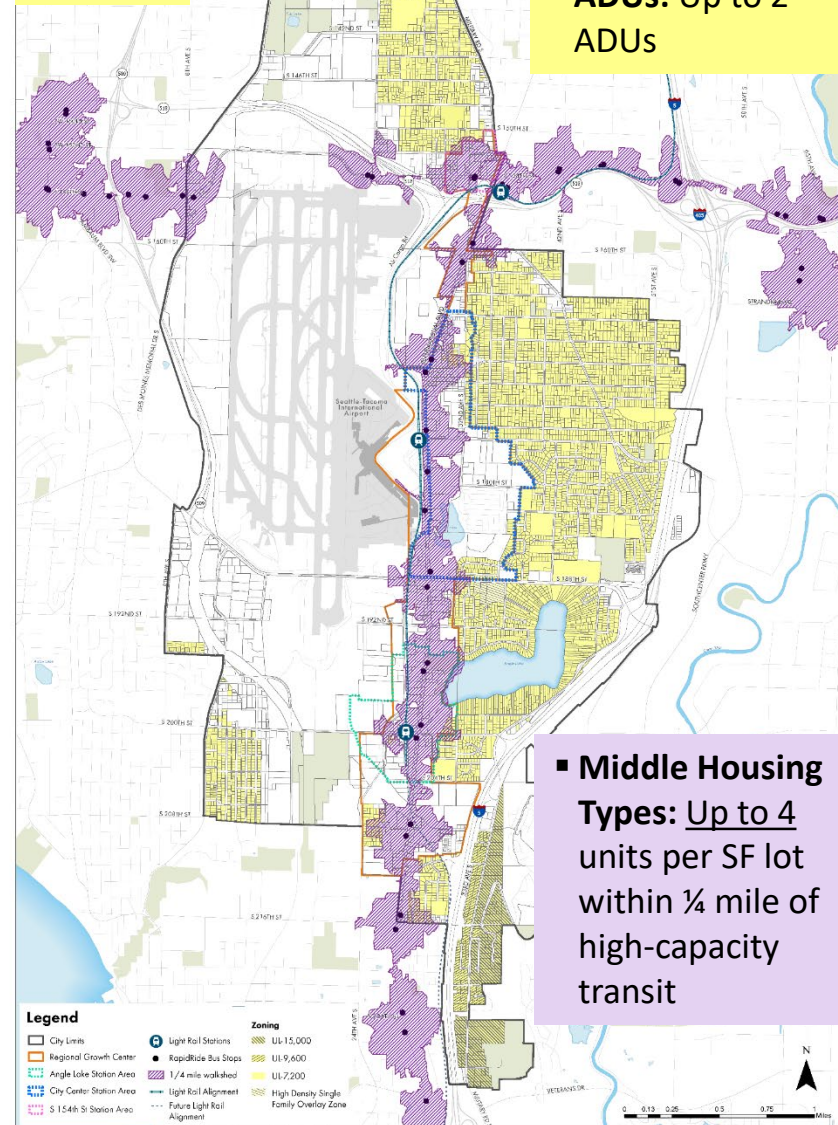
- Cities (under 75,000 in population) to allow:
 - Up to two units of middle housing per single-family lot, and
 - Up to four units ¼ mile from high-capacity transit
 - Middle housing includes duplex/triplex/fourplex/sixplex, townhouse, cottage housing, stacked flats, small apartments

HB 1337 Accessory Dwelling Units (ADUs):

- Allow up to 2 ADUs on single-family lots and add flexibility to development standards
- SeaTac currently allows up to 1 ADU and will need to change development standards to comply with legislation

Single-Family Zoning

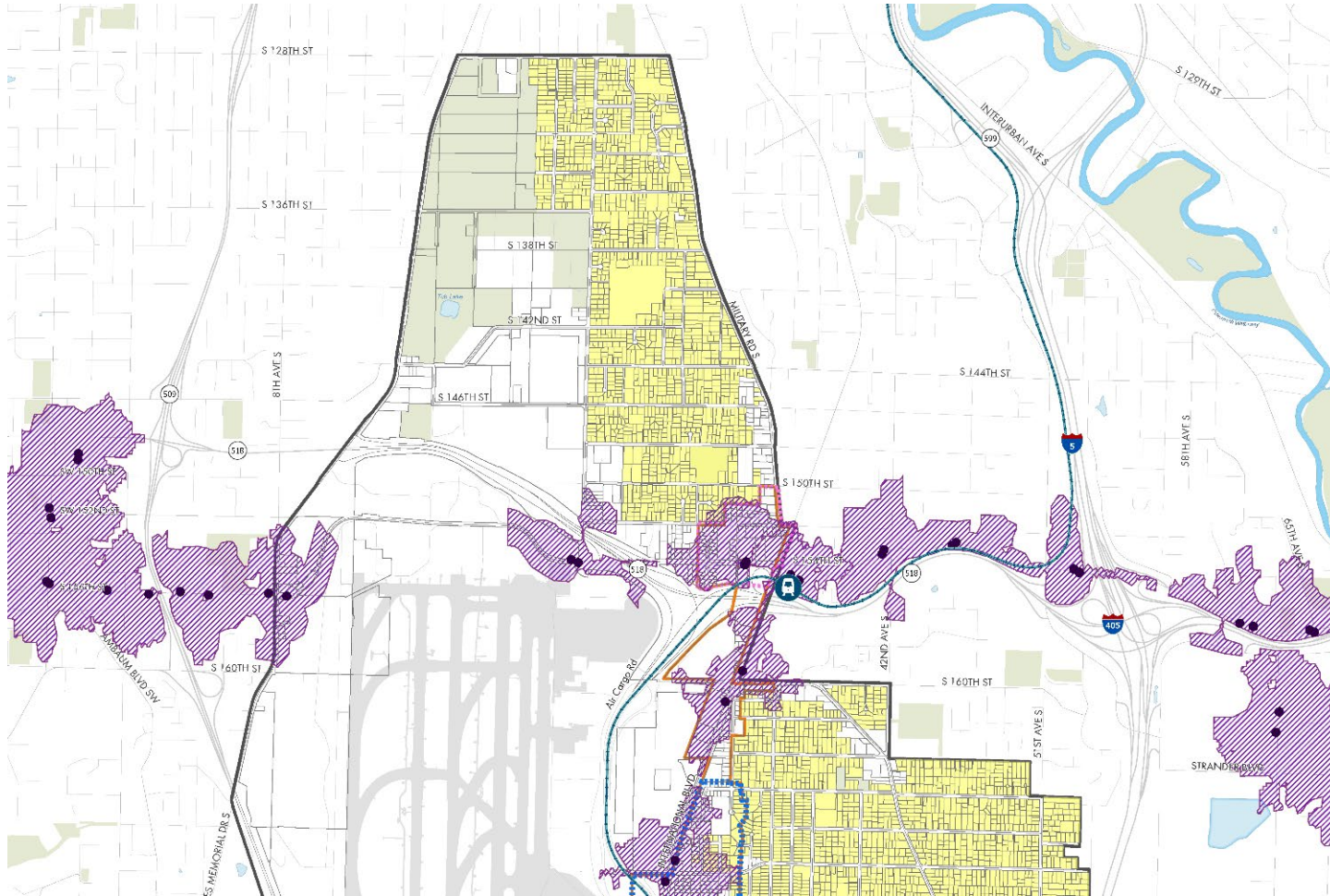
EXHIBIT 11 Page 20 of 27
DATE: 2/15/2024
Middle Housing Types: Up to 2 units per SF lot
▪ ADUs: Up to 2 ADUs



▪ Middle Housing Types: Up to 4 units per SF lot within ¼ mile of high-capacity transit

BASELINE GROWTH SCENARIO—OPTION 1

MIDDLE HOUSING – POTENTIAL IMPLICATIONS



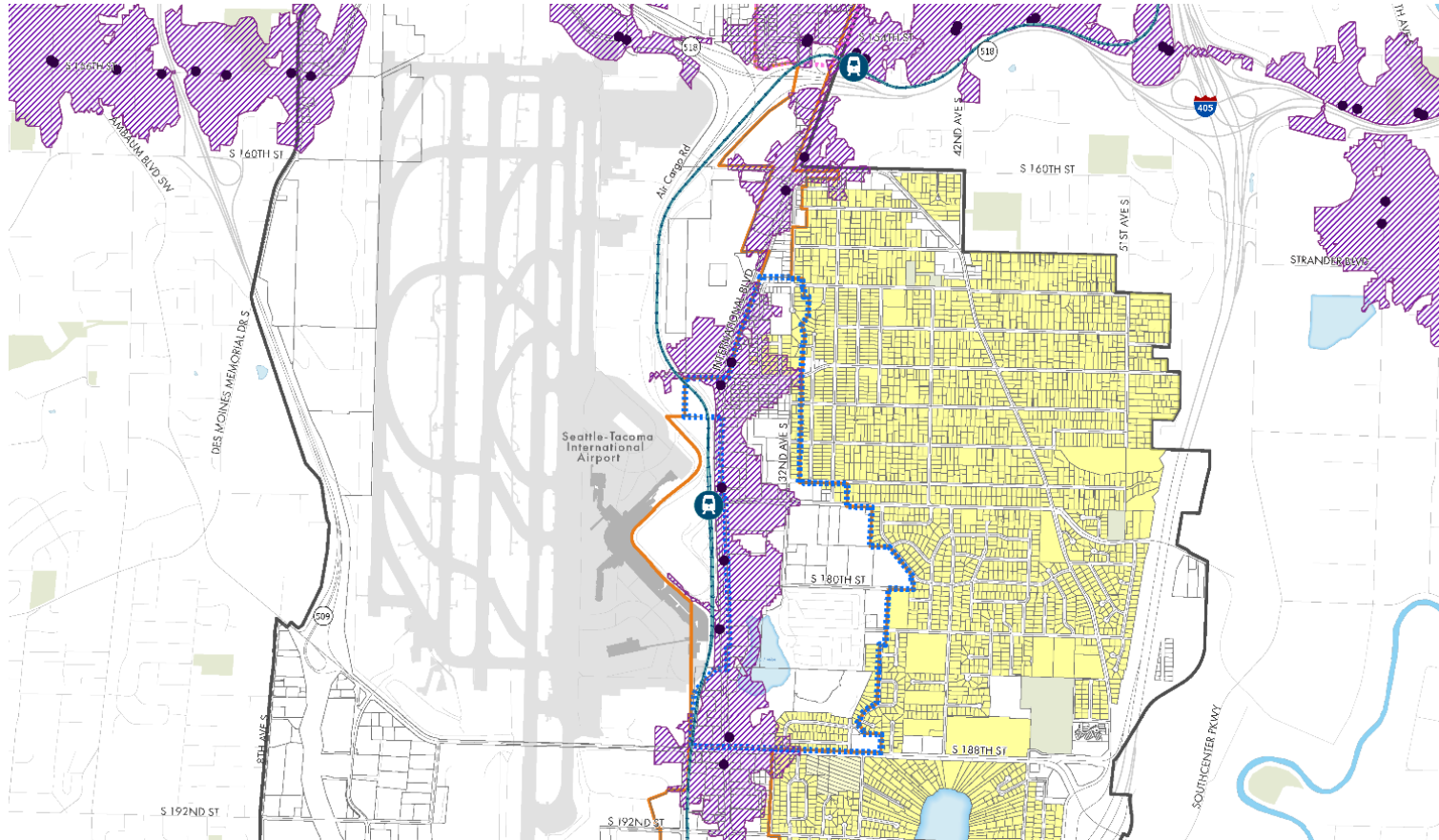
North SeaTac

- **Middle Housing Types: Up to 2 units per SF lot**
- **ADUs: Up to 2 ADUs**

- **Middle Housing Types: Up to 4 units per SF lot within $\frac{1}{4}$ mile of high-capacity transit**

BASELINE GROWTH SCENARIO—OPTION 1

MIDDLE HOUSING – POTENTIAL IMPLICATIONS



Central SeaTac

- **Middle Housing Types:** Up to 2 units per SF lot
- **ADUs:** Up to 2 ADUs
- **Middle Housing Types:** Up to 4 units per SF lot within ¼ mile of high-capacity transit

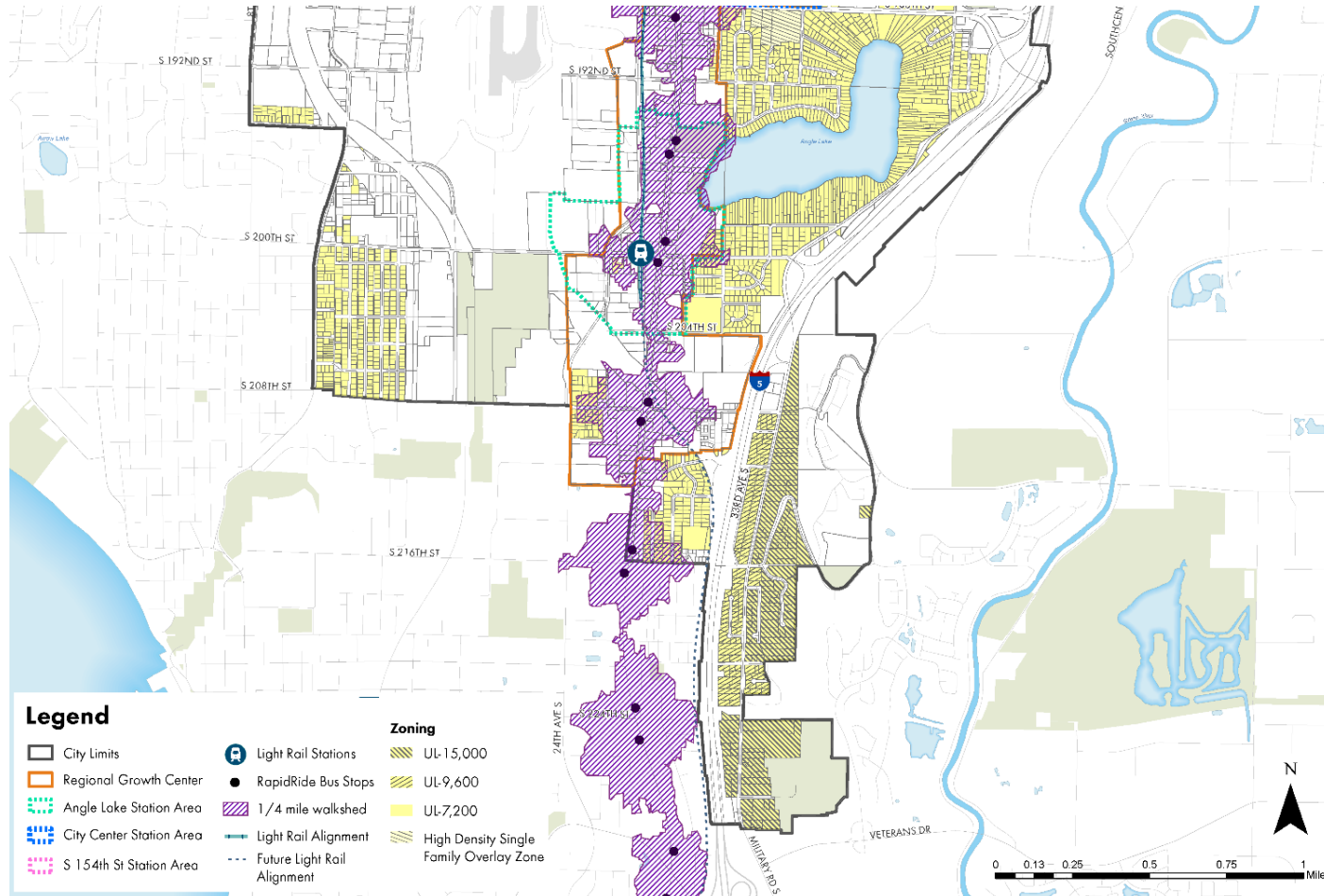
BASELINE GROWTH SCENARIO—OPTION 1

MIDDLE HOUSING – POTENTIAL IMPLICATIONS

South SeaTac

- **Middle Housing Types: Up to 2 units per SF lot**
- **ADUs: Up to 2 ADUs**

- **Middle Housing Types: Up to 4 units per SF lot within ¼ mile of high-capacity transit**



GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS

EXHIBIT 4b: Page 24 of 37
DATE: 2/15/2024

Same as Baseline Growth Scenario:

- Focus most growth into urban villages within Urban Center
- Implement State housing legislation and regional policies

Differences from Baseline Scenario:

- **Strengthen Complete Community Infrastructure & Services *OUTSIDE OF THE URBAN CENTER:***

Increase access to neighborhood services and diverse, affordable housing by maximizing existing neighborhood service centers

MAXIMIZE EXISTING NEIGHBORHOOD SERVICE CENTERS

- **Identify existing neighborhood-oriented service centers with diverse housing types** (or parcels with zoning/land use designations that allow this type of clustered development)
- **Explore changes that could add new neighborhood services and housing opportunities for residents within ½ mile walking distance** (such as code/land use designations/zoning/other changes)

EXISTING COMPLETE COMMUNITY POLICY GUIDANCE:
Increase walkable, ½ mile access to neighborhood services & diverse, affordable housing

Policy 2.2G: Encourage neighborhood-scale commercial development in appropriate locations outside of the Urban Center to serve needs of residents.

Policy 2.2F: Foster high quality, diverse, and affordable housing.

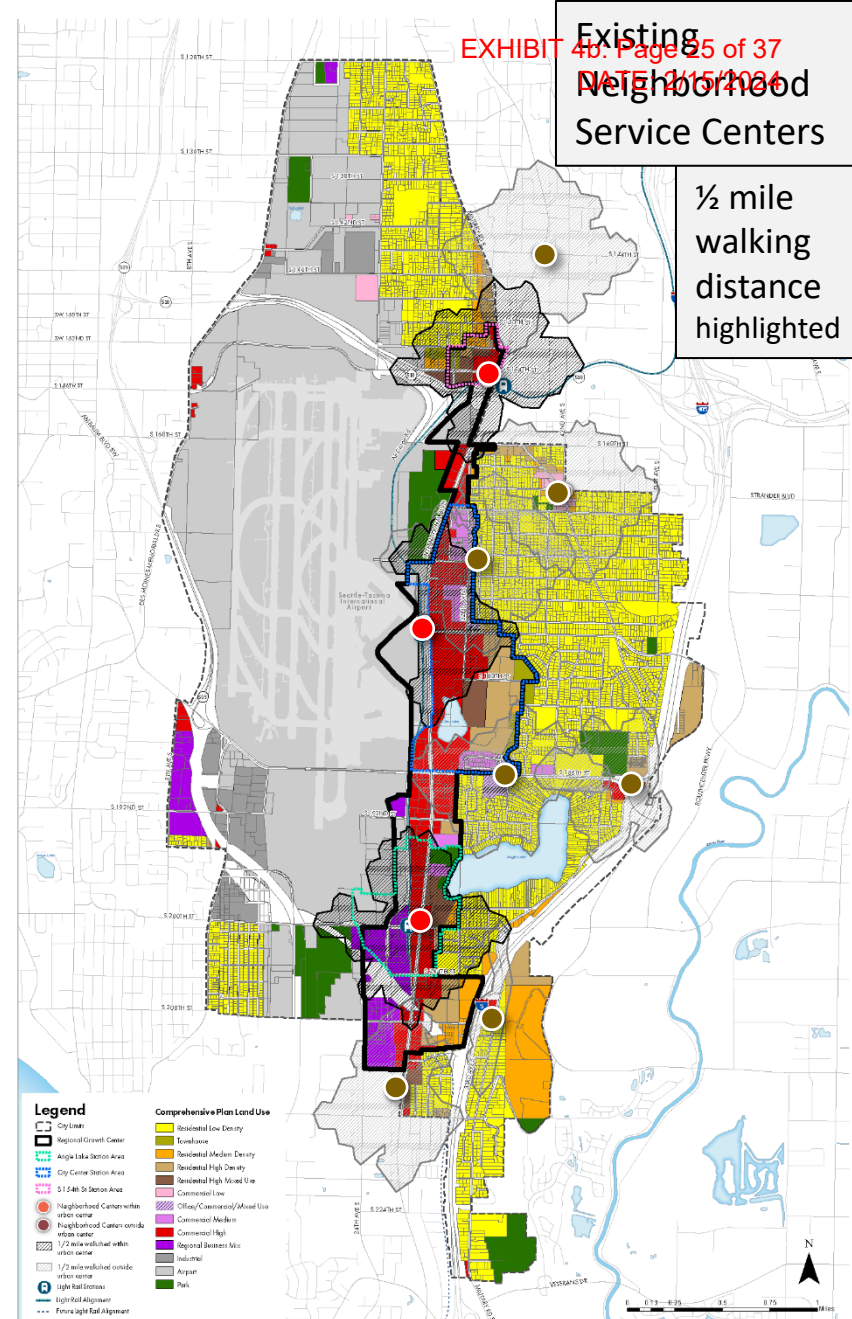
Implementing other Complete Community policies to be considered as part of growth scenario analysis

GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS

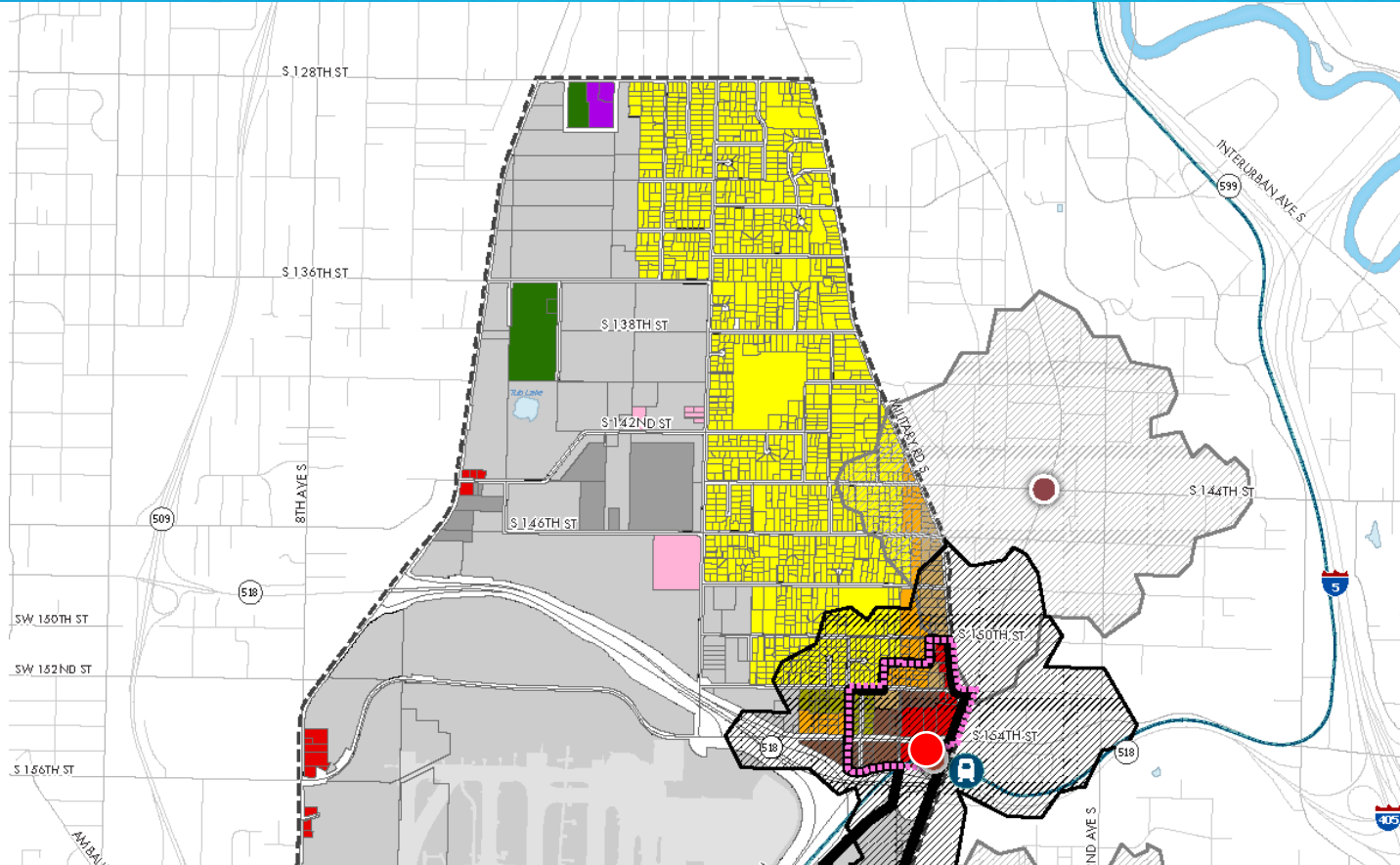
MAXIMIZE EXISTING NEIGHBORHOOD SERVICE CENTERS (cont.)

Where are “neighborhood service centers?”

- **In the Urban Center:** Adopted subarea plans identify mixed-use urban villages that are intended to provide “complete community” services to residents and visitors within and near subareas. Locations:
 - *North SeaTac:* S 154th Station Area
 - *Central SeaTac:* City Center
 - *South SeaTac:* Angle Lake Station Area
- **Outside of the Urban Center:** Neighborhood service centers are locations where existing services and housing types are clustered OR where current or potential zoning will allow those development types.
 - *Locations:* See following slides



GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS



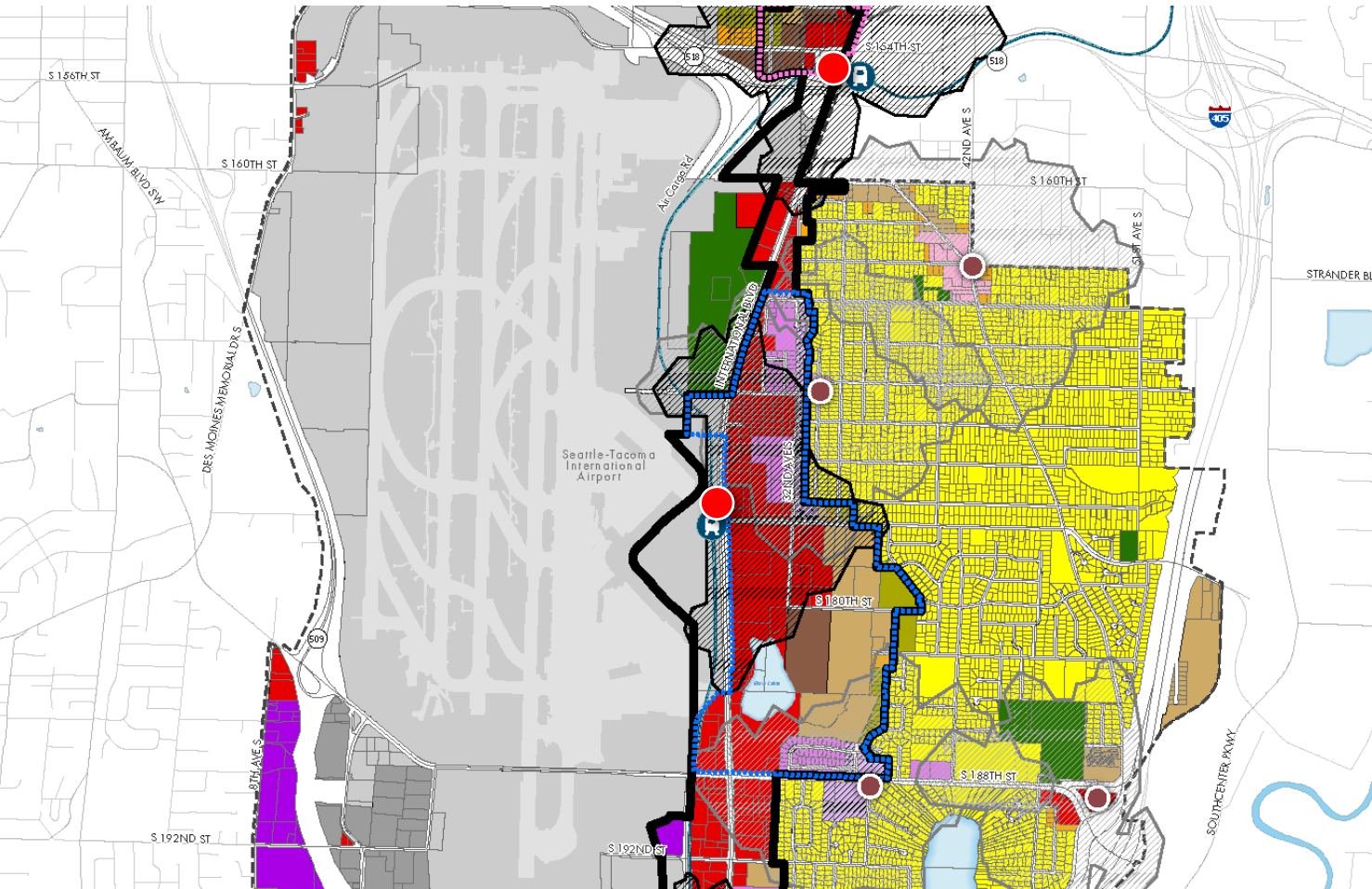
North SeaTac

Existing
Neighborhood
Service Centers
(+1/2 mile walksheds)

● S 154th Station
Area

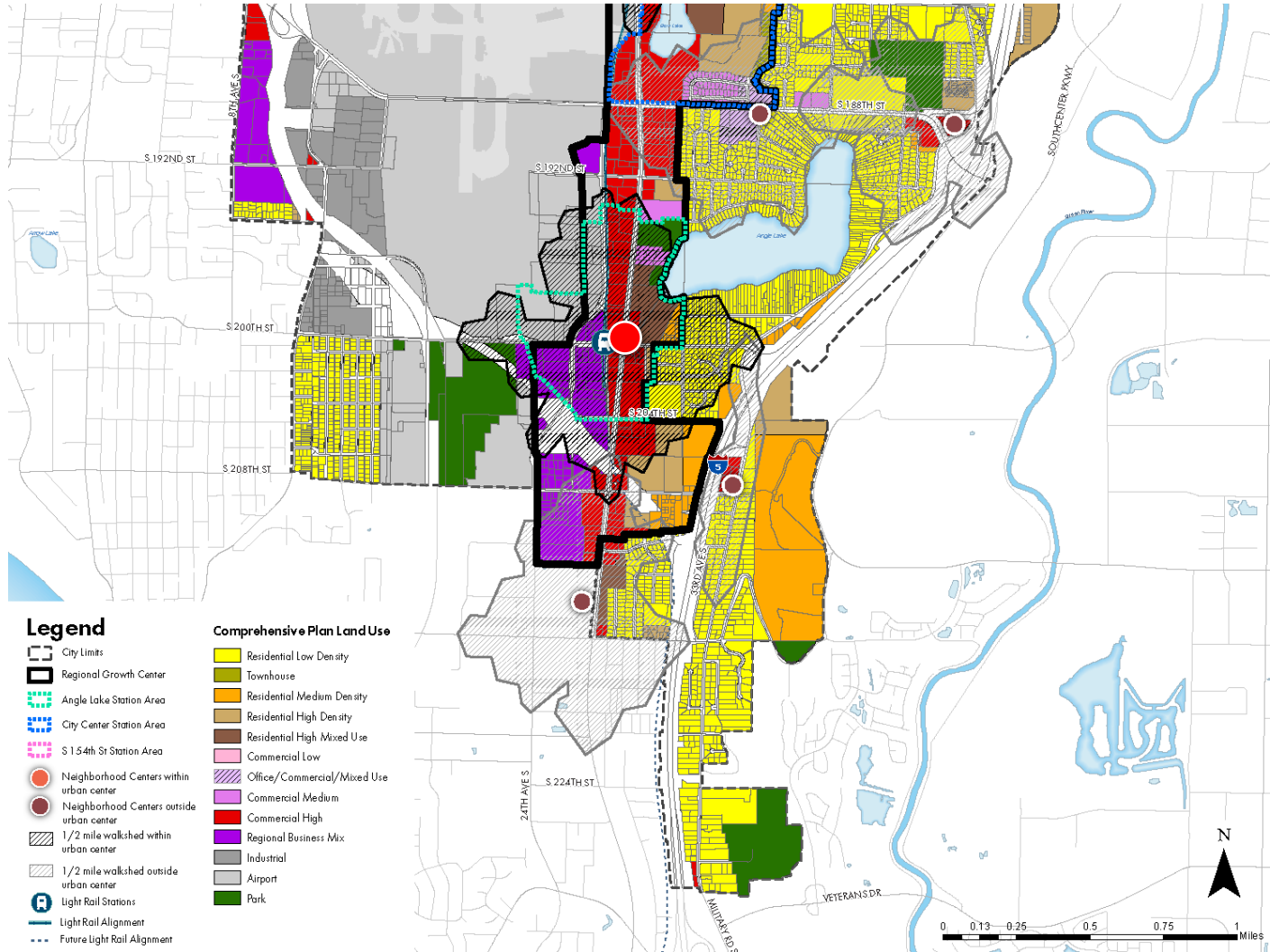
● Outside of SeaTac
Tukwila Village,
S 144th & Int'l Blvd

GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS



- ## Central SeaTac
- Existing
Neighborhood
Service Centers
(+1/2 mile walksheds)
- **City Center subarea, near light rail station**
 - **McMicken Heights, S 164th & Military**
 - **Intersection of S 170th & 33rd S**
 - **S 188th, near 36th S, near YMCA**
 - **S 188th, near City Hall & Valley Ridge Park**

GROWTH SCENARIO OPTION 2: “ADVANCE” ENVISION PROJECT GOALS



South SeaTac Existing Neighborhood Service Centers (+1/2 mile walksheds)

- Angle Lake Station Area
- S 188th, near YMCA & City Hall
- S 206th & Military, near Big Foot Java

Outside of SeaTac

- Des Moines Safeway cluster, S 216th & Int'l Blvd

Legend

- City Limits
- Regional Growth Center
- Angle Lake Station Area
- City Center Station Area
- S 154th St Station Area
- Neighborhood Centers within urban center
- Neighborhood Centers outside urban center
- 1/2 mile walkshed within urban center
- 1/2 mile walkshed outside urban center
- Light Rail Stations
- Light Rail Alignment
- Future Light Rail Alignment

Comprehensive Plan Land Use

- Residential Low Density
- Townhouse
- Residential Medium Density
- Residential High Density
- Residential High Mixed Use
- Commercial Low
- Office/Commercial/Mixed Use
- Commercial Medium
- Commercial High
- Regional Business Mix
- Industrial
- Airport
- Park

GROWTH SCENARIO OPTION 3: “OPTIMIZE” ENVISION PROJECT GOALS

EXHIBIT 4b: Page 29 of 37
DATE: 2/15/2024

MAXIMIZE EXISTING NEIGHBORHOOD CENTER & ADD OTHER NEW OPPORTUNITIES

Same Components Option 2

With Potential Additions

- **Address gaps in existing neighborhood service center locations:** Explore addition of neighborhood service centers outside of existing locations—places where ½ mile access is missing
 - Would allow new clusters of neighborhood-oriented services and housing types that could expand access and choices for people living nearby
- **Expand locations where 4 or more units of Middle Housing would be allowed**—such as in areas currently recognized as “transit communities,” ½ mile from high-capacity transit areas
- **Potentially other changes** to be explored by the Planning Commission in tonight’s meeting

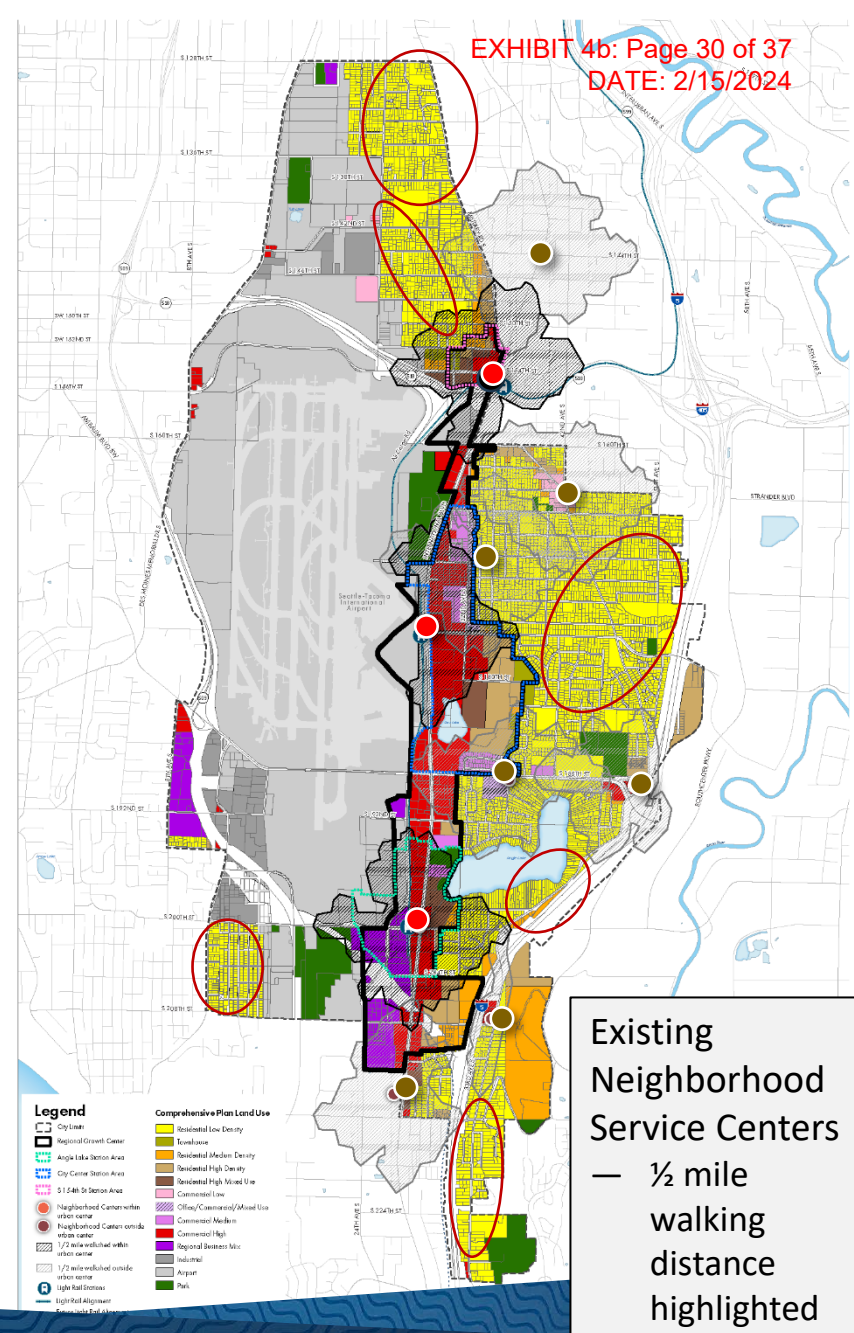


GROWTH SCENARIO OPTION 3:

“OPTIMIZE” ENVISION GOALS

ADDRESS GAPS OUTSIDE OF EXISTING NEIGHBORHOOD SERVICE AREAS

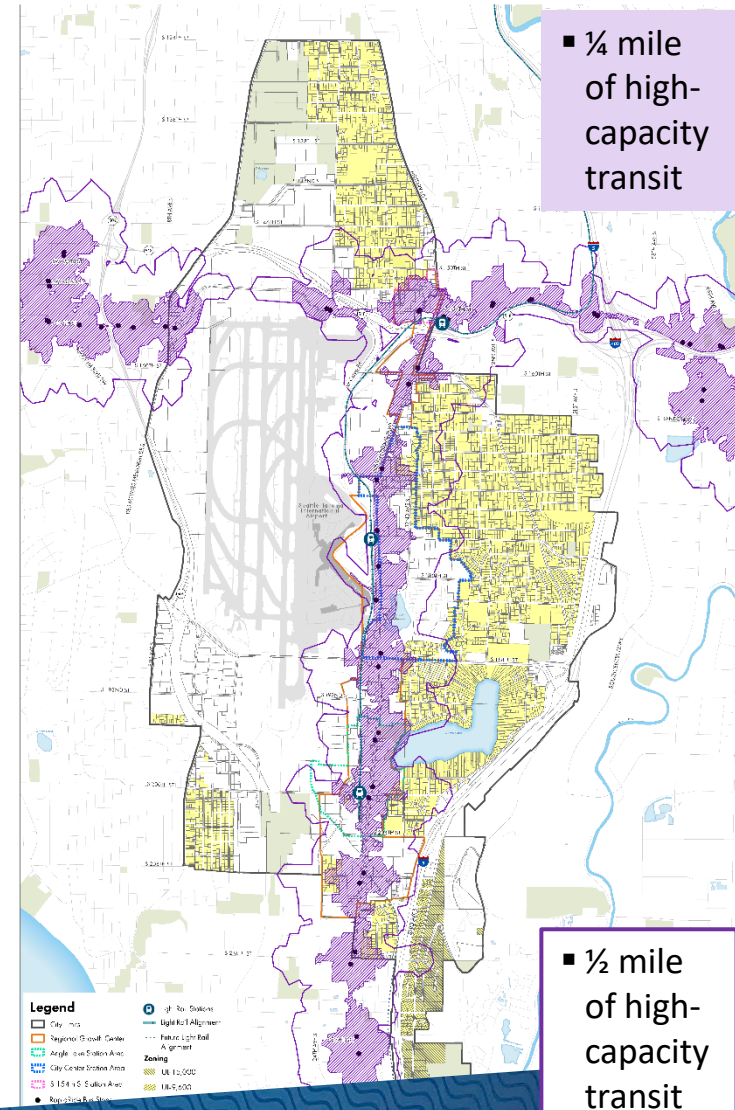
- Consider creating new opportunities for neighborhood service and housing clusters
 - Clusters could be larger or smaller in scale depending on neighborhood context
 - Like “corner stores” at intersections
- Explore:
 - Addressing locations outside of ½ mile walking distance to existing centers
 - Areas adjacent to gathering places like parks, locations near regular bus transit, intersections of frequently traveled roadways
 - Potentially other locations



GROWTH SCENARIO OPTION 3: “OPTIMIZE” ENVISION GOALS

EXPAND LOCATIONS WHERE 4 OR MORE UNITS OF MIDDLE HOUSING WOULD BE ALLOWED: WITHIN “TRANSIT COMMUNITIES”

- Consider allowing up to 4 units of middle housing ½ mile instead of ¼ mile from high-capacity transit
 - Most areas within ¼ mile already zoned for higher densities, so currently few options for up to 4-unit middle housing development per new legislation
- Expanding areas where 4 units are allowed to ½ mile from high-capacity transit is consistent with City goals as signatory of PSRC Growing Transit Communities Compact



PSRC GROWING TRANSIT COMMUNITIES COMPACT

In 2013, the City of SeaTac signed the PSRC Growing Transit Communities (GTC) Compact (approved by resolution)

GTC Compact:

Promotes transit communities that are mixed-use, transit-served neighborhoods

- Provide housing and transportation choices, and greater social and economic opportunity for current and future residents.
- **Transit communities are defined by a half-mile walking distance around high-capacity transit stations**
 - *High-Capacity Transit in SeaTac:* Light rail stations, RapidRide stops, and future Sound Transit “Stride” bus rapid transit on SR518



Foundation Strategies



Attract Growth



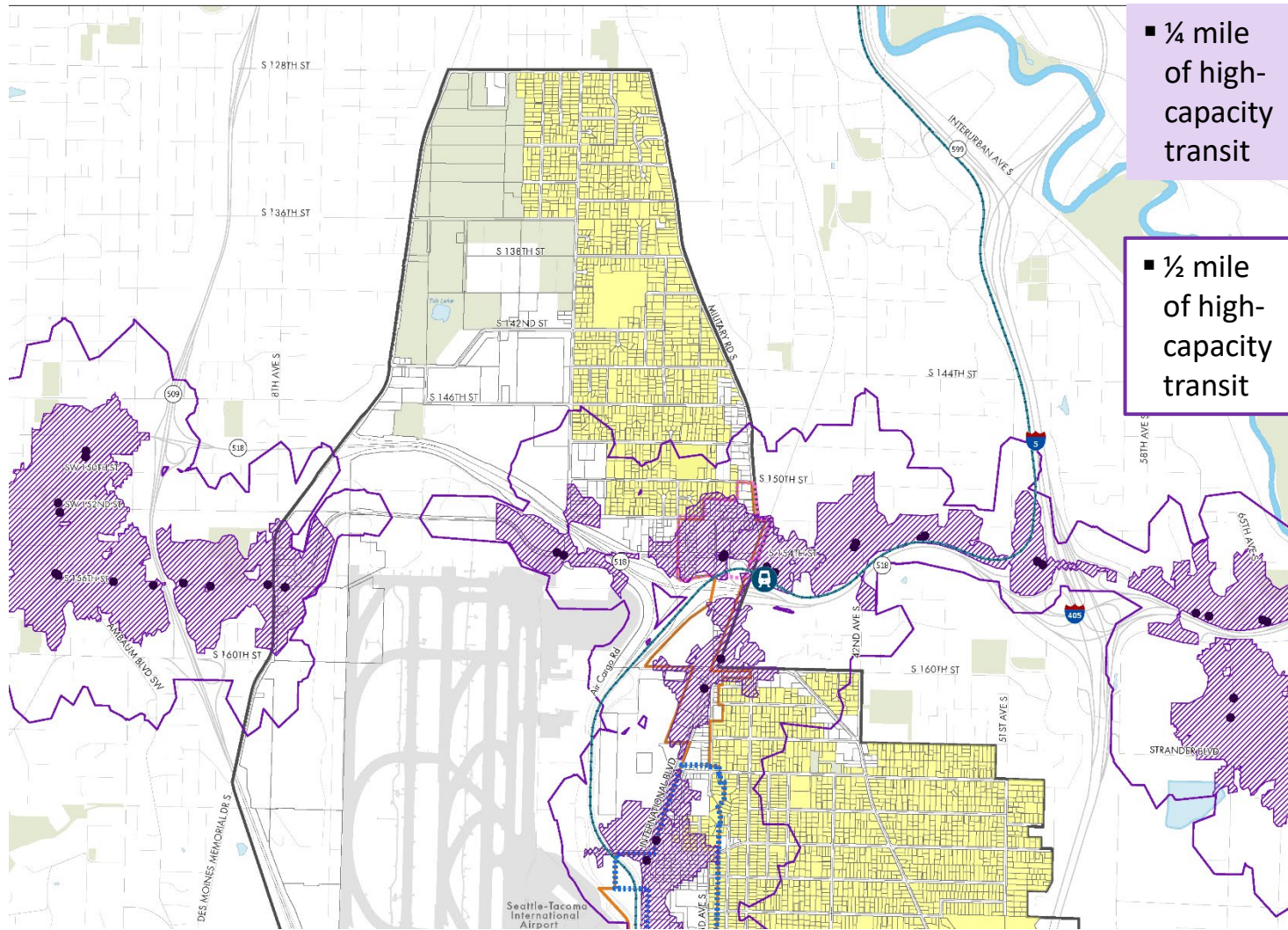
Housing Choices



Access to Opportunity

Growing Transit Communities

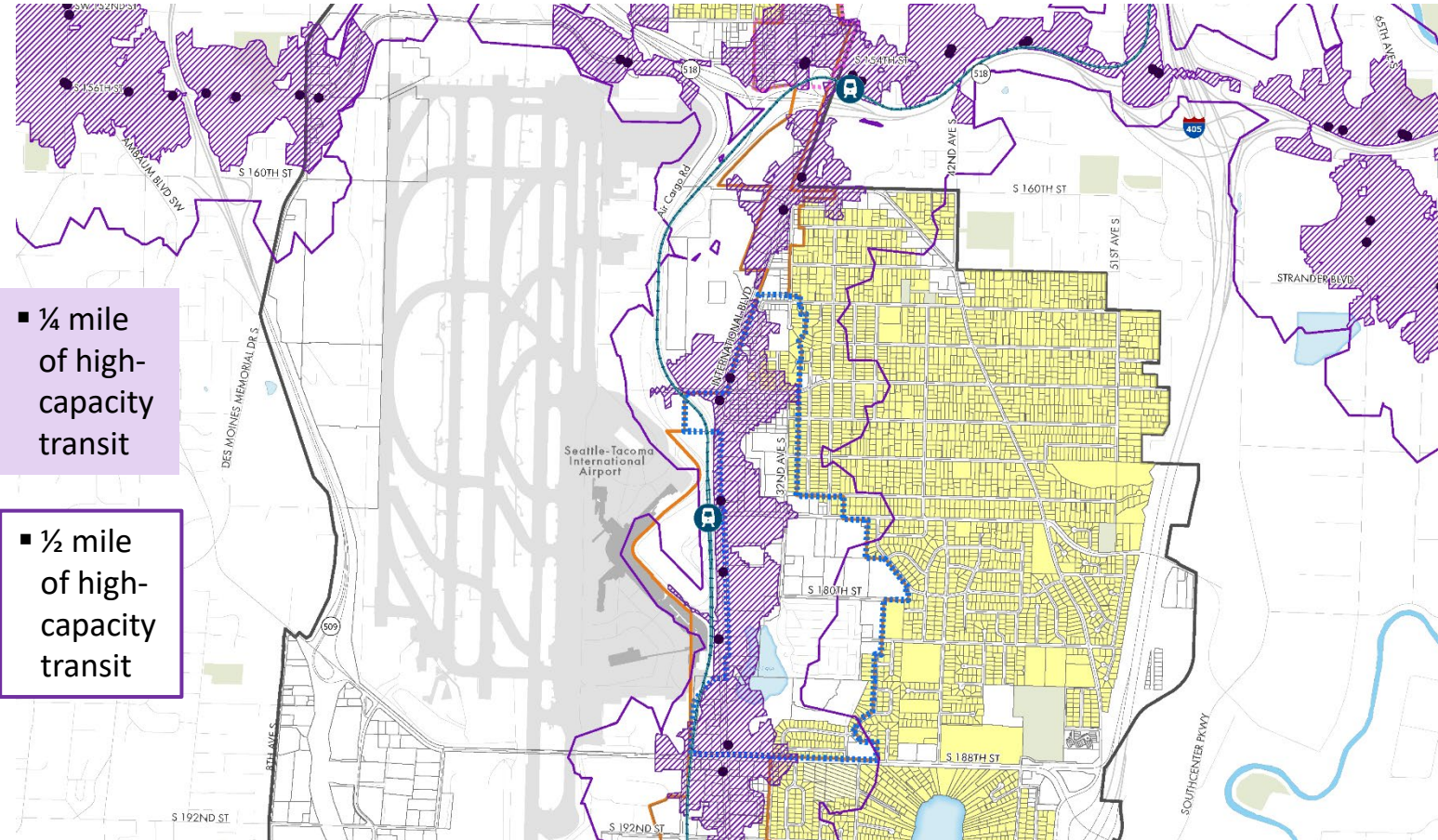
HALF MILE WALKSHEDS FROM HIGH-CAPACITY TRANSIT



North
SeaTac



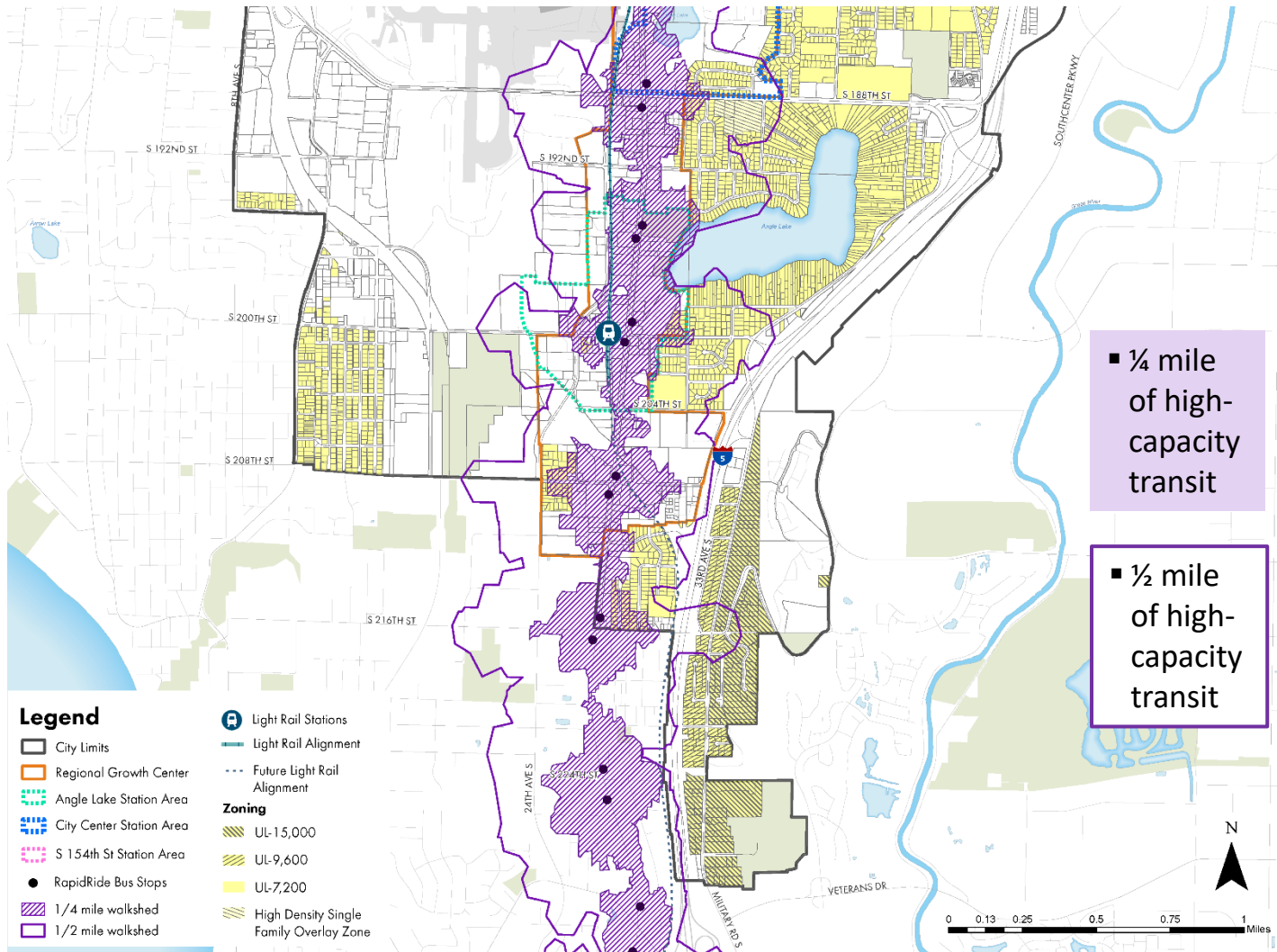
HALF MILE WALKSHEDS



Central
SeaTac

HALF MILE WALKSHEDS

South SeaTac



PC DIRECTION & ANTICIPATED NEXT STEPS

Planning Commission Confirmation of Growth Scenario Options for Further Exploration

On February 6, Planning Commission confirmed both Options 2 and 3 for additional technical analysis and community input.

- **Option 2: Advance Envision Project Goals**
- **Option 3: Optimize Envision Project Goals**

Next Steps

- **Analyze Growth Scenario Options:** Project staff will identify and analyze potential implications of growth scenarios, including assessments of transportation impacts using the Travel Demand Model recently completed by Transportation Master Plan update project team.
- **Community Input:** Online and in-person activities will be developed to ensure robust, inclusive opportunities for community learning and input on growth options over next few months.



Upcoming Online Community Learning Opportunity

- Recordings of recent Planning Commission growth scenario work sessions will be posted as “webinars” on the Envision project website:
- www.seatacwa.gov/seatac2044

POTENTIAL COMMITTEE ACTION

NO ACTION REQUESTED: This is an informational briefing.

REVIEWS TO DATE:

- **Envision SeaTac 2044: Major Comprehensive Plan Update Project:** 3/23/2023, 8/17/2023, 10/19/2023, 11/30/2023



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 2/15/2024
To: Planning and Economic Development (PED) Committee
From: Laura Stilwell, Associate Planner
Subject: Code Amendments: Sign Code

Purpose:

The City is proposing amendments to the SeaTac Zoning Code related to SMC 15.600, "Sign Code". The intent of these revisions is to bring the Sign Code into compliance with various Supreme and Circuit Court rulings regarding content neutrality in recent years. In addition to the proposed content neutrality-related amendments, this package includes amendments to clarify code applicability, ease staff and customer interpretation, and remove unnecessary and unused portions of the code.

Background

In 2015, the U.S. Supreme Court changed the way sign codes are analyzed for First Amendment issues in the *Reed v. Gilbert* case, in which the court ruled that regulation of different types of non-commercial speech violated the First Amendment. The basic principle is one of content neutrality: if a code enforcement officer must read the content of the sign in order to determine which category the sign falls under, and therefore which regulations apply, then the sign code regulation is content-based on its face and is subject to strict scrutiny. However, the *Reed* case did not address commercial sign code provisions. In *Contest Promotions v. City and County of San Francisco* (2017), the Ninth Circuit Court of Appeals affirmed that the strict scrutiny standard used in the *Reed* case only applies to non-commercial speech, and commercial speech does not receive the same protections. Finally, in 2021, *Reagan National Advertising v. City of Austin* affirmed that treating signs differently depending on location is content-neutral. Since the sign code needed to be updated to meet these code case, it was appropriate to resolve other issues that had been identified in the sign code over the years.

Planning Commission Review

The topic was discussed with the Planning Commission on nine occasions, including a public hearing held on January 16, 2024. No public testimony was received on this topic.

Planning Commission Recommendation

At their January 16, 2024 meeting, the Planning Commission recommended approval of the proposed code and forwarded the topic to the PED Committee.

Summary of Amendments

The following Sign Code amendments, as detailed in attachment A, are recommended by the Planning Commission:

- A. Content Neutrality: The intent of these revisions is to bring the Sign Code into compliance with various Supreme and Circuit Court rulings in recent years. This was accomplished by removing content-based language and categories. However, we have included some reformatting and code language changes as well in order to improve clarity, consistency, and predictability for applicants and staff. Additionally, new Temporary Sign standards were introduced.

- B. Electronic Message Signs: Amendments were made to enhance electronic sign standards based on best practices, including those focused on shielding light sources. The proposed amendments provide stronger and more detailed standards than existing regulations. Furthermore, electronic sign approval processes were streamlined by removing regulations which have never been used and/or enforced.
- C. Clean-Up: Amendments include those necessary to clarify code applicability, ease staff and customer interpretation, and remove unnecessary and unused portions of the code. Clarifications were made to confusing or vague regulations and/or definition in order to enhance code users' understanding. Additionally, corrections were made to resolve conflicting regulations, as well as removing redundant regulations. Finally, administrative cleanup was organized by adding omissions from previous amendments, fixing typos, updating or creating cross references, minor reorganization, and changes for code consistency.
- D. Freestanding/Monument Signs: Clarifications were made to vague definitions in order to enhance code users' understanding. Certain sections were consolidated or eliminated for reorganization purposes in order to improve clarity and wayfinding. Furthermore, clarifying language was added throughout to enhance Code users' understanding of requirements. Finally, enhanced design regulations were introduced, providing stronger, more detailed standards than the existing regulations.
- E. Building-Mounted Signs: Amendments were made to the definitions by consolidating and modifying existing definitions to reduce redundancy. Approval processes for building-mounted signs were streamlined by removing regulations which have never been used and/or enforced for unused sign surface area. Finally, clarifying language was added to enhance code users' understanding of requirements.

Staff Recommendation

Staff recommends that the PED committee review and recommend adoption of the code amendments for SMC 15.600 "Sign Code", as shown in Exhibit A, and placement of the Ordinance on the consent agenda of a future Regular Council Meeting.

Packet Materials

1. Exhibit A – Draft code amendments
2. Presentation

Chapter 15.600

SIGN CODE

Sections:

15.600.005	Purpose
15.600.010	Authority, and Application <u>and Exemptions</u>
15.600.015	Definitions
15.600.020	General Sign Provisions
15.600.030	Commercial/Office/Industrial Zone Classification Signs
15.600.040	Multi-Family Residential Zone Classification Signs
15.600.050	Single-Family Residential Zone Classification Signs
15.600.060	Signage Zero (0) to Five (5) Feet Front Property Line Setback Criteria <u>Noncommercial Speech Sign Standards</u>
15.600.070	Secondary Signage <u>Temporary Sign Standards</u>
15.600.080	Political Signs <u>Electronic Message Signs</u>
15.600.090	Real Estate Signs <u>Prohibited Signs</u>
15.600.100	Garage and Yard Sale Signs <u>Nonconforming Signs</u>
15.600.110	Exempt Signs or Displays
15.600.120	Prohibited Signs
15.600.130	Electronic Signs
15.600.140	Nonconforming Signs
15.600.150	Billboards
15.600.160	Sign Inventory Survey Costs
15.600.170 <u>15.600.110</u>	<u>Permits and Fees</u>
15.600.180	Requirements Applicable to All Signs
15.600.190 <u>15.600.120</u>	<u>Administration, Enforcement and Sign Removal</u>
15.600.200 <u>15.600.130</u>	<u>Variance from Sign Code</u>
15.600.210	Appeals

15.600.005 Purpose

A. This chapter shall be known as the SeaTac Sign Code, may be cited as such, and will be referred to herein as “this code.”

B. The purpose and scope of this code is to protect the health, safety, property and welfare of the citizens of the City of SeaTac (hereafter “City”), by establishing standards for the design, placement, size and maintenance of all signs and sign structures in the City. Furthermore, it is the purpose of the regulations, standards and criteria of this code to permit and encourage the design of signs which are responsive to the needs of the public in locating a business establishment by identification, address and product and/or services information. (Ord. 15-1018 § 1)

C. This code aims to address emerging trends in electronic message sign technologies and provide regulations that facilitate the use of such technologies while ensuring protection of motorists and pedestrians from the hazards of glare, startling bursts of light, and the use of virtual movement and animation intended to attract driver attention, to hold driver gaze, and/or to otherwise distract drivers from the safe operation of their vehicles. The code’s intent is to protect neighborhoods, surrounding development and the night sky from nuisance factors associated with such glare, movement and animation of electronic message signs.

D. This chapter is not intended to and shall not be interpreted to restrict noncommercial speech on the basis of its content, viewpoint, or message. No part of this chapter shall be construed to favor commercial speech over non-commercial speech.

15.600.010 Authority, ~~and~~ Application and Exemptions

A. The provisions of this chapter shall apply to all exterior signs visible from public or private streets, and all signs in the interior of a building intended to be viewed from the exterior within the jurisdictional limits of the City, regardless of the type or nature.

~~B. All signs not specifically defined and allowed or exempted by this code are prohibited.~~

~~€ B. Permits shall be required of all signs nine (9) square feet or greater in surface area, and illuminated or electronic signs of any size. Nonilluminated signs less than nine (9) square feet in surface area are not required to obtain a permit, but must meet all requirements of this code. (Ord. 15-1018 § 1)~~

~~C. Any classification of signs in this chapter which purports to permit commercial speech by reason of its content or identity of the sign user, or otherwise, shall be interpreted to allow noncommercial speech on the sign.~~

~~D. To the extent that any provision of this chapter is ambiguous, the term shall be interpreted not to regulate speech on the basis of the content of the message.~~

~~E. All signs not specifically defined and allowed or exempted by this code are prohibited.~~

~~F. The following are exempted from the regulations and requirements of this chapter, but may be subject to regulation under other provisions of the SMC:~~

~~1. Traffic or pedestrian control signs or signals, signs in the public right-of-way indicating scenic or historic points of interest, or signs which are erected or placed by or on the order of a public officer in the performance of public duty;~~

~~2. Signs required by law;~~

~~3. Noncommercial public service signs, providing such signs are nonilluminated, nonelectronic, do not exceed eight (8) square feet in surface area and six (6) feet in height, and are limited to one (1) sign per street frontage;~~

~~4. Official public notices, official court notices or official sheriff's notices;~~

~~5. The flag of a government and other political or special purpose flags that are not intended to contribute to a commercial advertising display;~~

~~6. Plaques, tablets or inscriptions indicating the name of a building, its date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed three (3) square feet in surface area;~~

~~7. Nonilluminated "No Trespassing," "No Dumping," "No Parking," "Private Property," "Fire Lane," "Handicapped Parking," and other on-site informational signs, which shall not exceed three (3) square feet in surface area;~~

~~8. Holiday and community special event decorations that do not display a commercial message;~~

~~9. Sandwich-board signs worn by a person while walking the public ways of the City;~~

~~10. Existing theater marquees (monument and/or building-mounted);~~

~~11. Signs when internal to the site and not visible or legible at the ground level from public rights-of-way, parks, public easements, and public walkways.~~

~~12. Public art, such as murals of a non-commercial nature that do not conform to the definition of "sign."~~

~~C. Permits shall be required of all signs nine (9) square feet or greater in surface area, and illuminated or electronic message signs of any size. Nonilluminated signs less than nine (9) square feet in surface area are not required to obtain a permit, but must meet all requirements of this code. (Ord. 15-1018 § 1)~~

15.600.015 Definitions

In addition to the land use definitions in Chapter 15.105 SMC, the following definitions apply to this chapter: for any term defined in this section that is also defined in SMC Title 15, the definition in this section shall control. Words not defined herein shall have their common and ordinary meaning.

Aerial Displays

Signs in this category include balloons, pennants, spinners, strings of flags, streamers, tubes, and other devices affected by the movement of the air or other atmospheric or mechanical means.

Animation

Movement or the appearance of movement of a sign display through the use of patterns of lights, changes in color or light intensity, computerized special effects, video display, or through any other method; except for the scrolling of a static message or scene onto or off a sign board in one (1) direction per message. Note that animation is prohibited per SMC ~~15.600.120(D)~~ 15.600.090(D), Prohibited Signs.

Area of Facade

The area of that continuous front, side or back surface, including doors and windows, but excluding any roof area and structures or elevators or air-conditioning equipment thereon; provided, that in the case of a roof sign, the surface area of the facade shall be the area of that continuous front, side or back surface immediately beneath the roof, including doors and windows, but excluding the roof area and structures for elevators or air conditioning thereon.

Area or Surface Area of Sign

The area of a sign excluding sign support structures, which do not form part of the sign proper or the display. Surface area shall be measured as follows:

- A. The “surface area” of the sign is determined by the height times the width of a typical rectangular sign or other appropriate mathematical computation of surface area for nonrectangular signs.
- B. “Surface area” includes only one (1) face of a double-faced sign where the faces of the sign are parallel. If any face is offset from parallel by more than five (5) degrees, such face shall be counted as a separate surface area.
- C. “Surface area” of a sign with more than two (2) faces, such as a cube or pyramid, shall be calculated as the sum of the surface area of all faces, divided by two (2).
- D. In the event of an irregular, three (3) dimensional object that serves as signage, where the surface area is not readily measurable, the surface area shall be calculated by the largest area of the three (3) dimensional object visible from any one (1) viewing angle.

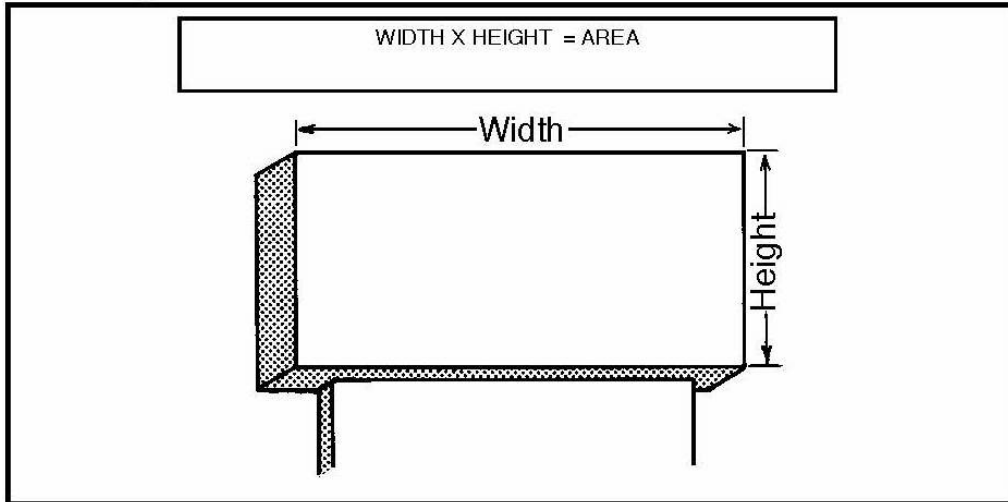


Figure: SIGN SURFACE AREA CALCULATION

Awning

A roof like cover that projects from the wall of a building for the purpose of shielding a door or window from the elements. See Figure: AWNING.

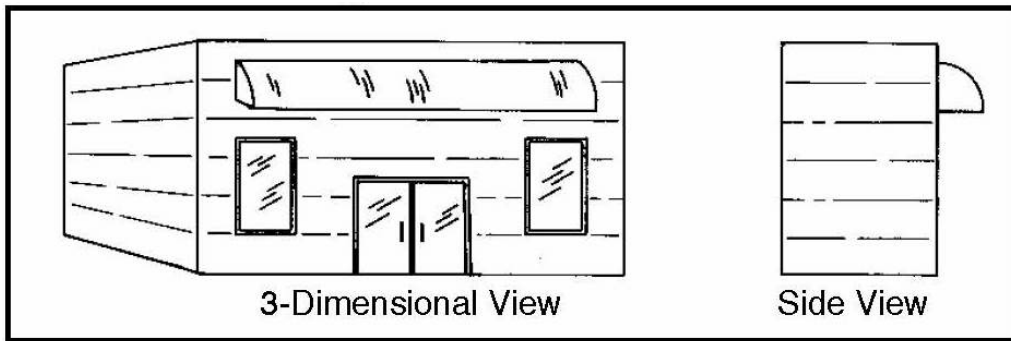


Figure: AWNING

Awning Sign

Any sign erected upon, or against, an awning, which is a roof-like cover that projects from the wall of a building for the purpose of shielding a door or window from the elements.



Figure: AWNING SIGN

Banner

A sign of a nonpermanent nature constructed of nonrigid materials.

Banner, Decorative Pole-Mounted

A cloth or fabric banner without text or corporate logos mounted to a pole and secured at the top and bottom.

Billboard

Generally, a large permanent outdoor advertising sign, containing a message, commercial or otherwise, unrelated to the use or activity on the property on which the sign is located, and which is customarily leased for commercial purposes, but not including attached directional signs (not within the billboard face) as defined herein. The approximate sizes of the billboard faces range from twelve (12) to fourteen (14) feet in height and twenty four (24) to forty eight (48) feet in width. The sign area is generally larger than that of a freestanding sign, and is pole-mounted.

Building-Mounted Sign

A single or multiple faced sign of a permanent nature, made of rigid material, attached to the facade of a building or the face of a marquee. A sign affixed to or erected against the wall of a building. Included in this definition are signs of a commercial nature painted directly on a wall.

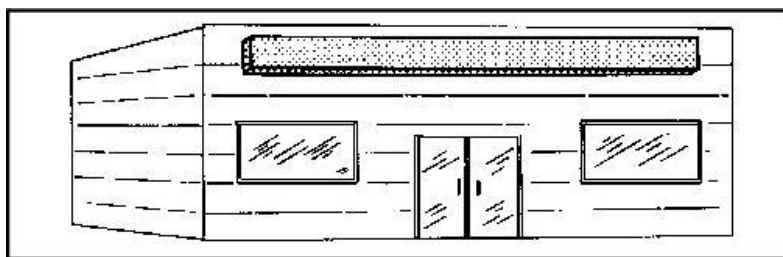


Figure: BUILDING MOUNTED (WALL) SIGN

Canopy

~~A freestanding structure affording protection from the elements to persons or property thereunder.~~

Canopy-Mounted Sign

Any sign or awning erected upon or against a canopy, which is a freestanding structure affording protection from the elements to persons or property thereunder.

Commercial Sign

Any sign, display, or device designed, intended or used to encourage or promote purchase or use of goods or services.

Community Use

A public community center, library, museum, park, City Hall, fire station or other public use operated for the benefit of the community.

Construction Sign

An informational sign which identifies the architect, engineers, contractors and other individuals or firms involved with the construction of a building, or announcing the character of the building or enterprise, which is erected during the building construction period.

Dawn to Dusk

That time of the day between sunrise and sunset.

Directional Sign

A single or double faced Any sign not exceeding nine (9) square feet in surface area that is designed for the purpose of to guide or direct providing direction and/or orientation for pedestrian or vehicular traffic to an area, place or convenience.

A. Interior Directional Sign

Directional signs oriented to the interior of a site and at least thirty (30) feet from the right of way, or not readable from the street.

B. Perimeter Directional Sign

Directional signs oriented to and readable from the street.

Display

The visual information shown on a sign, including text, graphics, pictures, lights and background.

Electronic Message Sign

An electronic changeable copy sign containing a that displays information with alphanumeric characters, including keyboard generated punctuation and symbols, and static images, graphics, logos, or symbols and which may consist of a pattern of lights using different combinations of light-emitting diodes (LEDs), fiber optics, and light bulbs, or other technology capable of displaying static images, graphics, logos, and symbols that can be changed by electrical, electronic or computerized process. See SMC 15.600.130 15.600.080, Electronic Message Signs, for requirements regarding electronic message signs.

Facade

The exterior wall face of a building, extending from the ground to the top of the parapet or eaves, but not including any portion of the roof. Each side of a building (i.e., each architectural elevation) is considered one (1) facade (see Figure: FACADE). For buildings with more than one (1) occupant, the facade for each occupant shall be that portion of the exterior wall face between the points where the interior walls between tenants intersect with the exterior wall.

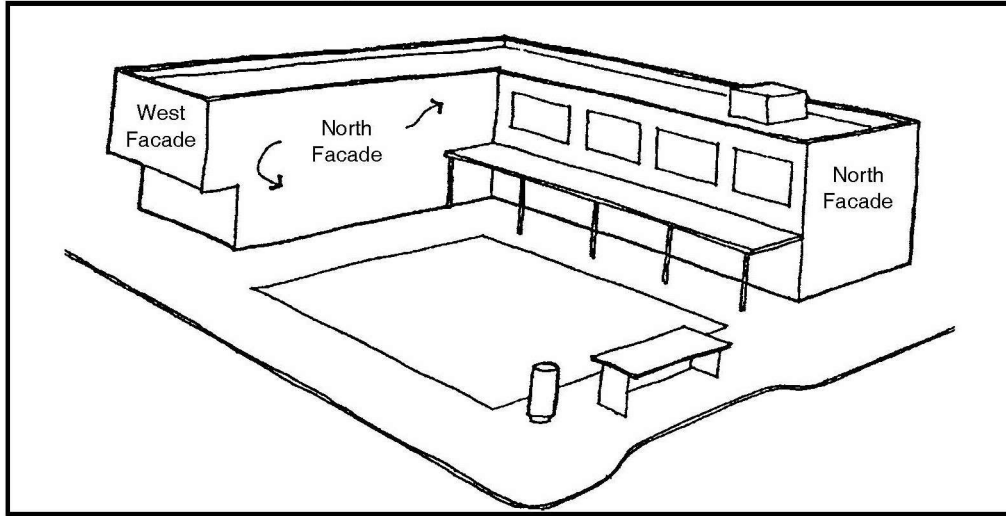


Figure: FACADE

Flashing

A sign display that appears for less than one and one-half (1-1/2) consecutive seconds.

Foot Candle

A unit of light density incident on a plane (assumed to be horizontal unless otherwise specified), and measurable with an illuminance meter, a.k.a light meter.

Freestanding Sign

A sign permanently mounted directly into the ground, or supported by one or more poles posts, pylons columns, braces or a solid base other vertical structures or supports, and not attached to or dependent for support from any building. Freestanding signs include those signs otherwise known as “pedestal signs,” “pole signs,” “pylon signs,” and “monument signs.”

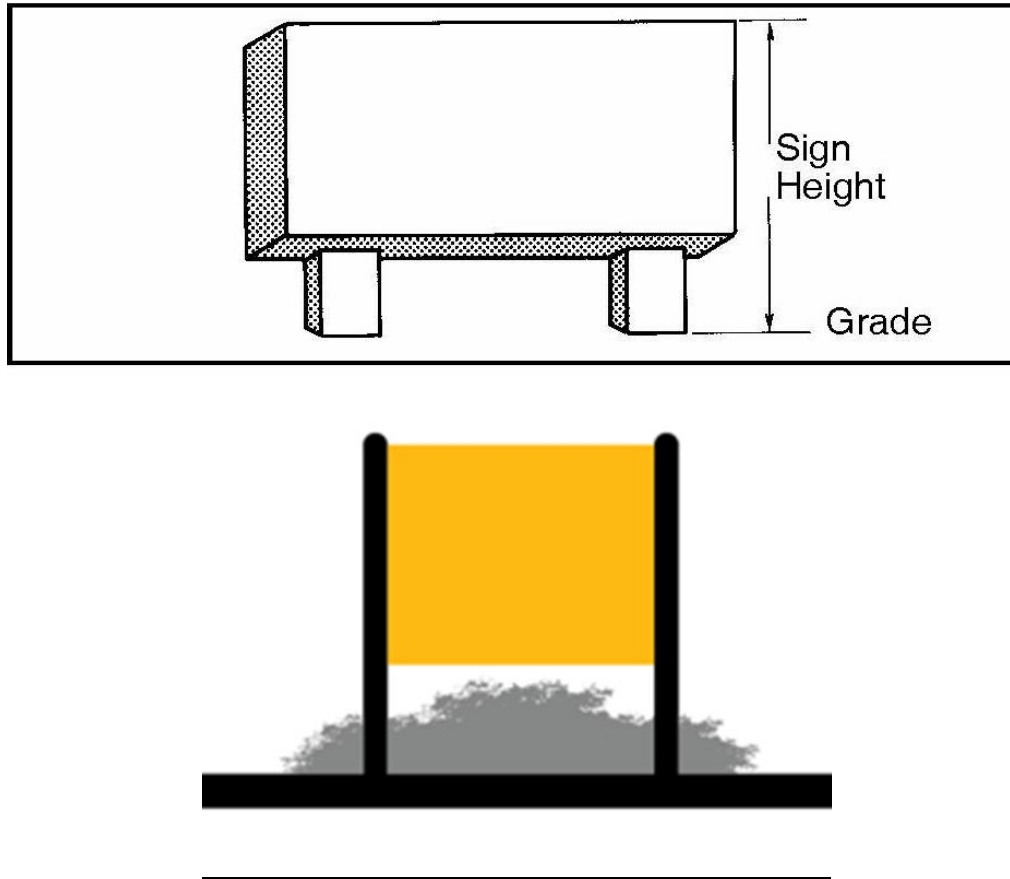


Figure: FREESTANDING SIGN

Grade (Ground Level)

The elevation or level of the street (or parking lot) closest to the sign to which reference is made. In cases where the property on which the sign is located is lower than the immediately adjacent street level, the ground level shall be considered the street level to facilitate visibility of signage. In no case shall a sign be higher than twenty-five (25) feet from the lowest grade of the property adjacent to the street level where the sign is proposed.

Height of Sign

The vertical distance from the grade to the highest point of a sign or any vertical projection thereof, including its supporting columns, or the vertical distance from the relative ground level in the immediate vicinity.

Holographic Display

Any display that creates a three (3) dimensional image through projection. (Note: Holographic displays are prohibited by SMC ~~15.600.120(F)~~ 15.600.090(F), Prohibited Signs.)

Inflatable Object

An inflatable object larger than eighteen (18) inches in diameter, such as a blimp, large air balloon or inflatable sport equipment, used to attract attention to a special event or grand opening.

Informational Sign

A single or double faced small sign of a noncommercial nature not exceeding nine (9) square feet in surface area without advertising, intended primarily for the convenience of the public or to ensure the orderly operation of the

site, including but not limited to signs designating restrooms, address numbers, hours of operation, business directories, help wanted, public telephone, instructions regarding parking. Also included are property control and warning signs such as “no trespassing,” “no dumping,” etc.

A. — Interior Informational Sign

~~Informational signs oriented to the interior of a site and at least thirty (30) feet from the right of way or not readable from the street.~~

B. — Perimeter Informational Sign

~~Informational signs oriented to and readable from the street.~~

Marquee

~~A permanent roof like structure extending from part of a wall of a building a maximum of six (6) feet and supported solely by the building.~~

Marquee Sign

Any sign that forms part of or is integrated into a marquee, which is a permanent roof-like projecting structure attached to a building, and that does not extend above the height or beyond the limits of such marquee. Also considered an extension of a building-mounted sign.

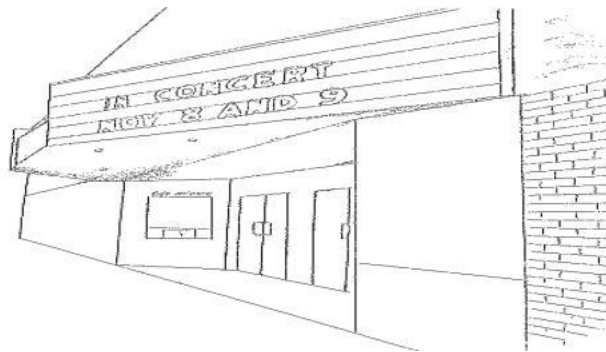


Figure: ~~MARQUEE~~/MARQUEE SIGN

Message

~~In an electronic message sign, a set of sequential displays that convey related information about a product, service or company.~~

Monument Sign

~~A type of freestanding ground mounted, fixed sign that is above ground level and is with a height ranging from five (5) to fifteen (15) feet above the average ground elevation. The base (not included in the sign surface area calculation) is attached to the ground as a wide base of solid construction. by means of a wide base of solid appearance, with no open space between the sign and the ground.~~

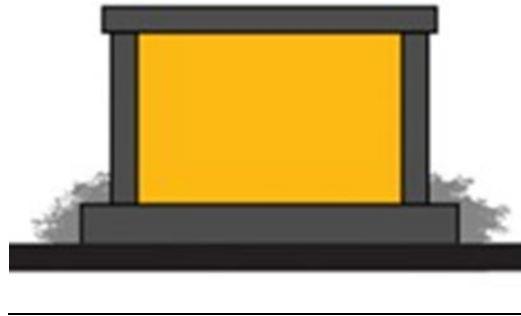
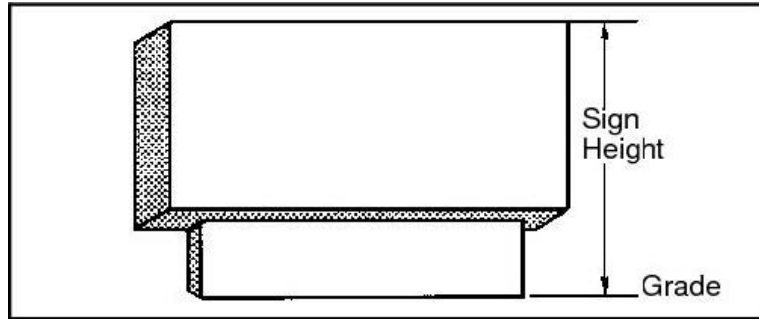


Figure: MONUMENT SIGN

Multiple Building Complex

A group of structures housing more than one (1) type of retail business, office or commercial venture, and generally under one (1) ownership and control.

Multiple Occupancy Building

A single structure housing more than one (1) type of retail business office or commercial venture.

Mural

~~A design or representation, without letters, numbers, or trademarked graphics, that is painted or drawn on the exterior of a structure facade that does not advertise a business, product, service, or activity of the business contained within the building or structure. A mural may have the signature of the person painting the sign, or copyright ownership of the mural painting.~~

Mural Sign

~~A design, or representation with letters, numbers, or trademarked graphics, that is painted or drawn on the exterior of a structure facade that advertises the business, product, service, or activity contained within the building or structure. A mural sign will include the name of the business or activity being conducted within the building or structure. Off premises mural signs are not permitted.~~

Neighborhood Unit

~~A section or area within a multi family development:-~~

~~A. Where the section or area is geographically different or separated from other sections or areas in the development; or~~

~~B. Where the dwelling units have characteristics distinguishing them from the dwelling units in other sections or areas of the development.~~

Noncommercial Public Service Sign

Noncommercial signs devoted to religious, charitable, cultural, governmental or educational messages.

Noncommercial Sign

A sign which contains no message, statement, or expression related to commercial interests. Noncommercial signs include, but are not limited to, signs expressing political views, religious views, or information about and/or announcements of public agencies.

Office Building

An office building as defined by the City of SeaTac Zoning Code.

Parapet

~~That portion of a building wall which extends above the roof of the building on all building facades (see Figure: PARAPET).~~

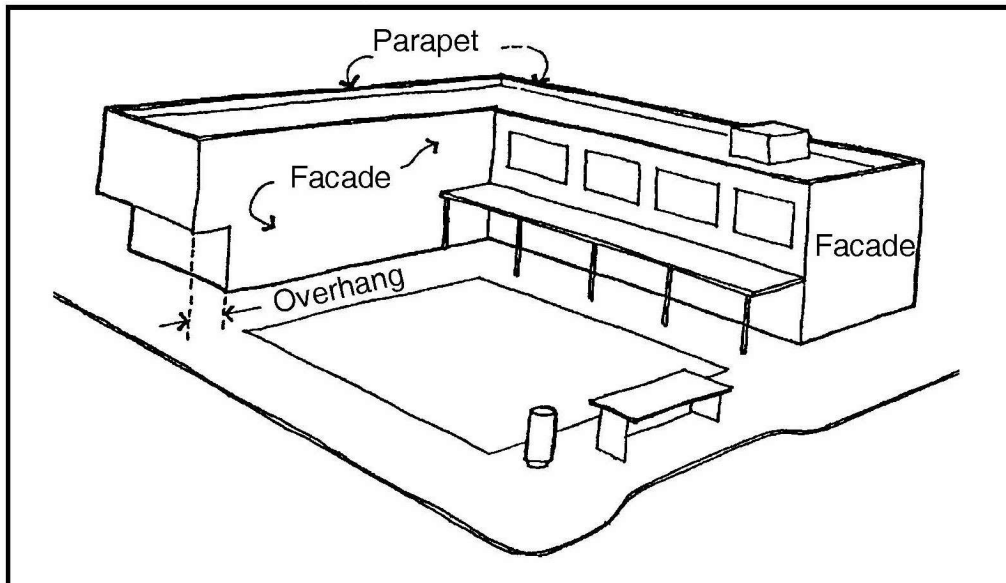
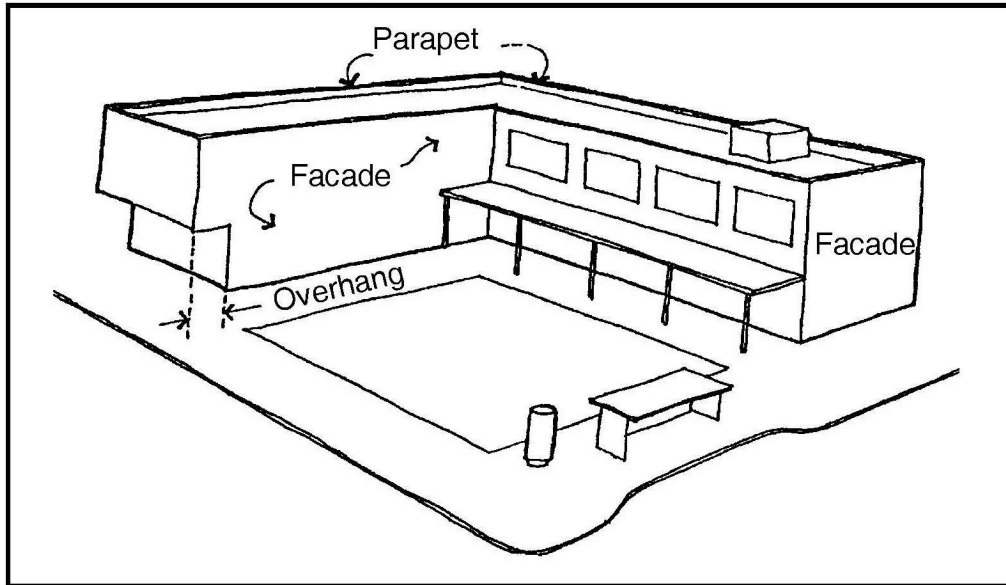


Figure: PARAPET

Parapet Sign

Any sign erected upon the parapet of a building, which is that portion of a building wall which extends above the roof of the building on all building facades; not to exceed the height of any roof structures housing building/ventilation equipment.



Pennants

~~A triangular tapering flag made of any lightweight fabric or other nonrigid material suspended in a series from a rope, wire, or string.~~

Penthouse

~~A structure on top of a building roof which houses an elevator shaft or similar form.~~

Permanent Sign(s)

All permitted monument/freestanding and building-mounted signs (see SMC 15.600.030, Commercial/Office/Industrial Zone Classification Signs and 15.600.040, Multi-Family Residential Zone Classification Signs).

Political Sign

~~Signs advertising a candidate or candidates for public elective office or a political party, or signs urging a particular vote on a public issue decided by ballot.~~

Portable Sign

~~A movable sign that is not permanently attached to a structure or the ground. Portable signs include A-frame signs and signs mounted on a portable base, but not portable readerboards.~~

Porte-Cochere Sign

Any sign erected upon a porte-cochere, which is a covering structure projecting horizontally from and attached to a building, affording protection from the elements; typically used for loading and unloading of vehicles.

Primary Sign(s)

~~All permitted permanent monument/freestanding and building-mounted signs (see SMC 15.600.030, Commercial/Office/Industrial Zone Classification Signs and 15.600.040, Multi-Family Residential Zone Classification Signs).~~

Property Line

The line denoting the limits of legal ownership of property.

Readerboard

A sign or part of a sign on which the letters are replaceable by manual means, such as changing magnetic letters on a sign board.

Roof Sign

A sign or sign structure erected above a roof, parapet, canopy or porte-cochere of a building or structure.

Scrolling

The vertical movement of a static message or display on an electronic message sign.

~~Secondary Signs~~

~~Allowable signage not falling within the definition of a primary sign; includes directional and informational signs, as well as temporary signs and displays (see SMC 15.600.070, Secondary Signage).~~

Sign

~~All surfaces/structures (permitted, exempt, or prohibited) regulated by this chapter that have letters, figures, design, symbols, trademark or devices intended to attract attention to any activity, service, place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever.~~

Any communication device, structure, or fixture which is intended for commercial or non-commercial use; using graphics, written copy, letters, numbers, figures, symbols, logos, or registered trademarks. Painted wall designs or patterns which do not represent a product, service or registered trademark, and which do not identify the user, are not considered signs.

Sign Copy

Any combination of letters, numerals, words, symbols, pictures, emblems or other characters that constitute a message in either permanent or removable form.

Sign, Off-Premises

~~A Any sign which displays a message relating to a use of property or sale of goods or services at a location other than that on which the sign is located that directs attention to a business, commodity, service, activity or entertainment not conducted, sold or offered upon the premises where the sign is located.~~

Sign, On-Premises

~~A Any sign which displays a message which is directly related to the use of the property on which it is located carries advertisements incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted at, services rendered, or goods sold or produced on the premises, or name of the person, firm or corporation occupying the premises.~~

~~Single Occupancy Building~~

~~A commercial building or structure with one (1) major enterprise. A building is classified as "single occupancy" only if:~~

- ~~A. — It has only one (1) occupant;~~
- ~~B. — It has no wall in common with another building; and~~
- ~~C. — It has no part of its roof in common with another building.~~

Subdivision Signs

Signs used to identify a land development of a residential nature.

Streamer

A long narrow strip of lightweight fabric or other material suspended in a series from a rope, wire, or string.

Surface Area

See "Area or Surface Area of Sign."

Surface Area of Facade

The area of that continuous front, side or back surface, including doors and windows, but excluding any roof area and structures or elevators or air conditioning equipment thereon; provided, that in the case of a roof sign, the surface area of the facade shall be the area of that continuous front, side or back surface immediately beneath the roof, including doors and windows, but excluding the roof area and structures for elevators or air conditioning thereon.

Temporary Freestanding Sign

A nonpermanent sign securely attached to the ground, intended for use for a limited period of time. A sign structure or device used for the display of messages or images, which is easily installed and removed and which is not intended or suitable for long-term or permanent display due to the sign construction, materials, placement, or installation. Any sign not covered by this definition is a permanent sign and must comply with the applicable permanent sign regulations.

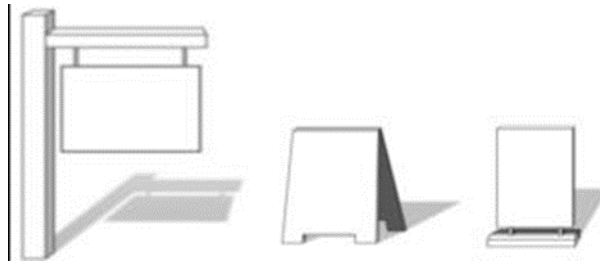


Figure: EXAMPLES OF TEMPORARY SIGNS

Traveling

The horizontal movement of a static message or display on an electronic message sign.

Window Sign

All signs located inside and affixed to or within three (3) feet of a window of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building. The term does not include merchandise located within three (3) feet of a window. (Ord. 15-1018 § 1)

15.600.020 General Sign Provisions

A. Requirements Applicable to All Signs.

1. Structural Requirements. The structure and erection of signs within the City shall be governed by the adopted Uniform Sign Code and Building Code. Compliance with the Uniform Sign Code and Building Code shall be a prerequisite to issuance of a sign permit under SMC 15.600.110, Permits and Fees.

2. **Electrical Requirements.** Electrical requirements for signs within the City shall be governed by Chapter 13.180 SMC, Electrical Code. Compliance with the Electrical Code shall be required by every sign utilizing electrical energy as a prerequisite to issuance of a sign permit under SMC 15.600.170, Permits and Fees.

3. **Sign Illumination.** Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare, or reflection of light on private or public property in the surrounding area, and so as to avoid unreasonably distracting pedestrians or motorists. "Undue brightness" is illumination in excess of that which is reasonably necessary to make the sign reasonably visible to the average person on an adjacent street. Additionally, electronic signs shall meet the standards of SMC 15.600.080, Electronic Message Signs.

4. **Sign Maintenance.** All signs, including signs heretofore installed, shall be constantly maintained in a state of security, safety, repair and professional appearance. If any sign is found not to be so maintained or is insecurely fastened or otherwise dangerous, it shall be the duty of the owner and/or occupant of the premises on which the sign is fastened to repair or remove the sign within five (5) days after receiving notice from the City Manager or designee. The premises surrounding a monument sign shall be free and clear of rubbish and any landscaping area free of weeds.

5. **Sign Obstructing View or Passage.** No sign shall be located so as to physically obstruct any door, window or exit from a building. No sign shall be located so as to be hazardous to a motorist's ingress or egress, or visibility of traffic flow during ingress or egress, from parking areas of any way open to the public. All signs shall comply with SMC 15.400.350, Sight Distance Requirements.

6. **Landscaping for Monument Signs.** All permanent monument signs shall include, as part of their design, general landscaping and curbs about their base to prevent automobiles from hitting the sign-supporting structure and to improve the overall appearance of the installation.

7. **Sign Inspection.** All sign users shall permit the periodic inspection of their signs by the City upon City staff request.

8. **Conflicting Provisions.** Whenever two (2) provisions of this code overlap or conflict with regard to size or placement of a sign, the more restrictive provision shall apply. (Ord. 15-1018 § 1)

AB. Number of Primary Permanent Signs.

1. Primary Permanent signage, consisting of monument/freestanding signage and facade/building-mounted signage, is allowed within the commercial/industrial/office zones, multi-family zones, and for ~~churches, schools and community~~ non-commercial uses in the single-family residential zones as described in SMC 15.600.030, Commercial/Office/Industrial Zone Classification Signs, 15.600.040, Multi-Family Residential Zone Classification Signs, and 15.600.050, Single-Family Residential Zone Classification Signs. Within these zoning classifications, only one (1) ~~monument/freestanding~~ sign is allowed per site, ~~as described in subsection (B) of this section.~~ See subsection C of this section for a definition of "site". Each business shall also be allowed the facade signage described within SMC 15.600.030(B)(2) or 15.600.040(B)(2).

2. Where a site has multiple street frontages, one (1) ~~monument/freestanding~~ sign shall be allowed on each street frontage, providing that there shall be a minimum of one hundred ~~forty (100)~~ (150) feet between each freestanding sign, drawn in a straight line between the closest edges of the signs.

3. In a residential site of one hundred (100) dwelling units or greater, where the dwelling units are clustered into defined neighborhoods ~~units~~, only one (1) ~~monument/freestanding~~ sign shall be allowed to identify each neighborhood ~~unit~~ containing at least thirty-five (35) residential dwelling units.

C. Monument Sign Design. Any monument sign must be "integrated" (that is, all elements of the sign must be incorporated in a single design).

1. Monument signs shall include design elements that effectively frame the sign on both faces. Alternatively, signs that have a substantial framing element on one side may meet this provision.

2. Monument signs shall integrate a top, middle, and bottom element. The top could include a distinctive sign cap and/or include the name of a multi-tenant center. The middle can include a consistent framing technique for an individual sign or multiple signs in a multi-tenant center. The bottom could include a distinctive base design with special materials and/or design.

Signs less than six feet tall are exempt from this provision.

3. Monument signs shall include durable high-quality materials such as stone, brick, concrete, or steel and a design that relates to and/or complements the design of on-site buildings and/or is coordinated with other site design elements (such as distinctive lighting, monuments, wayfinding signs).

4. All permanent monument signs shall include, as part of their design, general landscaping and curbs about their base to prevent automobiles from hitting the sign-supporting structure and to improve the overall appearance of the installation.

5. Posts or other supports must be architecturally covered, painted, or otherwise treated to prevent weathering, and to coordinate with the design of the sign.

D. Setbacks.

1. Interior lots (as per SMC 15.110.030): Five (5) feet from the front property line; ten (10) feet from the side property lines.

2. Corner lots: Five (5) feet from all property lines.

3. A sign may be set back between zero (0) feet and five (5) feet from the front property line, provided the applicant provides justification and documented proof that the sign's placement will not hinder vision clearance (as per SMC 15.400.350) for existing and future development on the site.

B E. Site. A site shall be considered to be the largest applicable area of the following:

1. A single business located on one (1) or more tax parcels;

2. Multiple uses sharing the area of one (1) or more tax parcels, whether in a multiple-occupancy building, a multiple-building complex, or other common use of a parcel for business operations.

~~C. **Secondary Signage.** Secondary signage shall be allowed in commercial/industrial/office zones, multi-family zones, and for churches, schools and community uses in the single-family residential zones as described in SMC 15.600.070, Secondary Signage.~~

~~D. **Informational Signs.** Informational signs are not included in the number of primary signs so long as the following conditions are met:~~

~~1. **Interior Informational Sign.** Informational signs oriented to the interior of a site and at least thirty (30) feet from the right of way or not readable from the street.~~

~~a. The sign shall not exceed nine (9) square feet in surface area.~~

~~2. **Perimeter Informational Sign.** Informational signs oriented to and readable from the street.~~

~~a. The sign shall not exceed three (3) square feet in surface area, and the number of perimeter informational signs shall not exceed one (1) per street frontage.~~

~~Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.~~

~~3. The sign shall be located on the subject site, and meet all other standards of the code.~~

~~D E.~~ **Directional Signs.** Directional signs are not included in the number of ~~primary permanent~~ signs so long as the following conditions are met:

~~1. **Interior Directional Sign.** Directional signs oriented to the interior of a site and at least thirty (30) feet from the right of way, or not readable from the street.~~

~~a. The sign shall not exceed nine (9) square feet in surface area.~~

~~2. **Perimeter Directional Sign.** Directional signs oriented to and readable from the street.~~

~~a. The sign shall not exceed six (6) sixteen (16) square feet in surface area;~~

~~b. Business identification shall comprise no more than twenty five percent (25%) of the sign;~~

~~e. The number of perimeter directional signs shall not exceed one (1) per entrance to a site, except that two (2) such directional signs shall be allowed if necessary for safety and oriented to traffic approaching the entrance from two (2) different directions.~~

~~Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.~~

1. The sign shall not exceed nine (9) square feet in surface area.

a. Business identification shall comprise no more than twenty-five percent (25%) of the sign.

2. The number of directional signs shall not exceed one (1) per entrance to a site, except that two (2) directional signs shall be allowed if necessary for safety and oriented to traffic approaching the entrance from two (2) different directions.

Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.

~~3. The sign is located on the premises to which the sign is intended to guide or direct pedestrian or vehicular traffic, and meets all other standards of the code. If a directional sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an interior directional sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations see SMC 15.600.070, Temporary Sign Standards, for requirements regarding temporary signs.~~

~~4. Where a property lacks direct street frontage, an off-premises directional sign may be approved through a variance process described in SMC 15.600.200 15.600.130, Variance from Sign Code.~~

~~D G.~~ **Street Identification.** Each enterprise, including each building in a multiple building complex, shall display and maintain on-premises street address number identification.

~~E H.~~ **Each Sign Complete.** In no case shall any sign contain a letter, word, or phrase that is continued onto another sign. (Ord. 15-1018 § 1)

15.600.030 Commercial/Office/Industrial Zone Classification Signs

A. General.

1. This section regulates signs in the following zones: NB, CB, CB-C, RBX, I, and O/CM.

2. **Illumination.** ~~Monument/freestanding~~ **Freestanding** and building-mounted signs in the commercial/office/industrial zones may be illuminated through internal and external illumination; provided, that such illumination does not create glare on adjacent properties or traffic corridors, and that the following conditions are met:

a. **Internal Illumination.** Internal illumination shall be allowed; provided, that if the sign is located adjacent to or across from a single-family zone, one (1) of the following methods shall be used:

- i. Only the lettering and symbols on the sign shall be illuminated; or
- ii. If the entire cabinet is illuminated, the background shall be a dark shade or color that minimizes glare, with the foreground (letters and symbols) being light or contrasting.

b. **External Illumination.** If external illumination is used, documentation shall be provided that clearly shows that light or glare from the external illumination will not impact traffic corridors or adjacent properties. ~~The type of external illumination shall be approved by the Director prior to issuance of a sign permit.~~

B. Standards.

1. **Monument and Freestanding Signs.** ~~Any monument or freestanding sign must be “integrated,” that is, all elements of the sign must be incorporated in a single design. Auxiliary projections or attachments not a part of a single design are prohibited. Poles or other supports must be architecturally covered, painted, or otherwise treated to prevent weathering, and to coordinate with the design of the sign.~~

~~a. — Setbacks.~~

~~i. — Interior lots: Five (5) feet from the front property line; ten (10) feet from the side property lines. Exception: Signs may be set back between zero (0) and five (5) feet from the front property line and five (5) feet from the side property line subject to the criteria contained in SMC 15.600.060, Signage — Zero (0) to Five (5) Feet Front Property Line Setback Criteria.~~

~~ii. — Corner lots: Five (5) feet from all property lines. Exception: Signs may be set back between zero (0) and five (5) feet from the front property line subject to the criteria contained in SMC 15.600.060, Signage — Zero (0) to Five (5) Feet Front Property Line Setback Criteria.~~

~~Sign projections shall not obstruct any access points as required in SMC 15.400.350, Sight Distance Requirements.~~

~~b a.~~ Maximum height: Fifteen (15) feet.

~~e b.~~ Maximum surface area:

- ~~i.~~ Eighty-five (85) square feet;
- ~~ii.~~ The size of electronic monument or freestanding signs is limited by SMC ~~15.600.130~~ 15.600.080, Electronic Message Signs.

2. **Building-Mounted Signs (Including Parapet, Awning, Marquee, Porte-Cochere, and Canopy-Mounted Signs).** The surface area of any building-mounted sign shall not exceed the figures derived from the following schedule. The size of electronic message signs for building-mounted signs is limited by SMC ~~15.600.130~~ 15.600.080, Electronic Message Signs.

Surface Area of Facade	Maximum Sign Surface Area
Less than 100 sf	30 sf
100 – 199 sf	35 sf + 11% of facade area over 100 sf
200 – 499 sf	40 sf + 12% of facade area over 200 sf
500 – 999 sf	80 sf + 11% of facade area over 500 sf
1,000 sf or greater	10% of facade

Additionally, the following conditions apply:

- a. In multiple occupancy buildings, the facade area for each tenant or user is derived by measuring only the surface area of the exterior facade of the premises actually used by the tenant or user. The sign displayed by the tenant or user must be located on the facade that was used to determine the size of the sign, except as provided in this section.
- b. Unused sign surface area for a facade may be used by any tenant or user within the same multiple occupancy building if: the display of the sign is necessary to reasonably identify and locate the use, and the provisions of this code do not provide the use with adequate sign display options.
 - i. ~~The applicant files with the City a written statement signed by the tenant or user permitted to utilize that sign area under this code permitting the applicant to utilize the unused sign surface area that is directly related to the tenant.~~
 - ii. ~~The display of a sign on that facade by the secondary sign user will not create a significant adverse impact on dependent sign users of that facade.~~
 - iii. ~~The display of a secondary sign is necessary to reasonably identify and locate the use, and the provisions of this code do not provide the use with adequate sign display options.~~
- c. **Sign Height — Parapet Signs.** The height of any building-mounted/canopy sign or parapet sign shall not extend above the highest exterior wall of the building. ~~Additionally, no parapet can be extended above the highest roof ventilation structure.~~
- d. No sign shall be mounted on top of a marquee, porte-cochere, canopy, roof, or other similar structure.
- e. Any building-mounted sign, including any marquee sign, or awning sign attached to a building, shall not project more than six (6) feet from the face of the building to which the sign is attached. Any structural supports shall be an integral part of the design or concealed from view.
- f. All parapet, marquee, and awning signs must be manufactured in such a way that they appear to be a part of the building itself.
- g. Any sign mounted to the facade of a freestanding canopy structure or the facade of a porte-cochere extending more than six (6) feet from a building shall not exceed ~~thirty (30) inches~~ 70 percent of the width or ~~in~~ height of the fascia the sign is mounted to so as to leave reveal on all sides of the sign and to maintain an appropriate balance between the sign and structure.

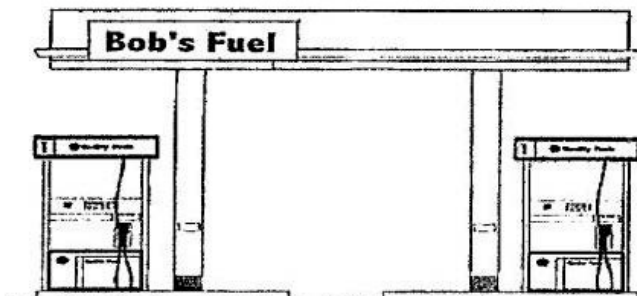




Figure: CANOPY SIGN

- h. Window signs shall be considered building-mounted signs for the purposes of this section, and shall be counted as part of the aggregate sign surface area allowed. Window signs shall not be mounted between three (3) feet and seven (7) feet of floor level on any floor of a building, unless such signage does not obstruct visibility through the majority of the window.
- i. Decorative lighting including neon and other accent lighting, and any lighted canopy or building panel, shall be considered a building-mounted sign for the purposes of this section, and shall be counted as part of the aggregate sign surface area allowed.
- ~~j. The width of any decorative lighting strip or accent shall be considered to extend six (6) inches beyond the limits of the actual strip, or accent, where the light flow is unencumbered in that direction.~~
- ~~k. In no case may the maximum sign surface area permitted on a building facade be exceeded. (Ord. 17-1023 § 1; Ord. 15-1018 § 1)~~

15.600.040 Multi-Family Residential Zone Classification Signs

A. General. This section applies to:

1. Multiple-family buildings and any commercial use, church, school or community use located in the T, UM, UH, CB, RBX, UL, NB, I and O/C/MU zone classifications.
2. A sign in these classifications may be internally illuminated, provided that:
 - a. The maximum size allowed for an internally illuminated sign shall be twenty-five (25) square feet.
 - b. The background of any internally illuminated sign shall be dark with only the letters or message of the sign illuminated.
 - c. Neon signage shall not be allowed.
 - d. Internal or external illumination shall not create glare on adjacent traffic corridors.
3. See SMC ~~15.600.130~~ 15.600.080, Electronic Message Signs, for separate size and other limitations regarding electronic signs.
4. The light source for any externally illuminated sign shall be shaded, shielded, directed or reduced so that the light source is not visible from a public street or adjoining residential property. If external illumination is used, documentation shall be provided that clearly shows that light or glare from the external illumination will not impact traffic corridors or adjacent properties. The type of external illumination shall be approved by the Director prior to issuance of a sign permit.

B. Standards.

1. **Monument and Freestanding Signs.** The following limits shall apply to monument and freestanding signs:

~~a. Setback: Five (5) feet from the property line. Exception: Signs may be set back between zero (0) and five (5) feet from the front property line subject to the criteria contained in SMC 15.600.060, Signage—Zero (0) to Five (5) Feet Front Property Line Setback Criteria.~~

~~b a.~~ Maximum sign height:

- ~~i. Fifteen (15) feet – primary permanent sign.~~
- ~~ii. Six (6) feet – neighborhood unit sign.~~

~~e b.~~ Maximum surface area:

- ~~i. Thirty-five (35) square feet for multi-family uses;~~
- ~~ii. Thirty-five (35) square feet for any nonresidential use not on an arterial street;~~
- ~~iii. Sixty (60) square feet for any nonresidential use fronting on a minor or collector arterial street as defined within the City of SeaTac Comprehensive Plan;~~
- ~~iv. Eighty-five (85) square feet for any nonresidential use fronting on a principal arterial street as defined in the City of SeaTac Comprehensive Plan;~~
- ~~v. See SMC 15.600.130 15.600.080, Electronic Message Signs, for size limitations on electronic signs;~~
- ~~vi. Twenty (20) square feet for neighborhood unit signs.~~

~~d c. Design. Any monument sign must be “integrated” (that is, all elements of the sign must be incorporated in a single design). Auxiliary projections or attachments not a part of a single design are prohibited, except under the following circumstances:~~

- ~~i. The monument sign is located on the primary access road to a multi-family development exceeding thirty (30) dwelling units; and~~
- ~~ii. Auxiliary projections or attachments provide a single architectural feature unique to the multi-family development; and~~
- ~~iii. The monument sign and auxiliary projections and attachments are on a scale commensurate with the size of the development.~~

~~Auxiliary projections or attachments shall be reviewed and approved by the Director.~~

2. **Building-Mounted Signs (Including Parapet, Awning, Marquee, Porte-Cochere, and Canopy-Mounted Signs).** The surface area of any building-mounted sign shall not exceed the figures derived from the following schedule. The size of electronic building-mounted signs is limited by SMC ~~15.600.130~~ 15.600.080, Electronic Message Signs.

Surface Area of Facade	Maximum Sign Surface Area
Less than 100 sf	21 sf
100 – 199 sf	21 sf + 9% of facade area over 100 sf
200 – 499 sf	30 sf + 10% of facade area over 200 sf
500 – 999 sf	60 sf + 9% of facade area over 500 sf
1,000 sf or greater	10% of facade

Additionally, the following conditions apply:

- a. In multiple occupancy buildings, the facade area for each tenant or user is derived by measuring only the surface area of the exterior facade of the premises actually used by the tenant or user, and the sign displayed by the tenant or user must be located on the facade used to determine the size of the sign, except as provided in this section.
- b. Unused sign surface area for a facade may be used by any tenant or user within the same multiple occupancy building, if: the display of the sign is necessary to reasonably identify and locate the use, and the provisions of this code do not provide the use with adequate sign display options.
 - i. ~~The applicant files with the City a written statement signed by the tenant or user permitted to utilize that sign area under this code permitting the applicant to utilize the unused sign surface area.~~
 - ii. ~~The display of a sign on that facade by the nondependent sign user will not create a significant adverse impact on dependent sign users of that facade.~~
 - iii. ~~The display of the nondependent sign is necessary to reasonably identify the use, and the provisions of this code do not provide the use with adequate sign display options.~~
- c. **Sign Height — Parapet Signs.** The height of any building-mounted/~~canopy or parapet~~ sign shall not extend above the highest exterior wall of the building. ~~Additionally, no parapet can be extended above the highest roof ventilation structure.~~
- d. No sign shall be mounted on top of a marquee, porte-cochere, canopy, roof, or other similar structure.
- e. Any building-mounted sign, ~~including any marquee sign, or awning sign attached to a building,~~ shall not project more than six (6) feet from the face of the building to which the sign is attached. Any structural supports shall be an integral part of the design or concealed from view.
- f. All parapet, marquee, and awning signs must be manufactured in such a way that they appear to be a part of the building itself.
- g. Any sign mounted to the facade of a freestanding canopy structure or the facade of a porte-cochere extending more than six (6) feet from a building shall not exceed thirty (30) inches in height.
- h. Window signs shall be considered building-mounted signs for the purposes of this section, and shall be counted as part of the aggregate sign surface area allowed. Window signs shall not be mounted between three (3) feet and seven (7) feet of floor level on any floor of a building, unless such signage does not obstruct visibility through the majority of the window.
- i. Decorative lighting including neon and other accent lighting, and lighted canopy or wall panels, shall be considered a building-mounted sign for the purposes of this section, and shall be counted as part of the aggregate sign surface area allowed. The width of any decorative lighting strip or accent shall be considered to extend six (6) inches beyond the limits of the actual strip or accent.
- j. ~~The width of any exposed neon sign, and any decorative or accent lighting where the light flow is unencumbered by a cover shall be considered to extend six (6) inches beyond the limits of the actual sign, strip, or accent, where the light flow is unencumbered in that direction.~~
- k. ~~In no case may the maximum sign surface area permitted on a building facade be exceeded. (Ord. 15-1018 § 1)~~

15.600.050 Single-Family Residential Zone Classification Signs

- A. In individual dwelling units within the residential UL and T zones, a sign with the occupant's name two (2) square feet is permitted.

- B. Each residential dwelling shall display and maintain on-premises street address number identification.
- ~~C. Each subdivision, development of five (5) or more units in a townhouse zone, or senior citizen multi-family complex is permitted a monument/freestanding sign at its major entrances, not to exceed thirty five (35) square feet per face and a total of seventy (70) square feet.~~
- ~~D. Churches, schools, community uses, and agricultural crop sales located within the UL and T zones shall be allowed the signage described and regulated under SMC 15.600.040, Multi-Family Residential Zone Classification Signs, and 15.600.070, Secondary Signage.~~
- E. Any home occupation shall be allowed the signage described and regulated in SMC 15.465.500(C), Home Occupations.
- F. Any daycare facility, bed and breakfast, short-term rental, or specialized instruction school (other than a specialized instruction school located at a former school district facility) within the UL or T zones shall be allowed a nine (9) square foot sign.
- G. Electronic message signs are not allowed, except as permitted by SMC ~~15.600.130~~ 15.600.080, Electronic Message Signs.
- H. Internally illuminated signs are not allowed except as permitted and regulated by SMC 15.600.040, Multi-Family Residential Zone Classification Signs, for churches, schools, and community uses ~~and agricultural crop sales~~.
- ~~I. One (1) temporary freestanding sign is allowed while a property is for sale, for rent, or under construction, per SMC 15.600.070(D)(3)(b).~~
- ~~J. Portable off-premises signs on private property no more than four (4) square feet in surface area and two (2) feet in height are allowed with the permission of the owner, if such signs are authorized under SMC 15.600.070(E)(4), grand opening/special events, SMC 15.600.080, Political Signs, SMC 15.600.090, Real Estate Signs, and SMC 15.600.100, Garage and Yard Sale Signs. (Ord. 15-1018 § 1)~~

~~15.600.060 Signage—Zero (0) to Five (5) Feet Front Property Line Setback Criteria~~

~~A sign may be set back between zero (0) feet and five (5) feet from the front property line, provided it conforms to all of the following criteria as determined by the Public Works Director and Director.~~

- ~~A. A survey of the location of the front property line, relative to the proposed sign, is prepared, staked in the field, and submitted by a surveyor licensed in Washington State.~~
- ~~B. A sight distance study by a licensed professional engineer verifying that the proposed sign location will not interfere with sight distances of pedestrians and vehicles at a public or private road intersection or at driveway approaches.~~
- ~~C. The sign is not located in an area where road right of way may be necessary for future road projects as currently identified by the City's 10-year transportation improvement plan.~~
- ~~D. The sign shall not preclude or interfere with any utility lines located within an easement, including but not limited to public water, sewer, storm drainage, electric, communication, or signalization. (Ord. 15-1018 § 1)~~

15.600.060 Noncommercial Speech Sign Standards

Noncommercial speech signs do not promote commercial products or services. The content of such signs is not regulated, but is subject to the following requirements:

- A. The sign area of all noncommercial speech signs on a lot shall not exceed thirty-two (32) square feet.
- B. The maximum height is limited to six (6) feet.

C. Noncommercial speech signs that do not comply with the requirements of this section shall be subject to the permit requirements, sign area, setback and other provisions of this chapter. All noncommercial speech signs shall comply with general sign regulations per SMC 15.600.020.

D. For requirements regarding temporary noncommercial speech signs, see SMC 15.600.070, Temporary Sign Standards.

~~15.600.070 Secondary Signage~~

~~A. General.~~

~~1. In addition to the primary signage allowed, the following secondary signage shall be allowed within the parameters specified for each site in the commercial/office/industrial zones, multi-family residential zones, and for churches, schools, community uses, and agricultural crop sales in the single-family residential zones.~~

~~2. **Permits.** Signs and displays that meet the standards of this subsection do not require a permit, if they are not illuminated, except that the placement of pole-mounted banners and decorative flags shall be approved through a sign permit to ensure code compliance.~~

~~3. **Illumination of Secondary Signage.**~~

~~a. Secondary signage shall not be illuminated, except as set forth in the following section.~~

~~b. The following secondary signage may be illuminated; provided, that such illumination is approved through issuance of an electrical permit and meets the standards of SMC 15.600.030(A) for commercial/office/industrial zones and SMC 15.600.040(A) for multi-family zones.~~

~~i. Illumination of permanent directional and informational signs.~~

~~ii. External illumination of decorative flags.~~

~~e. Secondary signage shall not be electronic.~~

~~4. Readerboard signs shall not be allowed as secondary signs.~~

~~5. **Quality and Condition.**~~

~~a. All signs under this section must appear to be professionally produced and must be maintained in an appearance of newness, free of tears, holes, mold, dirt, decay, chipped paint, fading, sagging, and other signs of wear.~~

~~b. The City may, at its discretion, and without notice, remove any temporary or portable sign not in compliance with this section.~~

~~**B. Informational Signs.** Informational signs are not included in the number of primary signs so long as the following conditions are met:~~

~~1. **Interior Informational Sign.** The sign shall not exceed nine (9) square feet in surface area.~~

~~2. **Perimeter Informational Sign.** The sign shall not exceed three (3) square feet in surface area, and the number of perimeter informational signs shall not exceed one (1) per street frontage.~~

~~Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.~~

~~3. The sign shall be located on the subject site, and meet all other standards of the code. If an informational sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an interior informational sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations.~~

C.—**Directional Signs.** Directional signs are not included in the number of primary signs so long as the following conditions are met:

1.—**Interior Directional Sign.** The sign shall not exceed nine (9) square feet in surface area.

2.—**Perimeter Directional Sign.**

a.— The sign shall not exceed six (6) square feet in surface area;

b.— Business identification shall comprise no more than twenty five percent (25%) of the sign;

c.— The number of perimeter directional signs shall not exceed one (1) per entrance to a site, except that two (2) such directional signs shall be allowed if necessary for safety and oriented to traffic approaching the entrance from two (2) different directions.

Additional signs oriented to the street may be allowed only if shown to be necessary for safety purposes and granted by the Director.

3.— The sign is located on the premises to which the sign is intended to guide or direct pedestrian or vehicular traffic, and meets all other standards of the code. If a directional sign is portable, or constructed of nonrigid materials, it is subject to the limitations on number and placement of portable and banner signs per this section, except that an interior directional sign only may be portable in excess of the limits on portable signs if necessary for orderly site operations.

4.— Where a property lacks direct street frontage, an off premises directional sign may be approved through a variance process described in SMC 15.600.200, Variance from Sign Code.

D.—**Temporary Signs, Displays and Other Secondary Signage.** The signage or displays described in this section are allowed within the limits described in each category; provided, that no more than three (3) categories shall be concurrently displayed.

1.—**Portable Signs on Private Property.** One (1) portable sign per street frontage displayed on the site it advertises, provided it meets the requirements of this section.

a.— **Size.** The sign may not exceed nine (9) square feet in surface area or three and one half (3 1/2) feet in height. Only one (1) side of a double faced temporary portable sign will be counted.

b.— **Placement.** The sign shall be placed within three (3) feet of a vehicular or pedestrian entrance, and shall not obstruct traffic, pedestrian circulation, or access for the disabled.

c.— **Hours Displayed.** Portable signs shall be displayed only during the hours of business operation. If displayed after dusk, portable signs shall be displayed only in well lighted areas.

2.—**Building and Fence Mounted Banners.** One (1) banner per site per street frontage within the following limitations:

a.— Banners must be constructed of nonrigid materials suitable for an exterior environment, such as fabric, vinyl, or plastic;

b.— **Size.** Banners may not be greater than thirty two (32) square feet;

c.— No banner sign shall be allowed on a street frontage where there is a temporary freestanding sign displayed on that frontage; and

d.— **Placement.** Banners may only be placed in the following manner:

i.— On buildings, securely mounted at four (4) corners, and not blocking any window;

- ii. ~~On fences, stretched tightly and fastened at four (4) corners;~~
 - iii. ~~For a new business only, over an existing monument or fixed sign for a maximum of sixty (60) days.~~
3. ~~**Temporary Freestanding Sign.** One (1) temporary freestanding on premises sign per site, per street frontage, under the following circumstances:~~
- a. ~~A temporary freestanding sign is allowed for a maximum of sixty (60) days for a new business awaiting permanent signage; or~~
 - b. ~~A temporary freestanding sign is allowed during the time a property is under construction, remodel, or for sale or rent; and~~
 - e. ~~No temporary freestanding sign shall be allowed on a street frontage where there is a banner sign displayed on that frontage; and~~
 - d. ~~Such signs shall be constructed of durable, rigid materials and mounted securely into the ground; and~~
 - e. ~~In commercial, industrial and multi family zones, no temporary freestanding sign shall exceed thirty two (32) square feet in surface area or ten (10) feet in height, nor be located closer than five (5) feet from the property line, or closer than ten (10) feet from the property line of the abutting owner; and~~
 - f. ~~In single family residential and townhouse zones, no temporary freestanding sign shall exceed eight (8) square feet of surface area, six (6) feet in height, or be located closer than ten (10) feet from the property line of the abutting owner, except that a new subdivision may be allowed one (1) sign thirty two (32) square feet in surface area, located no closer than ten (10) feet from the property line of the abutting owner. All signs shall comply with SMC 15.400.350, Sight Distance Requirements.~~
4. ~~**Pennants.** Pennants without text or logos; provided, that they are made of nonreflective material. The maximum length of all such strings of pennants shall be no greater than the linear footage associated with the perimeter of the site. Each pennant may not exceed twelve (12) inches in height or width. Pennants shall be mounted a minimum of thirteen and one half (13 1/2) feet above any vehicular way, as measured from the ground level of the vehicular way to the string or rope from which the pennant is suspended.~~
5. ~~**Strings of Flags.** Strings of flags of a governmental or nonecommercial institution; provided, that they are made of nonreflective material. The maximum length of all such strings of flags shall be limited to the linear footage associated with the perimeter of the site. Each flag may not exceed twelve (12) inches in height or width. Strings of flags shall be mounted a minimum of thirteen and one half (13 1/2) feet above any vehicular way, as measured from the ground level of the vehicular way to the string or rope from which the flag is suspended.~~
6. ~~**Decorative Flags or Decorative Pole Mounted Banners.** Decorative flags or decorative pole mounted banners, but not both, shall be allowed to be displayed on a site.~~
- a. ~~**Decorative Flags.** Decorative flags, without text or corporate logos, limited to one (1) flag per fifty (50) feet of street frontage. The allowable number of flags shall be grouped together within fifty (50) feet of an entrance. The flag shall not exceed twenty (20) square feet, nor be smaller than five (5) square feet in surface area, shall be pole mounted on one (1) side only, shall be no greater in its vertical dimension than in its horizontal dimension, and shall be left loose to fly in the breeze. The flag shall be mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of mounting. The pole shall be a maximum of twenty (20) feet in height.~~
 - b. ~~**Decorative Pole Mounted Banners.** Decorative banners, without text or corporate logos, mounted on poles and secured at the top and bottom, limited to one (1) per fifty (50) feet of street frontage, placed along the street frontage at a minimum distance fifty (50) feet apart. Decorative banners may not be illuminated. Decorative banners may be a maximum dimension of two and one half (2 1/2) feet wide by~~

~~six (6) feet high and mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of the banner. The pole shall be a maximum of twenty (20) feet in height.~~

~~7.— **Special Directional Sign.** One (1) permanent on-site directional sign per street frontage, no greater than nine (9) square feet, which may include business identification up to fifty percent (50%) of the sign.~~

~~E.— **Grand Opening and Special Event Signs.**~~

~~1.— Otherwise prohibited posters, banners, strings of lights, clusters of flags, balloons, as limited by subsection (E)(3) of this section, and up to three (3) off-premises portable directional signs as limited by subsection (E)(5) of this section are permitted for four (4) weeks only (twenty-eight (28) consecutive days) to announce the opening of a completely new enterprise or the opening of an enterprise under new management, and for two (2) weeks (fourteen (14) consecutive days) twice per year for any business to advertise a special event or sale; provided, that no site shall have more than four (4) weeks (twenty-eight (28) days) total of grand opening or special event display in any one (1) calendar year.~~

~~2.— A limit of one (1) inflatable object, such as a blimp or large air balloon, shall be allowed as part of a grand opening or special event, provided such object is attached to the ground and approved by the City for safety purposes as to placement and design. The maximum height of an inflatable object, when installed, shall be thirty (30) feet. A party must submit an application for an inflatable object sign permit at least two (2) weeks prior to the grand opening or scheduled event.~~

~~3.— Balloons may be displayed only as part of a grand opening or special event, provided they are no greater than eighteen (18) inches in diameter with a tether no longer than thirty-six (36) inches and must be securely attached to a structure. No more than two (2) displays with a maximum of five (5) balloons per display (or ten (10) individual balloons) are permitted per site. Displays are only allowed from dawn to dusk.~~

~~4.— Any grand opening or special event shall register with the City by filing a registration form. All such material shall be removed immediately upon the expiration of the allowed period. Use of the above-described devices within the limits specified shall be an exception to the general prohibition on these devices as set forth in SMC 15.600.120(E). However, such displays are subject to all other code requirements.~~

~~5.— Three (3) off-premises portable signs advertising the grand opening or special event are allowed; provided, that such signs shall not exceed four (4) square feet in area nor two (2) feet in height, and shall be displayed only from dawn to dusk.~~

~~Off-premises grand opening/special event signs may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right of way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and are at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs shall be posted, tacked, nailed, or in any manner affixed upon any utility pole, tree or public or private sign. (Ord. 18-1001 § 1; Ord. 15-1018 § 1)~~

15.600.070 Temporary Sign Standards

A. General.

1. All temporary signs are subject to the placement, size, and height requirements of this chapter, and the requirements in the underlying zone. The content of temporary signs is not regulated.

2. No sign permit is required for temporary signs.

B. Materials. Temporary signs shall be made of any durable material, and the sign face shall be of rigid or flexible construction, unless otherwise required by this section.

C. Illumination. Temporary signs shall not be directly illuminated or be provided with any electric service.

D. Standards.

1. The sign area of individual temporary signs shall not exceed nine (9) square feet, except a single on-premise temporary sign may be as large as thirty-two (32) square feet.
2. The maximum height of a temporary sign is six (6) feet.
3. Signs may be displayed for a period not to exceed 180 days, except for when the sign is related to an event or a specific date, in which case it shall be removed within fourteen (14) days following the event or specific date.
4. Temporary signs shall not be permanently attached to the ground, a building, or to any other structure, other than what is necessary to secure it to prevent theft, wind damage or safety problems.
5. Temporary signs attached to building walls shall not be placed in a manner that obstructs any door, fire department sprinkler connection, or address numbers.
6. Temporary signs shall not be placed on the roof of a building, or affixed to a permanent sign or its structure, tree, utility pole, or street sign.
7. Aerial displays are permitted for specific promotions or events but shall be removed seven (7) days after the promotions or events end. However, in no case shall an aerial display be displayed for more than twenty-eight (28) days.
8. **Banners.** A banner may have a sign area of up to thirty-two (32) square feet. The height of banners shall not exceed the height of the building or fence to which they are attached.
 - a. For buildings or tenant spaces with an exterior wall width greater than thirty-two (32) feet in width, the maximum size of a banner shall be up to one (1) square foot of banner area for every one linear foot of exterior wall space per tenant/business space, up to a maximum size of one hundred (100) square feet.
 - b. If the banner is strung between support posts, the maximum height shall not exceed fifteen (15) feet, as measured from the existing ground level to the top of the banner.
 - c. These limitations do not apply to city-owned banners affixed to city property.

E. General Location Provisions.

1. With the exception of public right-of-way, temporary signs shall only be located on public or private property with the property owner's permission.
2. Temporary signs shall not be placed in any public park, trail, open space, or other public space, except for those signs placed or authorized by the government, agency, or organization that owns or maintains the land.
3. No part of a temporary sign may overhang a paved roadway, sidewalk, bicycle path, parking space, driveway, loading area, or wheelchair access.
4. Temporary signs shall not be placed within any roadway median, traffic circle, traffic island, or roundabout.
5. Temporary signs in the public right-of-way shall be located at least five (5) feet from any other temporary sign.
6. Temporary signs in the public right-of-way shall be located at least 25 feet from traffic signs, signals, wayfinding signs, and other traffic control devices erected by the city or other public authority.
7. Off-premise, commercial temporary signs may only be located in the right-of-way adjacent to the commercial premises.

15.600.080 Political Signs

All signs which are displayed out of doors on real property relating to the nomination or election of any individual for a public political office, or advocating any measure to be voted on in any general or special election, shall be subject to the following regulations:

A. — Such political signs shall not be displayed more than seven (7) days after the date of the election for which intended. In cases where a general election follows a primary election, those signs for candidates whose names will appear on the ballot in the general election may be displayed during the interim period and up to seven (7) days after the general election. In all instances herein in which political signs are required to be removed within seven (7) days after the election for which the political sign was displayed, it shall be the responsibility of the campaign officer or responsible campaign official to have the signs removed.

B. — Political signs placed in single family residential zones shall not exceed eight (8) square feet each in area. Signs in all other zones shall meet the requirements of those classification districts.

C. — No political signs shall be erected upon any private property without the permission of the resident or owner thereof, and in cases where there is no occupied structure on the property, no political sign shall be placed thereon without the written consent of the owner of the property.

D. — It is unlawful for any person to paste, paint, affix or fasten a political sign on any utility pole, street sign, lamp post, sidewalk, roadway, or other object situated upon any public street or right of way except that political signs are allowed on parking strips where such political signs are installed pursuant to the permission of the owner of the property abutting said parking strip and installed in such a manner as not to constitute a traffic hazard. (Ord. 15-1018 § 1)

15.600.080 Electronic Message Signs

Electronic message signs shall be allowed, provided they comply with the following requirements:

A. Size and Location.

1. Freestanding/Monument Signs.

a. That portion of the sign that constitutes the electronic changeable display shall be allowed as follows:

Zone	Maximum Electronic Portion of Sign	Maximum Total Size of Sign
CB, CB-C, O/CM, I, RBX	55 sf	85 sf
NB	25 sf	85 sf
Churches, Schools, Community Non-Commercial Uses in UL, T, UM, UH, O/C/MU, P	0-sf <u>Not allowed</u> 0-sf <u>Not allowed</u> 25 sf	35 sf not on an arterial 60 sf on a minor/collector arterial 85 sf on a principal arterial
Commercial Uses in O/C/MU, T, UM, UH	0-sf <u>Not allowed</u> 0-sf <u>Not allowed</u> 25 sf	35 sf 60 sf on a minor/collector arterial 85 sf on a principal arterial
Multi-Family Uses in T, O/CM, UM, UH	0-sf <u>Not allowed</u>	35 sf

b. — Electronic signs shall have a non-electronic, fixed portion of the sign that is at least fifty percent (50%) of the size of the electronic portion of the sign.

2. Building-Mounted Signs.

a. Building-mounted electronic message signs are not allowed in the following zones: UL, T, O/C/MU, UM, UH, P, NB.

b. In all other zones, a site or property may be allowed a maximum of fifty-five (55) square feet of building-mounted electronic changeable display per street frontage. ~~Any electronic sign shall have a non-electronic, fixed portion of the sign that is at least fifty percent (50%) of the size of the electronic portion of the sign.~~

B. Display.

1. The display of the sign shall not change more rapidly than once every one and one-half (1-1/2) seconds.
2. The display shall not, or shall not appear to, flash, undulate, pulse, or portray explosions, fireworks, flashes of light, or blinking or chasing lights; the display shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist or otherwise portray movement or animation as it comes onto, is displayed on, or leaves the sign board.
3. Scrolling or traveling of a static display onto the sign from one (1) direction only per display shall be allowed; provided, that each display remains in a static state for at least one and one-half (1-1/2) seconds. There shall be ten (10) seconds of still image or blank screen following every scrolling or traveling display.
4. No message shall require more than ten (10) seconds to be displayed in its entirety.
5. The display shall have a dark background with only the message or foreground lit in a white, amber or other light tone or shade.

C. Light Levels.

1. All signs shall incorporate photocell/light sensors, with automatic dimming technology that appropriately adjusts to have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions and the means to immediately turn off the display if it malfunctions or if for some reason it is not complying with the regulations in this Section.
2. Maximum brightness levels for electronic message signs in ~~commercial/industrial~~ all zones shall not exceed ~~eight thousand (8,000) nits when measured from the sign's face~~ 0.3 foot candles above ambient light as measured using a foot candle meter at a preset distance depending on sign size at its maximum brightness, during daylight hours and five hundred (500) nits when measured from the sign's face at its maximum brightness between dusk and dawn. Measurement distance shall be determined using the following calculation: the square root of the product of the sign area times 100. Example using a 12 square foot sign: $\sqrt{(12 \times 100)} = 34.6$ feet measuring distance.
3. At no time shall the sign be operated at a brightness level greater than the manufacturer's recommended levels.
4. All electronic message signs shall be designed to prevent light trespass into the sky.

D. Residential Zones.

1. Electronic message signs shall not be allowed within any dwelling or home occupation in any residential zone.
2. Businesses, churches or schools are allowed electronic message signs providing that:
 - a. They comply with subsections (A) through (C)(1) and (C)(3) of this section;

~~b. The brightness level shall not exceed eight thousand (8,000) nits when measured from the sign's face at its maximum brightness during the daylight hours and five hundred (500) nits when measured from the sign's face at its maximum brightness between dusk and dawn;~~

~~e b. Electronic displays in residential zones shall be turned off between the hours of 10:00 p.m. and 7:00 a.m.~~

E. Additional Requirements.

~~1. Electronic sign permit applications must include a copy of the manufacturer's operating manual, which includes the manufacturer's recommended standards for brightness, scrolling or traveling speed, and other display operations.~~

~~2. Electronic sign permit applications must also include a certification from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with City codes and that the owner or operator shall provide proof of such conformance upon request of the City.~~

~~Additionally, whether the sign is programmed from the site or from a remote location, the computer interface that programs the sign shall be available to City staff for inspection upon request. If the computer interface is not immediately available, the sign shall cease operation until such program can be provided. (Ord. 17-1023 § 1; Ord. 15-1018 § 1)~~

15.600.090 Real Estate Signs

~~A. On-Premises Real Estate Signs. Individual residential units for sale shall be allowed one (1) freestanding sign limited to eight (8) square feet in surface area and six (6) feet in height, located no closer than ten (10) feet to the property line of the abutting owner. All signs shall comply with SMC 15.400.350, Sight Distance Requirements.~~

~~B. Open houses for residential units shall be allowed display of four (4) off premises A frame/board signs; provided, that such signs shall not exceed four (4) square feet per side in area nor three (3) feet in height, and shall be displayed only from dawn to dusk and only when a licensed broker/agent or seller is in attendance at the property for sale.~~

~~Off premises real estate signs advertising open houses may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right of way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and are at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs shall be posted, tacked, nailed or in any manner affixed upon any utility pole, tree or public or private sign.~~

~~C. Off-Premises Real Estate Directional Arrow Signs. Open houses for residential units shall be allowed display of three (3) off premises directional arrow signs; provided they meet the following standards:~~

~~1. The sign is a maximum of one and one half (1 1/2) square feet per side;~~

~~2. The maximum height of the sign is three (3) feet;~~

~~3. Off premises real estate directional arrow signs may only be located at an intersection with at least one (1) street classified as a "Principal," "Minor," or "Collector" arterial as depicted in the City of SeaTac Comprehensive Plan;~~

~~4. May be displayed at any time until the property is sold;~~

~~One (1) additional off premises directional arrow sign is allowed if the home for sale only has access off of a private access easement or private road. The sign may be placed at the intersection of the private access easement or private road and public right of way.~~

~~Off premises real estate arrow signs may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right of way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and are~~

~~at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs shall be posted, tacked, nailed or in any manner affixed upon any utility pole, tree or public or private sign. (Ord. 15-1018 § 1)~~

15.600.090 Prohibited Signs

The following signs or displays are prohibited, unless otherwise approved by this chapter. Prohibited signs are subject to removal by the City at the owner's or user's expense. Any existing sign which is prohibited upon the effective date of this code shall be removed within six (6) months of notification from the City except as provided in ~~SMC 15.600.140~~ 15.600.100, Nonconforming Signs, regarding nonconforming signs.

- A. Signs which purport to be, or are an imitation of, or resemble an official traffic sign or signal, or which bear the words "stop," "caution," "danger," "warning," or similar words;
- B. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed as a traffic control sign, signal or device, or the light of any emergency (police, fire or ambulance) or radio equipment vehicle, or which obstruct the visibility of any traffic or street sign or signal device;
- C. Signs which rotate or have a part(s) which move or revolve except the movement of the hands of a clock;
- D. Signs that display animation;
- E. Any display or sign not specifically allowed by the sign code, including, but not limited to, strings of lights; ribbons; spinners, twirlers or propellers; flashing, rotating or blinking lights, chasing or scintillating lights; fluttering or moving lights or other illuminating device which has a changing light density or color; lasers; strobes or lights with stroboscopic effect; displays or lights that imitate the appearance of explosions or fireworks; flares; balloons; bubble machines and similar devices of a carnival nature, or containing elements creating sound or smell. Exception: Certain of these devices are permitted on a limited basis ~~as seasonal decorations under SMC 15.600.110(H) or for grand openings of new businesses under SMC 15.600.070(E);~~ 15.600.070(D);
- F. Holographic displays;
- G. Signs identifying, or window signs advertising activities, products, businesses or services which have been discontinued for more than sixty (60) days on the premises upon which the signs are located, and any window signs in excess of the amount of wall signage allowed, or mounted between three (3) feet and seven (7) feet above floor level and obstructing the view through ~~a the majority of the window~~;
- H. Private signs on utility poles as prohibited by ~~State law;~~ RCW 70.54.090;
- I. Searchlights;
- J. Miscellaneous pole-mounted advertisements;
- K. Signs for which a permit has been granted under conditions with which the permittee does not comply;
- L. Signs for which a permit has been granted and subsequently revoked for cause by the City Manager, or designee;
- M. Signs erected, altered or relocated (excluding copy change) without a permit issued by the City or any other governmental agency as required by law;
- N. Billboards except those qualifying as nonconforming signs pursuant to ~~SMC 15.600.140~~ 15.600.100, Nonconforming Signs;
- O. Roof signs, except as allowed through a variance process by ~~SMC 15.600.200(G)(5)~~ 15.600.130(G)(5);
- P. ~~Off-premises signs, except as allowed for residential real estate open houses (SMC 15.600.090, Real Estate Signs), garage sales (SMC 15.600.100, Garage and Yard Sale Signs) and grand opening/special events (SMC 15.600.070(E)) or through a variance process by SMC 15.600.200(G)(6);~~

~~Q P.~~ Signs attached to or placed on a vehicle or trailer on public or private property; provided, however, this provision shall not be construed as prohibiting the identification of a firm or its products on a vehicle operating during the normal course of business, or advertising a vehicle for sale if such sign is placed inside the vehicle. (Ord. 15-1018 § 1)

~~Q.~~ Any sign that impedes free ingress and egress from any door, window, or exit way required by building and fire codes, or blocks pedestrian access to transit or to/from parked vehicles.

15.600.100—Garage and Yard Sale Signs

~~Garage sales, yard sales, and other exempt sales as allowed by SMC 15.465.500(C), Regulation of Home Occupations, shall be allowed the following signage limited to display on Fridays, Saturdays and Sundays. All signs shall comply with SMC 15.400.350, Sight Distance Requirements.~~

~~A.— **On-Premises Signs.** Garage sales, yard sales, and other exempt sales shall be allowed the on-site temporary signage not exceeding eight (8) square feet in surface area, or six (6) feet in height.~~

~~B.— **Off-Premises Signs.** Garage sales, yard sales, and other exempt sales shall be allowed display of three (3) off-premises portable signs; provided, that such signs shall not exceed four (4) square feet in area nor two (2) feet in height, shall be displayed only from dawn to dusk on the days of the sale, and shall be removed promptly after the close of the sale.~~

~~Off premises garage sale signs may be located on private property with the permission of the owner of the property on which the sign is placed and within the public right of way; provided, that the signs do not encroach into a driveway, parking area, sidewalk, pedestrian pathway, vehicular travel lane, median or traffic island, and are at least four (4) feet from the outer pavement edge of a roadway when curb and gutter are not present. No signs shall be posted, tacked, nailed or in any manner affixed upon any utility pole, tree or public or private sign. (Ord. 15-1018 § 1)~~

15.600.100 Nonconforming Signs

~~A. **General Applicability.** To ease the economic impact of this code on businesses with substantial investment in signs in existence on the date of original adoption of this code, this section provides for a period of continued use of a nonconforming sign in its existing state. During this period, it is expected that the sign may be amortized on Federal income taxes; however, whether it may be so amortized shall not affect the application of this section. Similar treatment is accorded signs in areas annexed to the City after the code's enactment. All nonconforming signs in existence as of the date of original adoption of this code shall be brought into conformity with this code no later than December 31, 2012. This section applies to the maintenance, repair, as appropriate, and removal of nonconforming signs. "Nonconforming sign" means a sign that was legally established, but no longer conforms to the current sign standards of this chapter.~~

~~B.— **Nonconforming Signs.**~~

~~1.— **Notification of Nonconformity or Illegality.** The Code Administrator shall, as soon as practical, survey the City for signs which do not conform to the requirements of this chapter. Upon determination that a sign is nonconforming or illegal, the Administrator shall use reasonable efforts to so notify, either personally or in writing, the sign user or owner of the sign and, where practical, the owner of the property on which the sign is located of the following; provided, that the business license of the business with which the sign is associated shall be presumed to be the sign user under this code:~~

~~a.— The sign's nonconformity or illegality;~~

~~b.— Whether the sign may be eligible for a nonconforming sign permit.~~

~~If the identity of the sign user, owner of the sign, or owner of the property on which the sign is located cannot be determined after reasonable inquiry, the notice may be affixed in a conspicuous place on the sign or on the business premises with which the sign is associated. A file shall be established in the department, and a copy of the notice and certification of posting shall be maintained for records.~~

~~2.— **Signs Eligible for Nonconforming Sign Permit.** With the exceptions herein provided, any on-site primary sign located within the City limits on the date of adoption of this code, or located in areas annexed to the City thereafter, which does not conform with the provisions of this code, is eligible for characterization as a nonconforming sign provided it meets the following requirements:~~

- ~~a.— The sign was covered by a sign permit on the date of adoption of this code, if one was required under applicable law; or~~
- ~~b.— If no sign permit was required under applicable law for the sign in question, the sign was in all respects in compliance with applicable law on the date of adoption of this code.~~

~~3.— **Signs Not Eligible for Nonconforming Sign Permits.** The following signs shall not be eligible for characterization as nonconforming signs:~~

- ~~a.— Prohibited signs, as defined in SMC 15.600.120, Prohibited Signs, except for signs which rotate, as defined in SMC 15.600.120(C).~~
- ~~b.— Secondary signage not meeting the code specifications, except for informational and directional signs in compliance with the code at the time of adoption of this code.~~
- ~~c.— All signs not eligible for characterization as a nonconforming sign shall be considered illegal.~~

~~4.— **Number of Nonconforming Signs Permitted.** Each sign user within the City having existing nonconforming signs meeting the requirements of SMC 15.600.140, Nonconforming Signs, shall be permitted to designate only one (1) such sign as “nonconforming” for each street upon which the business premises fronts. Such designation shall be made in the application for a nonconforming sign permit.~~

~~5.— **Permit for Nonconforming Signs.** A nonconforming sign permit is required for each nonconforming sign designated under SMC 15.600.140, Nonconforming Signs. The permit (certificate of zone compliance—CZC) shall be obtained by the sign user or the sign owner, or the owner of the property upon which the sign is located within sixty (60) days of notification by the City. The permit shall be issued and shall expire at the end of the applicable amortization period prescribed in subsection (D) of this section.~~

~~Applications for a nonconforming sign permit shall contain the name and address of the sign user, the sign owner, and the owner of the property upon which the sign is located and such other pertinent information as the Administrator may require to ensure compliance with the code, including proof of the date of installation of the sign.~~

~~A nonconforming sign for which no permit has been issued within the sixty (60) day period of notification shall within six (6) months be brought into compliance with the code or be removed. Failure to comply shall subject the sign user, owner or owner of the property on which the sign is located to penalties cited in Chapter 15.125—SMC, Code Enforcement.~~

~~6 1. **Loss of Nonconforming Status.** A nonconforming sign shall immediately lose its nonconforming status if:~~

- ~~A a. The sign is altered in any way in structure or height which is not in compliance with the standards of this chapter; or~~
- ~~B b. The sign is relocated to a position which is not in compliance with the standards of this chapter; or~~
- ~~C c. The sign is replaced; provided, that this replacement refers to structural replacement, not change of “copy,” panel or lettering; or~~
- ~~D d. Any new primary permanent sign is erected or placed in connection with the enterprise using the nonconforming sign; or~~

~~e. No application for a nonconforming sign permit is filed by the sign user, sign owner, or owner of the property upon which the sign is located within sixty (60) days following notification by the City (subsection (B)(1) of this section) that the sign is nonconforming and that a permit must be obtained; or~~

f.g. The loss of legal nonconforming status takes place upon any change in land use or occupancy, or a change in business name, and the sign shall be brought into conformity. Such nonconforming signs shall, within ninety (90) days, be brought into conformity with this code or be removed.

Upon any of the above-referenced circumstances taking place, any permit or designation for what had been a nonconforming sign shall become void. The Administrator shall notify the sign user, sign owner or owner of the property upon which the sign is located of cancellation of the permit or designation and the sign shall immediately be brought into compliance with this chapter and a new permit secured or shall be removed.

E.B. Illegal Signs. An illegal sign is any sign which does not comply with the requirements of this chapter within the City limits as they now or hereafter exist and which is not eligible for characterization as nonconforming under this section.

~~D. Amortization Period for Nonconforming Signs. Nonconforming signs, as defined in subsection (B)(2) of this section, for which a nonconforming sign permit has been issued, may remain in a nonconforming state until December 31, 2012. Thereafter, the sign shall be brought into conformity with this code or be removed; provided, however, that the amortization period established by this section may be used only so long as the sign retains its legal nonconforming status.~~

E.C. Nonconforming Sign Maintenance and Repair. Nothing in this section shall relieve the owner or user of a nonconforming sign or owner of the property on which the nonconforming sign is located from the provisions of this code regarding safety, maintenance and repair of signs, nor from any provisions on prohibited signs, contained in SMC ~~15.600.120~~ 15.600.090, Prohibited Signs; provided, however, that any repainting, replacement of “copy,” panels and/or lettering, cleaning, and other normal maintenance or repair of the sign or sign structure shall not modify the sign or structure in any way which is not in compliance with the requirements of this code, or the sign will lose its nonconforming status (subsection ~~(B)(6)~~ (A)(1) of this section).

~~F. Subsequent Amendments to the Sign Code. After the date of its initial adoption, if any subsequent amendments to the sign code cause a sign to become nonconforming, the Department shall notify affected business owners and property owners of the new regulations by first class mail based upon active City business license records and King County property records.~~

1. All illegal signs are subject to removal within ninety (90) days;

2. All nonconforming signs are eligible for a nonconforming sign permit. The permit shall be applied for by the business owner or property owner and issued by the Department. These signs shall be subject to a nine (9)-year amortization period, after which the nonconforming permit will expire and the sign shall be brought into compliance with the code. (Ord. 15 1018 § 1)

15.600.110 Exempt Signs or Displays

The following signs or displays are exempted from coverage under this code:

A. Traffic or pedestrian control signs or signals, signs in the public right of way indicating scenic or historic points of interest, or signs which are erected or placed by or on the order of a public officer in the performance of public duty;

B. Signs required by law;

C. Noncommercial public service signs, providing such signs are nonilluminated, nonelectronic, do not exceed eight (8) square feet in surface area and six (6) feet in height, and are limited to one (1) sign per street frontage;

D. Official public notices, official court notices or official sheriff's notices;

~~E. — The flag of a government, except that this exemption does not include flags of a government or noncommercial institution displayed in a series on a rope, wire or string;~~

~~F. — Plaques, tablets or inscriptions indicating the name of a building, its date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed three (3) square feet in surface area;~~

~~G. — Nonilluminated “No Trespassing,” “No Dumping,” “No Parking,” “Private Property,” “Fire Lane,” “Handicapped Parking,” and other on-site informational warning signs, which shall not exceed three (3) square feet in surface area;~~

~~H. — Reasonable seasonal decorations within the appropriate public holiday season. However, such displays shall be removed promptly at the end of the public holiday season;~~

~~I. — The flag of a commercial institution or noncommercial institution such as a school. No more than one (1) flag (excluding flags of nationality) is permitted per business premises. The flag shall be pole mounted on one (1) side, not exceed twenty (20) square feet in surface area, nor be smaller than five (5) square feet, and shall be left loose to fly in the breeze. The flag shall be mounted at a minimum distance of twelve (12) feet, as measured from the street elevation to the lowest point of mounting;~~

~~J. — Sculptures, fountains, mosaics and design features which do not incorporate advertising or identification;~~

~~K. — Sandwich board signs worn by a person while walking the public ways of the City;~~

~~L. — Existing theater marquees (monument and/or building mounted);~~

~~M. — Reasonable, nonilluminated temporary decorations and signs for the purpose of announcing or promoting a nonprofit sponsored community fair, festival or event. Such decorations and signs may be displayed no more than twenty-one (21) calendar days prior to and during the fair, festival or event. (Ord. 15-1018 § 1)~~

15.600.150 — Billboards

~~A. — Billboards in existence as of the effective date of this code shall be inventoried and listed as nonconforming signs.~~

~~B. — All leases for billboard locations within the City shall not be renewed from the effective date of this code.~~

~~C. — No new billboards shall be permitted to be constructed or installed within the City. (Ord. 15-1018 § 1)~~

15.600.160 — Sign Inventory Survey — Costs

~~A. — The Code Administrator shall have the authority to assess a five dollar (\$5.00) cost for applicable businesses that did not respond to the sign inventory survey of their sign(s) prior to the effective date of the ordinance codified in this section, but before a date identified in a notice to respond of not less than thirty (30) days after notice; provided, that these businesses pay said five dollar (\$5.00) assessment to the City and submit the requested verification of their sign certification before the date identified in said notice. Thereafter, the Code Administrator shall have the authority to assess a twenty five dollar (\$25.00) cost for applicable businesses who have not participated in or responded to the City’s sign inventory survey after the date provided in the notice, and the Code Administrator shall, further, have the authority to complete the sign inventory survey for the signs of such businesses. It is provided, however, that if the affected, nonresponding business owners or operators do not pay the twenty five dollar (\$25.00) cost by the time that the 1995 City of SeaTac business licenses are due or paid, whichever is earlier, then the twenty five dollar (\$25.00) assessment shall be added to and included in the amount to be paid by said business owner or operator for the business’s 1995 business license. The notice referred to above shall be mailed, postage prepaid, to the business owner or operator at the address listed on the business license records for the business. Failure of a business owner or operator to comply with this requirement shall constitute a violation of the City Code, enforceable through any and all procedures available for enforcement of City Code violations, as provided in the City Code; provided, that payment of the twenty five dollar (\$25.00) assessment shall constitute full compliance herewith.~~

~~B.—In order to recognize the payments already made by business owners or operators who have complied with the sign inventory survey and paid a five dollar (\$5.00) payment in connection therewith prior to the effective date of the ordinance codified in this section, those business owners or operators shall receive a five dollar (\$5.00) offset against their 1995 business license application fee. (Ord. 15-1018 § 1)~~

~~15.600.170~~ **15.600.110 Permits and Fees**

A. **Permit Requirements.** No sign governed by the provisions of this code that is illuminated or electronic, or is greater than nine (9) square feet in surface area shall be erected, altered or relocated by any person, firm or corporation from and after the date of adoption of this code without a permit issued by the City. No permit is required for a nonilluminated sign of nine (9) square feet or less surface area, but such signs must otherwise comply with this code.

B. **Permit Applications.** Applications for permits shall contain the name and address of the owner and user of the sign, the name and address of the owner of the property on which the sign is to be located, the location of the sign structure, drawings or photographs showing display faces with the proposed message and design accurately represented as to size, area, proportion, and color, and such other pertinent information as the Code Administrator of this code may require to ensure compliance with this code and other applicable ordinances. ~~For additional requirements for electronic signs, see SMC 15.600.130(E) 15.600., Electronic Signs.~~ Permit applications shall be available for inspection by the public upon request.

C. **Expiration of Permits.** A sign permit shall become null and void if the work for which the permit was issued has not been completed within one (1) year of its issuance.

D. **Permit Exceptions.** No new permit shall be required:

1. For repainting, cleaning or other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued, so long as the sign structure or content is not modified in any way;
2. For the changing of the advertising copy or message on an approved readerboard or theater marquee, during the period of amortization.

E. **Notice of Permit Denial – Reasons.** When a sign permit is denied by the Code Administrator, he shall give written notice of the denial to the applicant, together with a brief written statement of the reasons for the denial. (Ord. 15-1018 § 1)

~~15.600.180~~ **Requirements Applicable to All Signs**

~~A.—**Structural Requirements.** The structure and erection of signs within the City shall be governed by the adopted Uniform Sign Code and Building Code. Compliance with the Uniform Sign Code and Building Code shall be a prerequisite to issuance of a sign permit under SMC 15.600.170, Permits and Fees.~~

~~B.—**Electrical Requirements.** Electrical requirements for signs within the City shall be governed by Chapter 13.180 SMC, Electrical Code. Compliance with the Electrical Code shall be required by every sign utilizing electrical energy as a prerequisite to issuance of a sign permit under SMC 15.600.170, Permits and Fees.~~

~~C.—**Sign Illumination.** Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare, or reflection of light on private or public property in the surrounding area, and so as to avoid unreasonably distracting pedestrians or motorists. “Undue brightness” is illumination in excess of that which is reasonably necessary to make the sign reasonably visible to the average person on an adjacent street. Additionally, electronic signs shall meet the standards of SMC 15.600.130, Electronic Signs.~~

~~D.—**Sign Maintenance.** All signs, including signs heretofore installed, shall be constantly maintained in a state of security, safety, repair and professional appearance. If any sign is found not to be so maintained or is insecurely fastened or otherwise dangerous, it shall be the duty of the owner and/or occupant of the premises on which the sign is fastened to repair or remove the sign within five (5) days after receiving notice from the City Manager or designee. The premises surrounding a monument sign shall be free and clear of rubbish and any landscaping area free of weeds.~~

~~E. — **Sign Obstructing View or Passage.** No sign shall be located so as to physically obstruct any door, window or exit from a building. No sign shall be located so as to be hazardous to a motorist's ingress or egress, or visibility of traffic flow during ingress or egress, from parking areas of any way open to the public.~~

~~F. — **Landscaping for Monument Signs.** All primary monument signs shall include, as part of their design, general landscaping and curbs about their base to prevent automobiles from hitting the sign supporting structure and to improve the overall appearance of the installation.~~

~~G. — **Sign Inspection.** All sign users shall permit the periodic inspection of their signs by the City upon City staff request.~~

~~H. — **Conflicting Provisions.** Whenever two (2) provisions of this code overlap or conflict with regard to size or placement of a sign, the more restrictive provision shall apply. (Ord. 15-1018 § 1)~~

~~15.600.190~~ 15.600.120 Administration, Enforcement and Sign Removal

A. **Code Administrator.** The Code Administrator of this chapter/code is the City Manager, or designee. The Administrator is authorized and directed to enforce and carry out all provisions of this code, both in letter and spirit, with vigilance and with all due speed. To that end, the Administrator is further empowered to delegate the duties and powers granted to and imposed upon him/her under this code. As used in this code, "Administrator of this code" or "Administrator" includes his/her authorized representative.

B. **Inspection by the Administrator.** The Code Administrator or his designee (including code enforcement) is empowered to inspect any building, structure or premises in the City, upon which, or in connection with which, a sign, as defined by this code, is located, for the purpose of inspection of the sign, its structural and electrical connections, and to ensure compliance with the provisions of this code. Such inspections shall be carried out during business hours, unless an emergency exists.

C. **Code Violations and Enforcement.** The civil remedies provided in this section for violations of, or failure to comply with, provisions of this code shall be cumulative and shall be in addition to any other remedy provided by law.

1. **Injunction and Abatement.** The City, through its authorized agents, may initiate injunction or abatement proceedings or other appropriate action in the courts against any person who fails to comply with any provision of this code, or against the erector, owner or use of an unlawful sign or the owner of the property on which an unlawful sign is located to prevent, enjoin, abate or terminate violations of this code and/or the erection, use or display of an unlawful sign. The City may abate an unlawful sign using the procedure of the adopted City Code.

2. Enforcement may also be according to SMC 1.15.065, Notice of Infraction, or 1.15.120, Notice and Order – Procedures. (Ord. 15-1018 § 1)

~~15.600.200~~ 15.600.130 Variance from Sign Code

A. **Scope.** This section establishes the procedure and criteria that the City will use in making a decision upon an application for a variance from the provisions of the Sign Code.

B. **Applicability.** This section applies to each application for a variance from the provisions of the Sign Code.

C. **Purpose.** A variance is a mechanism by which the City may grant relief from the provisions of the Sign Code where practical difficulty renders compliance with the provisions of that code an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property and where the purpose of that code can be fulfilled.

D. **Who May Apply.** The property owner may apply for a variance from the provisions of the Sign Code.

E. **Submittal Requirements.**

1. The Administrator shall specify the submittal requirements including type, detail and number of copies for a variance application to be deemed complete and accepted for filing.

2. The Administrator may waive specific submittal requirements determined to be unnecessary for review of an application.

F. **Decision Criteria.** The Hearing Examiner may approve or approve with modification the application for a variance from the provisions of the Sign Code if:

1. The variance will not constitute a grant of special privilege inconsistent with the limitation upon signage and uses of other properties in the vicinity and zone in which the property, on behalf of which the application was filed, is located; and
2. That the granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is situated; and
3. The proposed sign shows an exceptional effort toward creating visual harmony between the signs, structures, and other features of the property through the use of a consistent design theme; and
4. The special circumstances of the subject property are not the result of the actions of the applicant.

G. **Limitation of Authority.** The Hearing Examiner may not grant a variance to:

1. Any dimensional request of the Sign Code greater than fifty percent (50%) of the required dimension of a sign (setbacks from a property line shall not be deemed a dimensional standard of sign); or
2. The number of signs permitted on a site or zone classification; or
3. The general provisions of this code or any other procedural or administrative provisions of the code that do not directly apply to this chapter; or
4. The provisions of the Sign Code which are not subject to variances shall include, by the terms of this code, type of signs and any prohibited or illegal signs, and the dimensional standards of the changeable portion of an electronic sign;
5. **Roof Signs.** Notwithstanding SMC ~~15.600.120~~ 15.600.090, Prohibited Signs, a roof sign may be allowed through a variance process provided the following criteria are met in addition to the decision criteria listed under subsection (F) of this section:
 - a. The site does not front on any street and is more than two hundred (200) feet from a public right-of-way;
 - b. The sign is no greater than necessary for adequate visibility from the nearest public street. Adequate visibility shall be determined by the size of sign allowed in the subject zone, plus a factor for distance from the nearest public street;
 - c. No other ~~primary~~ permanent signage exists or shall be allowed for the site;
 - d. The sign is installed in such a manner that there shall be no visible support structure;
6. **Off-Premises Signs.** Notwithstanding SMC ~~15.600.120~~ 15.600.090, Prohibited Signs, an off-premises sign may be allowed through a variance process provided the following criteria are met in addition to the decision criteria listed under subsection (F) of this section:
 - a. For a ~~primary~~ permanent sign:
 - i. ~~Primary~~ Permanent signage cannot be located on the site.
 - ii. The sign displays only information directly related to the use of property of the subject business or property for which the variance is granted.

- iii. The sign is located as close as possible to the subject business or property.
- b. For a directional sign:
 - i. The applicant demonstrates that his premises are located such that on-premises directional signs are inadequate to reasonably apprise the public of the location of the premises, because the premises lacks any direct street frontage.

H. **Time Limitation.** A variance automatically expires and is void if the applicant fails to file for a sign permit or other necessary development permits within two (2) years of the effective date of the variance unless:

- 1. The applicant has received an extension pursuant to subsection (I) of this section; or
- 2. The variance approval provides for a greater time period due to circumstances.

I. **Extension.**

- 1. The Code Administrator may extend a variance, not to exceed one (1) year, if:
 - a. Unforeseen circumstances or conditions necessitate the extension of the variance; and
 - b. Termination of the variance would result in unreasonable hardship to the applicant, and the applicant is not directly responsible for the delay; and
 - c. The extension of the variance will not cause substantial detriment to existing uses in the immediate vicinity of the subject property.
- 2. The Administrator may grant no more than two (2) extensions. A second extension may be granted if:
 - a. Unforeseen circumstances or conditions necessitate the extension of the variance;
 - b. The applicant has demonstrated reasonable diligence in attempting to meet the time limit imposed;
 - c. Conditions in the immediate vicinity of the subject property have not changed substantially since the variance was first granted.

J. **Assurance Device.** In appropriate circumstances, the City may require a reasonable performance bond or other financial method in order to assure compliance with the provisions of the Sign Code and any variances as approved. (Ord. 15-1018 § 1)

~~15.600.210 Appeals~~

~~The decision of the Director, approving, approving with modifications, denying a sign permit or interpreting the provisions of the Sign Code may be appealed pursuant to SMC 15.115.070, Appeal Process. (Ord. 15-1018 § 1)~~

Sign Code Amendments

Planning and Economic Development

February 15, 2024



PRESENTATION OVERVIEW

PURPOSE OF PRESENTATION

- Staff to provide an overview of changes and proposed recommendations to the Sign Code amendment.
- Review revised draft code language.
- Ask for recommendation to Council.

WHY IS THIS ISSUE IMPORTANT?

1. Needed to rewrite existing regulations to meet court case standards on content neutrality
2. Opportunity to reorganize and clarify existing regulations to provide simplified sign standards for code users.



POTENTIAL COMMITTEE ACTION

COMMITTEE ACTION REQUESTED

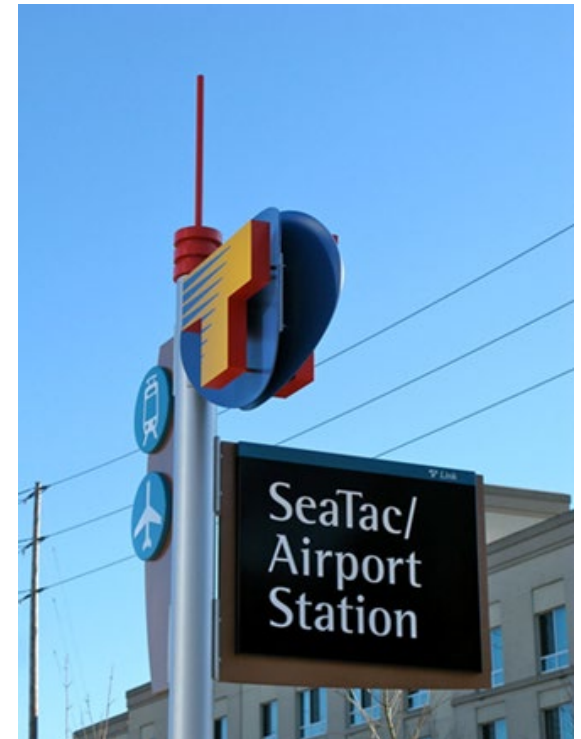
- Recommend approval of the proposed code amendments for the Sign Code and placement of the Ordinance on the consent agenda of a future Regular Council Meeting.

REVIEWS TO DATE

- PC: 02/07/2023, 03/21/2023, 04/18/2023, 05/16/2023, 06/06/2023, 10/17/2023, 11/07/2023, 12/19/2023, 1/16/2024

RECOMMENDATIONS TO DATE

- Planning Commission: Approval 1/16/2024
- Staff: Approval



SIGN CODE UPDATE PRIORITIES & TOPICS

PRIORITIES:

- **Priority 1:** Ensure content neutrality
- **Priority 2:** Reorganize and clarify existing regulations
- **Priority 3:** Provide simplified sign standards

TOPICS:

- Electronic Signs
- Building-Mounted Signs
- Miscellaneous/Clean-Up Revisions
- Freestanding and Monument Signs
- Content neutrality



COURT CASES BACKGROUND

THE ISSUE

- *Reed v. Gilbert* (2015): Reed won the case because the Town of Gilbert used the content of a non-commercial sign to determine how it would be regulated.
- The Reed case did NOT address commercial sign provisions. Several court cases have since addressed this issue:
 - *Contest Promotions v. City and County of San Francisco* (2017): Affirmed that the strict scrutiny standards in the Reed case only applies to non-commercial speech.
 - *Reagan National Advertising v. City of Austin* (2021): Treating on-premises and off-premises signs differently does not violate content neutrality.



HOW IT AFFECTS SEATAC

- Non-commercial signs fall under the rights of the First Amendment and cannot be regulated based on “content”.
- Most parties involved in this discussion agree on this rule:
 - “If you have to read the sign to know if it is in compliance with code, then it is a content-based sign regulation.”
- What CAN we regulate?
 - Size
 - Location: free-standing vs. attached
 - Time restrictions
 - Lighting
 - Placement on private vs. public property
 - Fixed messages vs. electronic signs



OVERVIEW OF PROPOSED CONTENT NEUTRALITY REVISIONS

EXHIBIT 5c: Page 7 of 9
DATE: 2/15/2024

- Definitions
 - Consolidate, modify, add new as applicable
- Removal of content-based language and categories.
- New Temporary Sign standards.



OVERVIEW OF PROPOSED NON-CONTENT NEUTRALITY REVISIONS

EXHIBIT 5c: Page 8 of 9
DATE: 2/15/2024

- Definitions
 - Consolidate, modify, add new as applicable
- Streamline sign approval processes.
 - Remove regulations which have never been used and/or enforced for unused sign surface area.
- Clarification
 - Add clarifying language to enhance Code users' understanding of requirements.
- Enhanced sign standards
 - Provide stronger and more detailed standards than existing regulations.
- Reorganization
 - Consolidate or eliminate certain sections for improved clarity and wayfinding.



POTENTIAL COMMITTEE ACTION

COMMITTEE ACTION REQUESTED

- Recommend approval of the proposed code amendments for the Sign Code and placement of the Ordinance on the consent agenda of a future Regular Council Meeting.

REVIEWS TO DATE

- PC: 02/07/2023, 03/21/2023, 04/18/2023, 05/16/2023, 06/06/2023, 10/17/2023, 11/07/2023, 12/19/2023, 1/16/2024

RECOMMENDATIONS TO DATE

- Planning Commission: Approval 1/16/2024
- Staff: Approval





MEMORANDUM

To: Planning and Economic Development Committee
From: Cindy Corsilles, Senior Assistant City Attorney
Date: January 11, 2024
Re: Amending SMC 5.35 related to Fireworks Ordinance

BACKGROUND

In 2023, SeaTac Municipal Code 5.35 was amended to allow the retail sales of fireworks in the City of SeaTac. The application and permitting process under SMC 3.35.030 states in relevant part:

A. Temporary Fireworks Stands. ...Temporary stands shall be subject to the following conditions:

1. Any person, firm or corporation engaging in the retail sale of any fireworks within the City limits of SeaTac shall obtain a City business license in accordance with Chapter 5.05 SMC.
2. Applications for temporary fireworks stand permits shall be made to the City and must be accompanied by the appropriate application fee in accordance with the fee schedule as required under Chapter 5.05 SMC. In 2023, applications may be filed between June 8, 2023, through June 21st. In 2024, and every year thereafter, applications may be filed only during the period between April 15th and June 1st of the year for which the permit is sought.
3. Any issued permit shall be used only by the designated permittee and shall be nontransferable.
4. The maximum number of permits issued by the City in any year shall not exceed four (4). Applications shall be reviewed on a first-come-first-served basis.

ISSUES IDENTIFIED

- 1) The Code did not specify that permit applications must also comply with the provision for temporary use permits (TUP) under SMC 15.475, in addition to the business license regulation (see SMC 15.475.005)
- 2) In 2023, the City received the maximum total of applications (maximum four). The applications were received from the same company. It was not clear whether the short window period for submittal hindered other applicants. This year, the staff wants to have a more equitable way of receiving the applications should the City receive more than four applications.
- 3) The application submittal period was deemed to be too short.

SUGGESTED FIX TO THE CODE:

Amend 5.35.030 (A)(2) by adding a requirement to comply with the TUP process and by extending the time for submission of application:

(2) Applications for temporary fireworks stand permits shall be made to the City pursuant to the process for a temporary use permit under SMC 15.475 and must be accompanied by the appropriate application fee in accordance with the fee schedule as required under Chapter 5.05 SMC. ~~In 2023, applications may be filed between June 8, 2023, through June 21st. In 2024, and every year thereafter, Complete permit applications may be filed submitted to the City only during the period between April 1st 15th and through May 1st June 1st of the year for which the permit is sought.~~

Amend 5.35.030 (A)(3) by adding the language clarifying that each fireworks stand requires a separate permit:

(3) Any issued permit shall be used only by the designated permittee and shall be nontransferable. **Each awarded permit authorizes no more than one vending location.**

Amend 5.35.030 (A)(4) by changing the selection process from first come, first serve to a lottery system:

(4) The maximum number of permits issued by the City in any year shall not exceed four (4). **During the first week of May, four (4) complete applications will be selected by lottery from the pool of applications received.** ~~Applications shall be reviewed on a first-come-first-served basis.~~

Anticipated Benefits of the Code Amendment:

- Changing the permitting process through TUP will provide a clearer review process.
- Changing the time for submittal will provide staff more time to review applications and work with applicants.
- Changing the selection from a first-come, first-serve basis to a lottery system will allow more people a chance to apply and is likely to result in a more equitable permit distribution process.



MEMORANDUM COMMUNITY & ECONOMIC DEVELOPMENT

Date: 2/15/2024
To: Planning & Economic Development (PED) Committee
From: Jenn Kester, Planning Manager
Subject: Contract and Budget Amendment: Critical Areas Ordinance

Summary

As part of the SeaTac 2044 Major Comprehensive Plan Update project, our project consultant completed a Best Available Science review to assess the need for potential updates and amendments to the SeaTac Municipal Code pertaining to critical areas. Based on that assessment, staff has determined that additional technical support and environmental expertise is needed to complete the amendments identified in the Best Available Science review. Therefore, staff is recommending a contract amendment with Otak, Inc, and a budget amendment to the General Fund to cover this additional work.

Analysis

The Best Available Science (BAS) review was completed to identify potentially needed updates to the city's critical areas code language (also known as the Critical Areas Ordinance/CAO). The BAS evaluation of environmentally sensitive areas (i.e., critical areas) is required per the Growth Management Act. Most recent updates to the city's CAO were passed in 2015 and the BAS review was completed to provide recommendations for updates to the next CAO amendment. This BAS review covers Chapter 15.700 of the SeaTac Municipal Code, that provides regulations for critical areas.

Since 2015, the Washington Department of Fish and Wildlife and the Washington Department of Ecology (Ecology) released updated guidance based on BAS for management of riparian zones along streams and for wetland mitigation. Ecology additionally revised their critical aquifer recharge areas guidance in 2021 to help local jurisdictions protect groundwater resources under the Growth Management Act. Staff has also identified the potential for landslide hazards along Military Road south of S 200th based on recent LIDAR data and the need for a review and update of the city's wellhead protection mitigation.

Due to the technical and scientific nature of the necessary updates, current staff do not have the skills to prepare these updates without the use of a consultant team. The completed BAS memo and proposed scope of work are enclosed as Exhibit E of the contract amendment.

Budget Significance

In 2022, the City Council authorized \$500,000 in funding for the SeaTac 2044 Major Comprehensive Plan Update project. The proposed contract amendment would require the allocation of an additional \$74,700 from the General Fund (001). A budget amendment Ordinance is included in this packet.

PED Committee Direction

Staff requests that the PED committee recommend adoption of this contract and budget amendment by the City Council on the consent agenda at a regular City Council meeting.

Alternative(s)

Direct staff to prepare an RFQ for the selection of a different consultant for the critical areas code update.

Packet Materials

Ordinance

Contract Amendment

Exhibit E: BAS Memo and Scope of Work

ORDINANCE NO. _____

AN ORDINANCE of the City Council of the City of SeaTac, Washington, amending the professional services contract with Otak, Inc. for the SeaTac 2044 Major Comprehensive Plan Update project and amending the City's 2023-2024 Biennial Budget.

WHEREAS, Ordinance 22-1016 authorized \$500,000 in funding for the SeaTac 2044 Major Comprehensive Plan Update project; and

WHEREAS, on April 11, 2023, the City Council awarded the professional services contract for the management for the SeaTac 2044 Major Comprehensive Plan Update project to Otak, Inc.; and

WHEREAS, the SeaTac 2044 Major Comprehensive Plan Update project included a task for Otak, Inc., to complete a Best Available Science review to assess the need for potential updates and amendments to the SeaTac Municipal Code pertaining to critical areas; and

WHEREAS, based on that assessment, staff has determined that additional technical support and environmental expertise is needed to complete the amendments identified in the Best Available Science review; and

WHEREAS, it is necessary for the City Council to amend the 2023-2024 Biennial Budget to provide additional expenditure authority and appropriation for the SeaTac 2044 Major Comprehensive Plan Update project.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SEATAC, WASHINGTON, DO ORDAIN as follows:

Section 1. The City's 2023-2024 Biennial Budget shall be amended by increasing expenditures in the General Fund (001) by \$74,700 to fund additional efforts for the SeaTac 2044 Major Comprehensive Plan Update project.

Section 2. The City Manager is authorized to execute an amendment to the professional services contract with Otak, Inc. for the development and delivery of the SeaTac 2044 Major Comprehensive Plan Update project.

Section 3. This Ordinance shall be in full force and effect five (5) days after passage and publication as required by law.

ADOPTED this ____ day of _____, 2024, and signed in authentication thereof on this ____ day of _____, 2024.

CITY OF SEATAC

Mohamed Egal, Mayor

ATTEST:

Kristina Gregg, City Clerk

Approved as to form:

Mary E. Mirante Bartolo, City Attorney

[Effective Date: _____]

**CONSULTANT CONTRACT AMENDMENT NO. 1
BETWEEN THE CITY OF SEATAC AND OTAK, INC.**

City of SeaTac
4800 S. 188th Street
SeaTac, WA 98188

Otak, Inc.
11241 Willows Road NE, Suite 200
Redmond, WA 98052

PROJECT: SeaTac 2044 Major Comprehensive Plan Update project

Pursuant to Sections 2 and 18 of the Consultant Agreement (Agreement) between the City of SeaTac (City) and Otak, Inc. (Consultant), dated April 24, 2023, the City and Consultant hereby amend as follows:

Section 1 (under the subheading “Scope of Services”) as follows:

The Consultant agrees to perform in good and professional manner the additional tasks described in Exhibit E of the Amendment.

Section 7 (under the subheading “Compensation”) as follows:

The City shall pay to the Consultant the fees and costs specific in Exhibit E of this Amendment.

All other terms of the Agreement shall remain unchanged.

IN APPROVAL, authorized representatives of the Parties to this Agreement have signed below. This Amendment shall become effective on the date of the last signature made.

CITY OF SEATAC:

CONSULTANT:

By: _____
Printed Name: _____
Its: _____
Date: _____

By: _____
Printed Name: _____
Its: _____
Date: _____

Department Head Initials

APPROVED AS TO FORM:

By: _____

Printed Name: _____
Its: _____



EXHIBIT E

City of SeaTac Critical Areas Code Updates Scope of Work

February 7, 2024

Introduction

Otak completed a Best Available Science review to assess the need for potential updates and amendments of the SeaTac Municipal Code pertaining to critical areas. Based on that assessment and further discussions with City staff, we have prepared this scope of work and budget proposal for completing the code amendments, working closely with City staff. Otak's task leader for this work will be senior planner, Emily Larson, who will work with our science-based team members to complete the work described below. Mandi Roberts will serve as principal in charge of this task.

Background from the Best Available Science Review

The Best Available Science (BAS) review completed to identify potentially needed updates the City of SeaTac's (City) critical areas code language (also known as the Critical Areas Ordinance/CAO). The BAS identified several areas of focus for the code update work. The BAS evaluation of environmentally sensitive areas (i.e., critical areas) is required per the Washington State Growth Management Act [Chapter 36.70A of the Revised Code of Washington (RCW)]. Most recent updates to the City's CAO were passed in 2015 and this BAS review has been completed to provide recommendations for updates to the next CAO amendment. This BAS review covers Chapter 15.700 (critical areas) of the SeaTac Municipal Code (SMC), that provides regulations for critical areas. Completed versions of the Washington State Department of Commerce's (DOC) Critical Areas Checklist and the Washington Department of Fish and Wildlife's (WDFW) Riparian Management Zone Checklist for Critical Areas Ordinances are attached.

The City's last update to their critical areas regulations, passed in 2015, were based on the BAS at that time. Since 2015, the WDFW and the Washington Department of Ecology (Ecology) have released updated guidance based on BAS for management of riparian zones along streams and for wetland mitigation. Riparian ecosystem BAS has been synthesized in *Volume 1: Science Synthesis and Management Implications* (Quinn et al. 2020) that describes how riparian ecosystems and watersheds affect ecological functions and aquatic habitats. *Volume 2: Management Recommendations* (Rentz et al. 2020) provides guidance for cities to protect and restore functioning riparian ecosystems. Healthy functioning riparian ecosystems are fundamental for clean water, productive salmon populations, and climate resilient watersheds. In 2021, Ecology led the preparation of *Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance (Version 2)* (Ecology et al. 2021) that provides updated guidance on compensatory mitigation according to BAS. All three documents are intended to support local governments in developing consistent policies based on BAS as required under the Growth Management Act. Ecology additionally published *Critical Aquifer Recharge Areas Guidance* (2005, revised March 2021) to help local jurisdictions protect groundwater resources under the Growth Management Act.

This BAS review has been completed to identify amendment recommendations for Chapter 15.700 of the SMC, that includes the following Sections: 15.700.005 (Purpose), 15.700.010 (Authority and Application), 15.700.015 (Definitions), 15.700.020 (Appeals), 15.700.030 (Critical Area Rules), 15.700.040

(Complete Exemptions), 15.700.050 (Partial Exemptions), 15.700.060 (Exceptions), 15.700.070 (Critical Area Maps and Inventories), 15.700.080 (Disclosure By Applicant), 15.700.090 (Critical Area Review), 15.700.100 (Critical Area Report Requirement), 15.700.110 (Contents of Critical Area Report), 15.700.120 (Mitigation, Maintenance, Monitoring and Contingency), 15.700.130 (Bonds to Ensure Mitigation, Maintenance and Monitoring), 15.700.140 (Vegetation Management Plan), 15.700.150 (Critical Area Markers and Signs), 15.700.160 (Notice on Title), 15.700.170 (Critical Area Tracts and Designation on Site Plans), 15.700.180 (Building Setbacks), 15.700.190 (Erosion Hazard Areas – Development Standards and Permitted Alterations), 15.700.200 (Flood Hazard Areas), 15.700.250 (Landslide Hazard Areas – Development Standards and Permitted Alterations), 15.700.260 (Seismic Hazard Areas – Development Standards and Permitted Alterations), 15.700.270 (Steep Slope Hazard Areas – Development Standards and Permitted Alterations), 15.700.280 (Wetlands – Identification and Rating), 15.700.290 (Wetlands – Limited Exemption), 15.700.285 (Wetlands – Development Standards), 15.700.290 (Wetlands – Permitted Alterations and Allowed Uses), 15.700.300 (Wetlands – Alteration of Wetlands Historically and Continually Used for Agricultural Purposes), 15.700.310 (Wetlands – Mitigation Requirements), 15.700.330 (Streams – Development Standards), 15.700.340 (Streams – Permitted Alterations), 15.700.350 (Streams – Mitigation Requirements), 15.700.360 (Wellhead Protection Areas and General Groundwater Resources), and 15.700.370 (Fish and Wildlife Habitat Conservation Areas). The following chapters and sections were also reviewed as applicable to this BAS review of the City’s critical areas: 13.190.130 (Forest Practices) and 18.10 (Flood Hazard Areas).

Riparian Ecosystems

According to Quinn et al. (2020) and Rentz et al. (2020), riparian ecosystems are defined as the area that provides full ecological function for bank stability, shade, pollution removal, detrital inputs, recruitment of large woody debris, and wildlife movement. The current term or approach to managing these habitats is to identify them as Riparian Management Zones (RMZ) rather than buffers, as is commonly used in most critical areas ordinances. The preferred term is RMZ because buffer implies undeveloped natural areas that can contribute habitat to riparian functions, whereas RMZ is meant to capture the area capable of providing full functions and is managed to that end.

One of the goals of managing RMZs is the Desired Future Condition (DFC), in which habitat composition and structure is old, structurally complex conifer-dominated forest with large diameter trees, numerous snags and logs, and multi-strata canopies that promote plant diversity. This is used as the benchmark for the DFC in riparian areas. A significant component of implementing the RMZ management concept is to use the site-potential tree height (SPTH) for determining RMZ widths on streams. Tree height refers to the average height of the tallest dominant tree (200 years or older) in which key riparian ecosystem functions are effectively captured. The effectiveness of providing riparian functions decreases as the distance from a stream increases. Designating RMZs based on at least SPTH₂₀₀ is therefore a scientifically supported approach to protecting and managing fully functioning riparian ecosystems, including salmon.

Rentz et al. (2020) describe procedures for delineating RMZs in forested ecosystems (e.g., portions of the City). The inner edge of the RMZ should be based on the active channel as determined by the location of the stream ordinary high water mark (OHWM) following Ecology’s OHWM delineation manual (Anderson et al. 2016). The outer edge should be the recommended minimum based on SPTH₂₀₀, vegetation composition, and pollution removal. The minimum RMZ width for pollution removal is 100 feet, which has been documented to remove 80-95% or more of common stream contaminants (e.g., nitrogen, phosphorous, sediment, and most pesticides). The mean SPTH₂₀₀ in western Washington ranges from 100 to 240 feet and is correlated with soil types that support different climax trees species.

The greater of the two (e.g., one full SPTH₂₀₀ or the 100-foot pollution removal overlay) should be utilized to determine the regulated RMZ to protect all key riparian functions. WDFW has created the SPTH mapping tool (<https://arcg.is/1ueq0a>), which includes the extent of the City’s jurisdiction and can be used if this approach is to be adopted for regulating riparian ecosystems.

In addition, Quinn et al. (2020) and Rentz et al. (2020) do not distinguish between non-fish bearing and fish-bearing streams. No evidence or scientific literature has been identified that full riparian ecosystem functions along non-fish bearing streams are less important to aquatic ecosystems than full riparian ecosystem functions along fish-bearing streams, due to their connectivity.

Wetland Mitigation

Ecology’s *Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance (Version 2)* (Ecology et al 2021) provides updated guidance for selecting, designing, and implementing compensatory mitigation based on BAS, to ensure that environmental policies and regulatory requirements are achieved. The updated guidance emphasizes mitigation sequencing, functional assessment tools, determining adequate compensation for lost wetland functions and values, the importance of site selection for habitat connectivity, and long-term sustainability and protection. Guidance on calculating impacts addresses permanent and temporary impacts, short and long-term temporary impacts, indirect impacts, and shading (e.g., habitat conversion).

The goal of any project that impacts wetlands is to achieve “no net loss” of wetland functions and values- a key national and state policy goal since 1989. Determining no net loss is contingent on the amount of compensation required to offset wetland losses and typically requires compensating for both area and functions. Commonly used methods for evaluating the adequacy of proposed compensation include using Ecology’s *Calculating Credits and Debits for Compensatory Mitigation (Credit-Debit Method)* (Hruby 2012) and mitigation ratios.

Scope of Work

1.0 Project Management and Collaboration

We will provide customary project management and coordination during the course of the work and will participate in up to four meetings with City staff to discuss, review, and confirm needed updates.

Our team will integrate invoicing with the Comprehensive Plan update project and add this item as a specific work item and report on progress monthly in invoicing.

Deliverables

- Preparations for and participation in up to four meetings with City staff
- Status reporting to accompany monthly invoicing

2.0 Prepare First Draft of the Code Revisions for City Staff Review

Our team will complete a first draft of code revisions pertaining to critical areas, focused on the recommended update topics summarized below, based on the review of BAS for critical areas. Completed versions of the Washington State Department of Commerce’s (DOC) Critical Areas Checklist and WDFW’s Riparian Management Zone Checklist for Critical Areas Ordinances are attached.

- 1) Best Available Science: 15.700.110(A) and 15.700.285(B) reference BAS, but the CAO does not specify BAS was used for the development and review of other portions of the CAO policies, including protection of streams and anadromous fisheries. Suggest critical areas update reference BAS in discussion of both per RCW 36.70A.172, Chapter 365-195 WAC, WAC 365-195-915, and the example below from the City of North Bend's Municipal Code.

Example: 14.05.020. Jurisdiction A. *The city shall regulate all uses, activities, and development within, adjacent to, or likely to affect one or more critical areas, consistent with best available science as provided in the Critical Areas Ordinance Update – Gap Analysis and Best Available Science Consistency Review on file with the city, and consistent with the critical areas provisions of this title.*

- 2) No Net Loss: 15.700.005(F), 15.700.350, and 15.700.285(E/F) address “no net loss” of wetland and stream functions. Suggest critical areas update specifies no net loss as one of the goals of protecting critical area functions and values, and of mitigation.
- 3) Critical Aquifer Recharge Areas (CARAs): 15.700.360 address wellhead and groundwater resource protection. 15.700.360(B)1 discusses the protection of mapped wellhead protection areas (Map 9.2 in Comprehensive Plan); however, there is no discussion of the protection of CARAs. There may need to be an update to the GIS layer for Wellhead Protection Areas and CARAs (as applicable), as well as development of protection measures for CARAs per Ecology's 2021 CARA Guidance Document for the code.

Our team will specifically review the wellhead protection areas mapping in the current SeaTac Comprehensive Plan and evaluate the needed for additional/updated code language.

- 4) Frequently Flooded Areas: 15.700.200 Flood Hazard Areas references Chapter 18.10, which regulates Flood Hazard Areas. 18.10.040 refers to the 2020 Flood Insurance Study (FIS) for King County, WA and Incorporated Areas, and accompanying flood insurance maps. As applicable, we suggest updating Chapter 18.10 include a GIS layer of Channel Migration Zones (CMZs) and discussion of their protection, following the guidance in Channel Migration Assessments on Ecology's website and Riparian Ecosystems, Vol 2, Sect 2.3.3(B) (Rentz et al. 2020).
- 5) National Flood Insurance Program (NFIP) Biological Opinion (BiOp): The CAO and Chapter 18.10 do not reference NFIP BiOp. If applicable, after further review related to floodplains, Chapter 18.10 may need to be updated to include regulations for development in floodplains per the NFIP BiOp (see Additional Resources at the bottom of Page 6 of DOC Checklist and example below from City of North Bend's Municipal Code).

Example: 14.12.210 Floodplain habitat assessment. A. *Assessment Required. A floodplain habitat assessment is required unless the project is exempt under subsection B of this section. A habitat assessment determines if the project is likely to have no effect, not likely to adversely affect, or likely to adversely affect critical habitat or threatened and endangered species. If required, the habitat assessment shall be prepared at the applicant's sole expense by a qualified consultant in accordance with the requirements of the Floodplain Habitat Assessment and Mitigation Regional Guidance 2013 prepared by FEMA Region X, or any successor guidance document approved by FEMA for habitat assessment and mitigation. The city's actual costs of review of applicant's habitat assessment and mitigation plan shall be paid by the applicant pursuant to the city's adopted taxes, rates and fee schedule.*

- 6) Geologically Hazardous Areas: the CAO does not provide a definition of Geologically Hazardous Areas. 15.700.015's definition of critical areas includes: erosion, landslide, steep slope, seismic, and volcanic hazard areas, and are regulated in: 15.700.190 Erosion Hazard Areas, 15.700.250 Landslide Hazard Areas, 15.700.260 Seismic Hazard Areas, and 15.700.270 Steep Slope Hazard Areas. Suggest critical areas update include definition for *Geologically Hazardous Areas* consistent with RCW 36.70A.030(14) "*Geologically hazardous areas*" means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

The City has specifically mentioned the potential for landslide hazards from Military Road to the south based on LIDAR and our team will review this data and determine needed mapping and updates to critical areas code language accordingly.

As noted above, we recommend critical areas update include a GIS layer of CMZs as applicable and discussion of their regulation according to the guidance (Stream Channel Migration Zones) on Ecology's website.

- 7) 15.700.190 Erosion Hazard Area: The CAO does not include a definition for Erosion Hazard Areas, nor a corresponding GIS layer that maps these areas. Suggest update define and designate these areas and/or include these areas under Steep Slope Hazard Areas.
- 8) Protection of Fish and Wildlife Habitat Conservation Areas (15.700.370): Suggest critical areas code language be updated to include current recommendations for protection of FWHCAs, including PHS and riparian ecosystems, according to BAS resources listed on Page 8 of the DOC Checklist, and consistent with Riparian Ecosystems, Vol 2, Sect 3.2.1 #4 (Rentz et al. 2020).
15.700.370 references state and federally listed species; suggest critical areas update expand this section to include specific measures for protection of anadromous fish and other listed species known to occur in/adjacent to the city. See guidance in the resource links at bottom of Page 8 on DOC Checklist.
- 9) Designating & Protecting Waters of the State: suggest update to 15.700.330 include a reference to delineating the OHWM in accordance with Ecology's OHWM delineation manual (Anderson et al. 2016), as updated. The manual is titled Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State and is available at:
<https://apps.ecology.wa.gov/publications/documents/1606029.pdf>
Suggest 15.700.370(A)4 update include stream typing consistent with WAC 222-16-030 and DNR Forest Practices, and establishment of riparian management zones (RMZs) per Riparian Ecosystems, Vol 1 (Quinn et al. 2020) and Riparian Ecosystems, Vol 2 (Rentz et al. 2020). Additionally recommend update establishes a goal to retain and restore CMZs and RMZs to the extent practicable, to maximize riparian function over time as identified in Vol 2, Sect 4.2.
- 10) Anadromous Fisheries (15.700.330.A.2, 15.700.340.G/L/M, 15.700.370): Suggest critical areas update includes expanded buffer widths in the form of RMZs as discusses in Riparian Ecosystems, Vol. 2, Sect. 2.3.5 (Rentz et al. 2020), as well as the other protective measures listed in the resources at the bottom of Page 9 of the DOC Checklist.
- 11) 15.700.300.D.4 implements Transfer of Development Rights (TDRs). The code updates will identify additional non-regulatory measures to protect and enhance the functions and values of

critical areas, such as Stewardship Programs, Grant Opportunities, and Joint Planning With Other Jurisdictions and Non-profit Organizations. Also recommend critical areas update include incentives for riparian restoration efforts according to the guidance in Riparian Ecosystems, Vol 2, Sect. 4.3.

- 12) Monitoring and Adaptive Management: Suggest critical areas update include the establishment of monitoring and adaptive management according to the recommendations in the 2020 Riparian Ecosystems Vol. 1, Sect. 9.8 & Vol. 2, Sect. 1.4, 3.2, and Chpt. 5.
- 13) Mitigation: 15.700.350.D Streams – Mitigation Requirements specifies replacement or enhancement is required for alterations to streams or buffers per a development proposal, with no net loss of functions. Suggest critical areas update identify mitigation measures, including submittal of a mitigation plan to ensure replacement, enhancement, and restoration efforts are successful.

15.700.270 Steep Slope Hazard Areas does not identify mitigation for steep slopes; suggest critical areas update identify mitigation requirements for impacts to steep slopes and steep slope buffer reduction areas.

15.700.140 Vegetation Management Plan does not provide guidance on what is required in plan, such as removal of invasive plants within buffers. Suggest critical areas update identify mitigation requirements, which may include standard buffer requirements.
- 14) Protection of 5 Key Riparian Functions: suggest critical areas update includes 5 key riparian ecosystem functions (shade, root strength, nutrient input, wood input, pollution control) identified by Rentz et al. in Riparian Ecosystems, Vol 2, Sect 2.2.2, and incorporate management recommendations per Sects 9.3, 9.7, and 9.8 (2020).
- 15) Watershed Management: suggest critical areas updates include watershed management recommendations from Riparian Ecosystems, Vol 2, Sect 3.3 and 3.4 for watershed-scale management considerations, applicable to streams, buffers, and RMZs, including restoration and protection of watersheds and connectivity, in addition to planning for climate change (Rentz et al. 2020).
- 16) Riparian Habitat Management Plans: suggest critical areas update reflects recommendations for Riparian Habitat Management Plans outlined in Riparian Ecosystems Vol 2, Sect 3.2.2 (Rentz et al. 2020).
- 17) Hazard Trees: encourage the creation of snags in critical areas or their buffers rather than complete tree removal when feasible. Suggest critical areas be updated consistent with the protection measures identified for removing hazard trees in Riparian Ecosystems Vol 2, Sect 3.2.1 #7 (Rentz et al. 2020).
- 18) Minimizing Impacts from Recreational Trails: suggest update to 15.700.340(F) include reference to PHS data and management per Riparian Ecosystems Vol 2, Sect 3.2.1 #10 (Rentz et al. 2020).
- 19) Suggest 15.700.340 Stream – Permitted Alterations be updated to state any stream crossings shall follow WDFW’s 2013 Water Crossing Design Guidelines, or as updated, along with consideration of National Marine Fisheries System’s (NMFS) 2011 Anadromous Salmonid Passage Facility Design, or as updated. Stream crossing design shall follow BAS and be coordinated with WDFW.

20) 15.700.110 Contents of Report: suggest adding a statement requiring critical area reports to address project's climate resiliency within critical areas (e.g., increasing habitat connectivity, planning for wider range of stream flows, and increasing stream shading).

21) 15.700.310.2 Requirements for Compensatory Mitigation: update references to *Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance (Version 2)* (Ecology et al. 2021), as amended, and Part 2: Developing Mitigation Plans (Ecology et al. 2006), as amended.

Based on these points above and based on further discussion and confirmation with City staff in the meetings noted under Task 1.0, we will prepare proposed code modifications in a Word document, including a track changes version and clean version—both for City staff review.

Please note that we understand the City has an expert GIS mapping and analysis department, and we assume that the City will create and provide maps as referenced above for inclusion in the code update work. We will coordinate with the City's GIS staff on needed mapping and can support with minimal GIS work if needed.

Deliverable

- Code modifications, in track changes and clean Word versions for City staff review

3.0 Prepare Second Draft of the Code Revisions for Planning Commission Review

Based on City staff review of the proposed updates, we will complete a second draft (in one round of revisions) of the critical areas code updates for Planning Commission review as applicable.

Deliverable

- Code modifications, in track changes and clean Word versions for Planning Commission review as applicable

4.0 Finalize Code Revisions

Based on review by the Planning Commission and further instruction and guidance by City staff, our team will complete one final round of revisions to the critical areas code sections to move through formal adoption. This document may be packaged with other code modifications at the City's request.

Deliverable

- Code modifications, in track changes and clean Word versions for formal City adoption process

5.0 Support with Presentation Materials and Planning Commission Meeting or Other Meeting (1)

Our team will prepare presentation materials summarizing the code updates being made and will attend one meeting with Planning Commission or related to a public hearing per City's direction to support City staff in presenting the updates.

Deliverables

- Powerpoint presentation summarizing code updates related to critical areas
- Attendance at one meeting, such as a Planning Commission meeting or public hearing



6.0 Support Related to Adoption of the Revisions

We will make one final round of minor revisions if needed during the adoption process and will be available for other consultation and minimal support during adoption.

Deliverables

- Any final minor revisions to the code update (Word) document
- Minimal consultation as needed during adoption (phone/Teams calls; emails, etc.)

Schedule

We anticipate that this work would begin as soon as authorized and proceed concurrently with other code related work under the two projects Otak is working on—the City Center/Airport District Subarea Plan and the Envision SeaTac 2044 Comprehensive Plan. A detailed tabular schedule will be prepared upon further consultation with City staff and in consideration of other concurrent code work to be completed.

Budget

This proposed budget includes time for Otak staff, as well as subconsultant support to confirm language for geologic hazard updates that may be needed. Labor and direct costs are assumed in the budget.

	<i>Sr. Planner</i>	<i>Planner</i>	<i>Planning Associate</i>	<i>Scientist</i>	<i>Budget Subtotals and Total</i>
	\$180.00	\$160.00	\$130.00	\$190.00	
Project Management and Collaboration Meetings with City Staff (Up to 4 Meetings)	24	12	12	2	
First Draft of Code Revisions (City Staff)	16	40	56	12	
Second Draft of Code Revisions (Planning Commission)	12	32	48	8	
Finalize Code Revisions	8	24	32	4	
Support with Planning Commission Meeting (1 Meeting Assumed))	3	6	6		
Minimal Support with City Council Adoption	2	8	4		
Subtotal Hours	65	122	158	26	
Subtotal Fees	\$11,700.00	\$19,520.00	\$20,540.00	\$4,940.00	\$56,700.00
Geotechnical consulting/support					\$16,500
Direct Expenses					\$1,500
Total Estimated Budget					\$74,700.00

References

- Anderson, P., S. Meyer, P. Olson, and E. Stockdale. 2016. Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State. Ecology Publication No. 16-06-029. Available at: <https://apps.ecology.wa.gov/publications/documents/1606029.pdf>
- Ecology [Washington Department of Ecology]. 2005. Critical Aquifer Recharge Areas Guidance, revised March 2021. Available at: <https://apps.ecology.wa.gov/publications/documents/0510028.pdf>
- Ecology, US Army Corps of Engineers, and US Environmental Protection Agency (Region 10). 2021. Wetland Mitigation in Washington State, Part 1: Agency Policies and Guidance (Version 2). Ecology Publication No. 21-06-003. Available at: <https://ecology.wa.gov/Water-Shorelines/Wetlands/Mitigation/Interagency-guidance>
- Hruby, T. 2012. Calculating Credits and Debits for Compensatory Mitigation (revised March 2012). Ecology Publication No. 10-06-011. Available at: <https://apps.ecology.wa.gov/publications/summarypages/1006011.html>
- Quinn, T., G.F. Wilhere, and K.L. Krueger, technical editors. 2020. Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications. Habitat Program, Washington Department of Fish and Wildlife, Olympia.
- Rentz, R., A. Windrope, K. Folkerts, and J. Azerra. 2020. Riparian Ecosystems, Volume 2: Management Recommendations. Habitat Program, Washington Department of Fish and Wildlife, Olympia.