



CITY OF RAYMOND PLANNING COMMISSION

Agenda Regular Meeting

October 9, 2018
6:00 PM

RAYMOND CITY HALL COUNCIL CHAMBERS

1. **Call Meeting to Order**
2. **Approval of Agenda**
3. **Approval of Minutes** from September 11, 2018
4. **Items from Public Not on Agenda**
5. **Old Business:**
 - A. Conditional Use Permit, 1222 Blake Street, Construct Single Car Carport (pending notification of property owner's resolution)
 - B. Public Hearing: Update to RMC 15.80 - Signs
6. **New Business:**
 - A. None
7. **Adjournment**

**Chapter 15.80
SIGNS**

Sections:

15.80.010 Purpose.

15.80.020 Definitions.

15.80.030 General provisions.

15.80.040 Prohibited signs.

15.80.050 Exempt signs.

15.80.060 Temporary signs.

15.80.070 Maintenance of signs.

15.80.080 Conservation zone.

15.80.090 Residential zone.

15.80.100 Commercial and industrial zones.

15.80.110 Submitting sign application, related materials, and application fee.

15.80.120 Variances.

15.80.130 Liability.

15.80.140 Violation – Penalties.

15.80.010 Purpose.

The purpose of this Chapter is to promote proper maintenance of signs; thoughtful placement designed to fit within the different land use zones; commercial communications that recognize the need of businesses of various sizes; and creative and innovative design. These shall be done by regulation of the posting, displaying, erection, use, and maintenance of signs. The city and its staff are not empowered to decide on the beauty or attractiveness of any particular sign. Sign permits may not be denied for aesthetic reasons.

15.80.020 Definitions.

For the purpose of this Chapter, the following words and phrases are defined as follows:

“Abandoned sign” means a sign remaining in place or not maintained for a period of 90 days, which no longer correctly directs or exhorts any person, or no longer advertises a bona fide business, lessor, owner, product, or activity conducted or available on or off the premises on which such sign is located.

“Anchored” means a sign or sign structure secured or attached by means of rope, chain, sand bags, auger and binder, or other safety means approved by the building official.

“Awning” means any structure made of cloth, metal, or similar material with a frame attached to a building that may project outwards.

“Banner” means any temporary sign intended to be hung, with or without framing, and possessing characters, letters, illustrations, or ornamentation applied to fabric or similar material.

“Beacon” means a guiding or warning signal, as a light or fire, especially one in an elevated position.

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“Billboard” means any outdoor advertising sign containing a message, commercial or otherwise, unrelated to any use or activity on the premises on which the sign is located. Directional signs shall not be included in this definition.

“Bracket sign” means a pedestrian sign that is not attached to or a part of an awning or canopy.

“Building” means a roofed and walled structure built for permanent use.

“Building official” means the city employee, or other specified person, charged with the administration of this Chapter.

“Canopy” (see “Awning”).

“Code-enforcing official” means the city employee, or designee, charged with the enforcement of this Chapter.

“Commemorative plaque” means a memorial plaque, plate, or tablet with engraved or cast lettering that is permanently affixed to, or near the structure or object it is intended to commemorate.

“Conditional use” means a use permitted in a particular zoning district only upon showing that such a use in a specific location will comply with all the conditions and standards for the location or operation of such use.

“Construction sign” means a temporary sign erected and maintained on a premises undergoing construction which identifies the architects, engineers, contractors, or other individuals or firms involved with the construction of a building; announcing the character of the building or enterprise; or the purpose for which the building is intended.

“Directional sign” means an off-premise temporary sign that contains specific directional information and no advertising information. Minor clarification of the type of business is not to be considered advertising. A directional sign may be erected in conjunction with a valid sign permit issued by the Washington State Department of Transportation.

“Double-faced sign” means a sign with two faces.

“Electronic message center (EMC)” means a permanent digital sign located off premises used to display a combination of community information and advertising.

“Electronic message sign (EMS)” means a permanent digital sign located on premises used to advertise goods and services provided at that location. An EMS is not a digital billboard, which advertises a good or service that is located off premises.

“Facade” means the entire building front or street wall face, from grade to the top of the parapet or eaves, and the entire width of the building elevation.

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“Flush mounted sign” means any permanent advertising sign mechanically attached and flush mounted to a building, fence, or wall that is not an integral part of a building and does not protrude beyond 12 inches.

“Freestanding sign” means a permanent sign that is self-supporting in a fixed location and not attached to a building, fence, or wall. Freestanding signs include, but are not limited to, monument signs and pole signs.

“Grade” means the average elevation as measured at the surface level in the area immediately below the sign, or the center line elevation of the adjacent street, whichever is higher.

“Home occupation sign” means any sign identifying or advertising a home occupation, usually in a residential zone.

“Illuminated sign” means any sign internally illuminated in any manner by an artificial light source. Indirectly illuminated signs shall not be included in this definition.

“Incidental sign” means a small information sign which pertains to goods, products, services, or facilities which are available on the premises where the sign occurs and intended primarily for the convenience of the public while on that premises.

“Indirectly illuminated sign” means any sign externally illuminated in any manner by an artificial light source, such as floodlighting. Illuminated signs shall not be included in this definition.

“Marquee” means a permanent canopy attached to and supported by the building and projecting over the entrance to the building.

“Monument sign” means a permanent freestanding sign that is detached from a building and having a support structure that is a solid appearing base constructed of a permanent material such as concrete block or brick.

“Multiple-tenant building” means a single structure housing more than one retail business, office, or commercial venture, but not including residential apartment buildings.

“Mural” means a painted or otherwise attached or adhered image or representation on the exterior of a building that is visible from a public right-of-way or neighboring property, does not contain commercial advertisement (is noncommercial in nature), and is designed in a manner so as to serve as public art, to enhance public space, and to provide inspirations; identifying the artist and sponsor is not considered advertisement.

“Nonconforming sign” means any sign located within the city on the date of the adoption of this ordinance which does not conform to the provisions of this Chapter, but which did conform to all applicable laws in effect on the date the sign was originally erected.

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“Off-premises sign” means any sign which directs attention to a business commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located which carries identification and/or directional information.

“Parapet” means a low protective wall along the edge of a roof, bridge, or balcony.

“Pedestrian sign” means any sign that is a part of or attached to an awning or canopy.

“Pole sign” means a permanent freestanding sign in excess of six feet in height, except home occupations which cannot exceed 5 feet in height, that is detached from a building and supported by one or more structural elements that are either: (a) architecturally dissimilar to the design of the sign; or (b) less than $\frac{1}{4}$ the width of the sign face.

“Political sign” means any sign, poster, or bill promoting or publicizing candidates for public office or issues that are to be voted upon in a general or special election.

“Portable sign” means any moveable sign, such as a sandwich board sign, which is capable of being moved easily and is not permanently affixed to the ground, a structure, or a building.

“Premises” means the real estate on which a sign mentioned in this Chapter is located.

“Projecting sign” means a sign that is attached to and projects from a structure or building facade further than 12 inches.

“Real estate sign” means a portable sign erected by the owner, or his agent, advertising the real estate upon which the sign is located for rent, lease, or sale.

“Roof sign” means a permanent sign erected, constructed, or placed upon or over the roof of a building and which is wholly or partly attached to the roof or supported by the building or roof structure.

“Sandwich board sign” (see “Portable sign”).

“Sign” means any object or structure displaying any letters or symbols which are intended to advertise, identify, display, or attract attention to any privately owned, semi-public, or public property, premises, product, or service, and which is visible from any property or right-of-way open to the public.

“Sign area” means the area in square feet of the entire physical portion on which the signage, including printing, logos, decorations, and borders is to be placed. Signage on a double-faced sign does not increase the sign area. Architectural embellishments, decorative framework, and features shall be included in the calculation of the sign area. A sign structure shall not be included in the calculation of the sign area. The sign area shall be calculated by multiplying the measurements of the length by the width of the perimeter of the sign area. Measurements will be taken at the widest points for signs with uneven edges. Sign area is calculated by measuring the smallest single rectangle that will enclose the combined letters and symbols.

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“Sign height” means the vertical distance from grade to the highest point of a sign, or any projection thereof.

“Sign structure” means any supporting or stabilizing feature included in the construction of a sign. These features include concrete or rock base, undecorated framework, supporting poles, posts, beams, bracing, or other supports as approved by the building official. Structures that perform a separate use, such as telephone booths, bus shelters, Goodwill containers, etc., shall not be considered a sign structure.

“Special event sign” means a sign used by a nonprofit, government, or civic organization to promote or provide direction to a special event.

“Streamer sign” (see “Banner sign”).

“Street” means a public right-of-way.

“Street frontage” means the linear frontage of a single parcel of property abutting a public street or streets.

“Strobe light” means a device used to produce regular flashes of light.

“Temporary sign” means any sign or advertising display constructed of cloth, canvas, light fabric, paper, cardboard, or other light materials, with or without frames, intended to be displayed for a limited time only.

“Undue brightness” means illumination in excess of that which is reasonably necessary to make the sign reasonably visible to the average person on an adjacent street.

“Variance” means permission to depart from the literal requirements of this Chapter.

“Wall sign” means any advertising sign painted onto or directly affixed with a bonding agent (such as a decal) to any surface of a building, including the roof, shall be considered a wall sign except where mechanical attachment is used, such as manufactured signs with cabinets, lettering, or symbols that do not protrude more than 12 inches beyond the facade (see “flush mounted signs”).

“Window sign” means a sign placed upon the interior or exterior surface of a window or placed inside and within three feet of the window, which faces the outside and is intended to be seen primarily from the exterior.

15.80.030 General provisions.

The provisions in this Chapter shall apply to all signs within the city; signs not addressed may be permitted through the variance procedures outlined in this Chapter. If any provision of this Chapter conflicts with a law or regulation, the law or regulation shall prevail.

A. Enforcement:

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1. Upon presentation of proper credentials, the code enforcing official may enter, at reasonable times, any building, structure, or premises to perform any duty imposed by this Chapter.
2. It is the responsibility of the property owner to remove or cause to be removed, at the owner's expense, any sign in violation of this Chapter.
3. The code enforcing official may order the removal or repair of any sign erected, installed, or otherwise in violation of this Chapter by giving 30 days written notice by certified mail to the owner of such sign, or of the building, structure, or premises on which such sign is located. A nonconforming sign, when otherwise in compliance with this Chapter, shall be allowed to continue. If a nonconforming sign is to be replaced, the new sign must be in accordance with the provisions of this Chapter.
4. If the sign owner fails to comply with the written order, the code enforcing official may facilitate removal of the sign at the sign owner's expense.
5. If, in the opinion of the code enforcing official, the condition of a sign presents an immediate hazard to the health, welfare, or safety of the public, the code enforcing official may cause the immediate removal of such sign, or other action to reduce the hazard.
6. If a sign is found to be without a sign permit, or an off-premises sign is found to be in violation of this Chapter, the code enforcing official may remove the sign without providing any notice to the sign owner.
7. Where there is any dispute concerning the interpretation of this Chapter, the decision of the code enforcing official shall prevail, subject to this Chapter's appeal process.

B. Illumination:

1. Shall be shaded, shielded, directed, or reduced to avoid undue brightness, glare, or reflection on property in the surrounding area to avoid unreasonable distractions to pedestrians or motorists. Rays from indirect illumination for signs shall only shine upon the sign or the property within the premises and shall not spill over the property lines in any direction except by indirect reflection.

C. Structural Requirements, Installation, and Materials:

1. Shall be in accordance with the latest adopted edition of the Building Code, as administered by the building official.
2. Permanent signs shall require a sign permit issued by the city and may require plans and specifications stamped by a registered engineer.
3. Electrical sign work may require an electrical permit from the Department of Labor and Industries.

15.80.040 Prohibited signs.

The following signs are prohibited and subject to removal under the enforcement provisions in section 15.80.030 of this Chapter:

- A. Abandoned signs.
- B. Signs within the public right-of-way, except when specifically authorized by this Chapter.
- C. Signs or sign supporting structures that create a safety hazard for pedestrians or vehicles.

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- D. Beacon lights and strobe lights when used in conjunction with a sign or display.
- E. Signs which are placed in a manner or position that obstruct visibility of a preexisting sign.
- F. Signs or sign structures; which by coloring, shape, working, or location; resembles or conflicts with traffic control signs or devices.
- G. Billboards, except as authorized in Section 15.80.100 of this Chapter.
- H. Signs which are secured to utility poles, other than utility warning and identification signs. Seasonal decorations may be affixed to utility poles and devices when approved by the utility company and City.
- I. Any sign mounted, attached, or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on a private premises in a manner intended to attract attention of the public for the purpose of advertising. This provision excludes signs attached to vehicles or rolling stock that are actively used in the daily conduct of the business when such vehicles are operable and parked in a lawful or authorized manner.
- J. Signs located on roofs, other than wall signs, except that departures will be considered where signs are placed in an architectural space that is specifically incorporated into the roof design or does not project higher than the roof peak.

15.80.050 Exempt signs.

The following signs are exempt from the requirement to obtain a sign permit. The area and number of exempt signs shall not be included in the total area and number of signs allowed per a site or use. This shall not be construed as relieving the owner of a sign from being responsible for the proper erection and maintenance of a sign or compliance with the provisions of this Chapter, or any other law or regulation.

- A. Murals.
- B. Wall signs.
- C. Window signs.
- D. Incidental Signs.
- E. Seasonal decorations.
- F. Gravestones and grave markers.
- G. Historic site markers or plaques, commemorative plaques, and names of buildings or dates of erection when cut into the surface or the facade of the building or when projecting not more than two inches.
- H. Flags, emblems, or insignias of a nation, or other governmental unit or nonprofit organization, subject to the guidelines concerning their use as set forth by the government or organization to which they represent.
- I. Signs installed or required by a government entity or law, including but not limited to:
 - 1. Official or legal notices issued and posted by any public agency or court.
 - 2. Traffic, directional, and warning signs.
 - 3. Utility warning and identification signs.
- J. Signs on structures intended for separate use such as ice machines, soda machines, cargo containers, recycling bins, etc.

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- K. Lettering or symbols permanently painted, magnetically attached, or wrapped on the surface of a vehicle; and adhesive vinyl film affixed to the interior or exterior surface of a vehicle window.
- L. Signs customarily associated with residential use that are not of a commercial nature such as:
 - 1. Signs giving property identification names, numbers, and/or names of occupants.
 - 2. Signs on mail boxes or newspaper tubes.
 - 3. Signs posted on private property related to private parking or warning the public against trespassing or danger from animals.
- M. Bulletin boards attached to permanent structures, limited to 60 square feet in area, when used to convey community information.
- N. Signs not intended to be viewed from, and not readable from a public right-of-way.
- O. Point-of-purchase advertising displays, such as product dispensers.

15.80.060 Temporary signs.

Temporary signs must be securely anchored to withstand the expected wind velocities in the area of placement. A minimum of 4 feet of unobstructed sidewalk shall remain clear for public use. The following temporary signs are permitted and do not require a sign permit:

- A. Sidewalk Signs and Displays:
 - 1. Sandwich/A-frame signs, outdoor sales displays, and other retail-oriented displays and fixtures are permitted on-premises. Such signs and displays shall be removed by the business owner from the public right-of-way during nonbusiness hours.
 - 2. Four signs per business, per street frontage, each not to exceed 4 feet in height and 12 square feet in area.
- B. Grand Opening Signs:
 - 1. Signs, banners, posters, pennants, strings of lights, and balloons are permitted on-premises for a period of up to 30 days to announce the opening of a new enterprise or an enterprise under new management.
 - 2. Shall be removed by the business owner at the conclusion of the 30-day period.
- C. Special Event or Promotional Signs:
 - 1. Signs, banners, posters, pennants, strings of lights, and balloons are permitted on-premises for a period of up to 30 days to announce the special event or promotion.
 - 2. Shall be removed by the sponsor at the conclusion of the event, promotion, or 30-day period.
- D. Construction Signs:
 - 1. One on premises sign per street frontage, each not to exceed 6 feet in height and 32 square feet in area.
 - 2. Shall be removed by a representative of the construction project within 30 days of project completion or expiration of the building permit, whichever occurs first.
 - 3. Up to 4 offsite directional signs may be placed to direct the public to the construction site, one at each intersection where a change in direction is necessary to reach the site. Directional signs may not exceed 4 feet in height and 3 square feet in area.

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E. Political Signs:

1. May be displayed on private property with the consent of the property owner.
2. In a residential zone a sign may not exceed 4 feet in height and 6 square feet in area
3. In a commercial or industrial zone, a sign may not exceed 6 feet in height and 32 square feet in area.
4. Are prohibited in the public right-of-way.
5. Must be removed by a campaign sponsor within 5 days following the election.

F. Real Estate Signs:

1. One on-premise sign per street frontage.
2. A single-family residential real estate sign may not exceed 4 feet in height and 6 square feet in area
3. A commercial or industrial real estate sign may not exceed 6 feet in height and 32 square feet in area.
4. Up to 4 offsite directional signs may be placed to direct the public to the real-estate site, one at each intersection where a change in direction is necessary to reach the site. Directional signs may not exceed 4 feet in height and 3 square feet in area. The signs must be removed by the realtor or agent within 5 days of closing the real estate transaction.

G. Inflatable or Moving Signs and Displays:

1. One on premises sign or display is allowed per business, per street frontage.
2. May not exceed 16 feet in height.

H. Fluttering Displays and Feather Flags:

1. Are permitted on premises.
2. May not exceed 13 feet in height.

I. Garage, Yard, Patio, etc., Sale Signs:

1. One on-premises sign is allowed per street frontage, not to exceed 4 feet in height and 6 square feet in area and shall be posted no more than 3 days prior to the sale and removed by the event sponsor within 2 days following the sale.
2. Two off-premises directional signs may be placed within the outer edges of a public right-of-way per sale. Directional signs may not exceed 4 feet in height and 3 square feet in area and shall be posted no more than 1 day prior to the sale and removed by the event sponsor within 2 days following the sale.

15.80.070 Maintenance of signs.

- A. No permit shall be required for nonstructural repair, cleaning, repainting, or other normal maintenance or alterations that do not change the size or structure of a sign.
- B. All signs and components shall be constantly maintained in a state of security, safety, appearance, and repair. 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.

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- C. If, in the opinion of the code enforcing official, the condition of a sign presents an immediate hazard to the health, welfare, or safety of the public, the code enforcing official may cause the immediate removal of such sign, or other appropriate action to reduce the hazard under the sign enforcement provisions contained in Section 15.80.030.

15.80.080 Conservation zone.

- A. Signs are not permitted in the conservation zone except under the following conditions:
1. When erected in a public right-of-way.
 2. Nonilluminated informational signs, including but not limited to “no trespassing,” “stay out,” “no hunting,” directional, and warning signs are allowed.

15.80.090 Residential zone.

The following sign regulations apply to the residential zone:

- A. Permitted home occupations are allowed one on premises sign not to exceed 12 square feet in area. A freestanding sign shall not exceed 5 feet in height.
- B. Approved conditional uses, such as but not limited to a nursing home, mobile home park, multi-family complex, municipal/civic building, community center, school, church or similar developments are permitted one on premises freestanding sign per street frontage not to exceed 14 feet in height and 32 square feet in area, and one of the following per street frontage:
1. Projecting sign not to exceed 32 square feet in area.
 2. Pedestrian sign not to exceed 12 square feet in area.
 3. Bracket sign not to exceed 12 square feet in area.

15.80.100 Commercial and industrial zones.

The following sign regulations apply to the commercial and industrial zoning districts:

- A. One on-premises freestanding sign is permitted per building, see Table 1 for zone requirements.
1. One additional freestanding sign may be permitted on a parcel one acre or larger and each sign may be increased to 48 square feet in area.
 2. Freestanding signs shall be set back from the property line at least one-half the distance of the length of the sign to preclude the sign from protruding over the property line; the entire sign is to be contained within the confines of the premises on which it is installed.
 3. Service stations may install an additional 48 square feet of sign area to display fuel prices.
- B. One roof sign is permitted not to exceed 48 square feet in area. Signs located on roofs will be considered when signs are placed in an architectural space that is specifically incorporated into the roof design or does not project higher than the peak of the roof.
- C. One projecting sign is permitted not to exceed 32 square feet in area.
1. Must be mounted at a right angle to the plane of the building façade or corner and must not extend more than six feet beyond the façade of the building.
 2. Must maintain a minimum of 8 feet vertical clearance over pedestrian walkways.
 3. Angle irons, guy wires, or braces shall be at least 8 feet above the pedestrian walkway.

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4. May not project to within two feet of the curb line or the street, or where no curb exists, to within two feet of the paved or graveled edge of the roadway.
- D. Flush mounted signs are permitted.
1. One EMS is permitted, see Table 1 for zone size requirements).
- E. One pedestrian or bracket sign is permitted not to exceed 12 square feet in area.
1. Must be mounted at a right angle with the plane of the building façade or corner and must not extend beyond the awning, when applicable.
 2. Must maintain a minimum of 8 feet vertical clearance over pedestrian walkways.
 3. Angle irons, guy wires, or braces shall be at least 8 feet above the pedestrian walkway.
 4. May not project to within two feet of the curb line or the street, or where no curb exists, to within two feet of the paved or graveled edge of the roadway.
- F. In multiple-tenant buildings:
1. One freestanding sign is permitted, see Table 1 for zone requirements. An additional 12 square feet in area is permitted per each licensed tenant, not to exceed 72 square feet in additional sign area.
 2. Each business licensee may have one flush mounted sign, or one projecting sign not to exceed 32 square feet in area, and one pedestrian or bracket sign not to exceed 12 square feet in area.
 3. A projecting, pedestrian, or bracket sign:
 - a. Shall be mounted at a right angle with the plane of the building façade or corner and must not extend beyond the awning, when applicable.
 - b. Must maintain a minimum of 8 feet vertical clearance over pedestrian walkways.
 - c. Angle irons, guy wires, or braces shall be at least 8 feet above the pedestrian walkway.
 - d. May not project to within two feet of the curb line or the street, or where no curb exists, to within two feet of the paved or graveled edge of the roadway.
- G. One permanent off premises directional sign may be permitted in conjunction with a valid sign permit issued by the Washington State Department of Transportation (WSDOT) to direct the public to an establishment that is not on a direct route in conjunction with the WSDOT installed sign. The directional sign may not exceed 2 square feet in area.
- H. Off premises advertising may be permitted under the following conditions:
1. Only at locations designated by this Chapter, see Map A. (NOTE: MAP A is under development)
 2. Advertiser must have a valid City of Raymond business license and storefront.
 3. Sign space is available on a first come first served basis; a wait list may be utilized.
 4. Applicant shall procure and cause the sign to be installed.
 5. Advertiser shall be responsible for maintenance, repair, and cleaning of their sign.
- I. An EMC may be located off premises under the following conditions:
1. Requires submission of a conditional use permit in accordance with the procedures provided in RMC 15.48.
 2. On private property with the property owners' consent.

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3. When used to display a mix of community information with advertising.
4. One per every 500 feet of street frontage (not per individual property owner).
5. May not exceed 6 feet in height and 48 square feet in area.

Table 1: Freestanding Signs

Zone	Maximum Sign Height	Setback from Property Line	Maximum Sign Area
GC	18 feet	½ of Sign Length	32 square feet
¹ GC adjoining highway	28 feet	½ of Sign Length	48 square feet
RC	18 feet	½ of Sign Length	32 square feet
² RC oriented towards highway	28 feet	½ of Sign Length	48 square feet
WFC	18 feet	½ of Sign Length	32 square feet
M-1	28 feet	½ of Sign Length	48 square feet
M-2	28 feet	½ of Sign Length	48 square feet
^{1&2} Monument	8 feet	½ of Sign Length	48 square feet
Monument	6 feet	½ of Sign Length	32 square feet

1 Businesses located within the GC zone which are oriented towards US101 and/or SR6 and either adjoin the highway or are not separated from the highway by a public right-of-way.

2 Businesses located within the RC zone which are located along Sixth Street or the vacated portion of Sixth Street and are oriented towards US101.

15.80.110 Submitting sign application, related materials, and application fee.

- A. Persons requesting a sign permit must submit the following to the clerk/treasurer:
 1. A sign permit application form provided by the city.
 2. A site plan (sketch, plan, or design showing the property lines, existing buildings, proposed sign location, and sign setbacks).
 3. A scaled drawing of the proposed sign, including size, height, structural and footing details, material specifications, method of attachment, illumination, front and end views, and any other information required by the building official.
 4. A registered engineer's stamp of approval, when applicable.
 5. Sign permit fee.
- B. The clerk/treasurer will forward the items in subsection (A)(1) through (A)(4) of this section to the building official.

15.80.120 Variances.

- A. Applications will be processed in accordance with RMC 15.52.
- B. Minor variances: Minor variances may be administratively approved by the Director of Public Works, or designee, under the following limited criteria:
 1. Location on a frontage.

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2. Total number of directional signs may be increased by two.
 3. Other quantitative standards of up to 10%.
- C. Planning Commission: Any person may apply to the planning commission for a variance from the requirements of this Chapter. A variance may be granted by the city council when the literal interpretation and strict application of the provisions and requirements of this Chapter would cause hardship because of unique or unusual conditions pertaining to the specific property in question. The city council may grant a variance from the provisions or the requirements of this Chapter only where:
1. The granting of the variance would not be materially detrimental to the property owners in the vicinity and the traveling public.
 2. The existence of an unusual site characteristic, such as topography, existing development, or adjacent development, which precludes an allowable sign from being effectively visible from the public roadway adjacent to the site.
 3. The requirement to remove a sign would constitute a severe or extreme economic hardship to the business or activity involved.
- D. In granting a variance, the city council may attach thereto such conditions regarding the location, size, character, and other features of the proposed sign as it may deem necessary to carry out the spirit and purpose of this Chapter in the public interest.

15.80.130 Liability.

This Chapter shall not be constituted to relieve from or lessen the responsibility of any person owning, building, altering, constructing, or removing or moving any sign in the city for damages to anyone injured or damaged either in person or property by any defect or action herein, nor shall the city, or any agent thereof, be held as assuming such liability by reason of permit or inspection authorizing herein or a certificate of inspection issued by the city or any of its agents.

15.80.140 Violation – Penalties.

Any person found in violation of this Chapter shall be guilty of a misdemeanor, and upon conviction, shall be punishable by a fine of not more than \$500.00, or by imprisonment for not more than 30 days, or both.