



PLANNING COMMISSION REPORT AND RECOMMENDATION TO CITY COUNCIL

May 27, 2026

Project File Number:	LAND-2026-00082; SEPA-2026-00083
Proposal Name:	RZC Amendments for Temporary Non-Commercial Signs
Applicant:	City of Redmond
Staff Contacts:	Lauren Alpert, Senior Planner
	Jeff Churchill, Long Range Planning Manager

FINDINGS OF FACT

Public Hearing and Notice

- a. **Planning Commission Study Sessions and Public Hearing Dates**
 - i. The City of Redmond Planning Commission held study sessions on April 8, April 22, and May 13, 2026.
 - ii. The City of Redmond Planning Commission held a public hearing on the proposed amendments on April 22, 2026. Comments were received and are provided as Appendix C and D.
- b. **Notice and Public Involvement**

The public hearing notice was published in the Seattle Times on April 1, 2026 in accordance with RZC 21.76.080 Review Procedures. Notice was also provided by including the hearing schedule in Planning Commission agendas and extended agendas, distributed by email to various members of the public and various agencies. Additional public outreach included e-mail to Plans, Policies, and Regulations e-mail list and listing on the Rezoning Zoning Code website.

Redmond Zoning Code Amendment Summary and Criteria Evaluation

The Redmond Zoning Code (RZC) regulates signs in chapter 21.44, Signs. The proposed amendments would establish a regulatory framework for temporary non-commercial signs. Common examples of such signs include political campaign signs, community event signs, and philosophical or religious message signs.

Currently, the RZC does not have a regulatory framework for temporary non-commercial signs. The proposed framework is consistent with U.S. Supreme Court precedent. The framework:

- Allows temporary non-commercial signs in the public right-of-way with limitations.
- Regulates size, placement, and durability of signs.
- Does not regulate content.

Creating a regulatory framework for temporary non-commercial signs advances public health, safety, and welfare while respecting constitutional free speech guarantees.

The Planning Commission recommendation is provided in Attachment A. It differs from the Technical Committee recommendation in two key respects:

- The Planning Commission does not recommend establishing a cost-free, renewable permit.
- The Planning Commission recommends allowing these types of signs in roundabouts and medians.

The full amendments are provided as **Attachment A: Code Amendment Summary**

RZC 21.76.070.AE - TEXT AMENDMENT CRITERIA	MEETS/ DOES NOT MEET
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	MEETS

Staff Analysis

The staff analysis for this proposal can be found in **Attachment A** to the Technical Committee Report (Appendix E).

Recommended Conclusions of the Technical Committee

On April 1, 2026, the Technical Committee reviewed amendments to the Redmond Zoning Code, as documented in **Appendix E**, and found the amendments to be consistent with applicable review criteria and therefore recommended approval with no additional conditions.

RECOMMENDED CONCLUSIONS

The Planning Commission has reviewed:

- A. *Applicable criteria for approval: RZC 21.76.070 Criteria for Evaluation and Action, and*
- B. *The Technical Committee Report **Appendix E***

Recommendation

The Planning Commission finds the amendments to the Redmond Zoning Code to be consistent with applicable review criteria and therefore recommends approval with the following conditions

- Do not require a permit for placing temporary non-commercial signs in the public right-of-way.
- Allow placement of temporary non-commercial signs in roundabouts and medians.

The above changes are reflected in Attachment A. In addition, the Commission recommends a sign removal program as part of regular right-of-way maintenance to remove signs at pre-published times during the year to reduce sign clutter.

A summary of the Commission's discussion can be found in **Appendix A**.



Carol Helland
Planning and Community Development Director



Susan Weston
Planning Commission Chair

Attachments

- A. Recommended Amendments to the Redmond Zoning Code

Appendices

- A. Planning Commission Issue Matrix
- B. Public Hearing Notice
- C. Planning Commission Meeting Minutes for April 22
- D. Written Public Comments
- E. Technical Committee Report with Attachments

REDMOND ZONING CODE

Code Amendment Summary

Temporary Non-Commercial Signs (RZC 21.44)

Subject Matter Expert	<i>Sherri Jones</i>
Author	<i>Lauren Alpert</i>
Policy Basis for Amendment	<i>PI-17 concerning clear development regulations; FW-CD-2 concerning use of development regulations to achieve desired design outcomes.</i>
Relevant Code Portions	<i>RZC 21.44 Signs, RZC 21.78 Definitions</i>

Proposed Amendment Overview

The proposed amendments establish a regulatory framework for temporary non-commercial signs. Common examples of such signs include political campaign signs, community event signs, and philosophical or religious message signs.

The Redmond Zoning Code does not have a regulatory framework for temporary non-commercial signs. The proposed framework:

- Allows temporary non-commercial signs in the public right-of-way with limitations.
- Regulates size, placement, and durability of signs.
- Does not regulate content.

Rationale

Creating a regulatory framework for temporary non-commercial signs advances public health, safety, and welfare while respecting constitutional free speech guarantees.

Key Decision Points (as applicable)

- The proposed regulations are content neutral, consistent with U.S. Supreme Court precedent.
- The proposed regulations limit sign placement, materials, maintenance, and size in the public right-of-way in the interest of public safety.
- Permitting
- Prohibition of signs in medians and roundabouts.

Stakeholder Feedback to Date

Public comments were collected in February and March. The public comments received expressed

- Concerns that temporary signs do not block or be left lying on sidewalks or impede people with mobility challenges.
- Support clear rules on how long election signs can remain posted.
- Concerns about some temporary signs being deliberately treated with hazardous substances, creating risks for anyone who touches or removes them and there should be punishment for such signs.

Planning Commission discussion included:

- The proposed prohibiting signs in medians and roundabouts. The commission ultimately directed staff to remove the prohibition allowing temporary non-commercial signs in roundabouts and medians.
- Staff were also directed to remove the permitting requirements. During their discussion they thought it would be onerous for staff and the community.

EXISTING CODE:

RZC 21.78 Definitions.

Political Sign. A sign which exclusively and solely advertises a candidate or candidate's public elective office, a political party, or promotes a position on a public, social, or ballot issue.

Sign. A communication device, structure, or fixture which incorporates graphics, symbols, or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premises or facility.

Temporary Sign. Any sign, banner, pennant, or advertising display intended to be displayed for a limited time period. Easily removed signs attached to windows are considered temporary signs.

RZC 21.44 Signs

Subsection 21.44.010(D)

D. *Exemptions.* The following signs are exempt from the requirements of this section:

...

5. *Certain Public Signs.* The following signs and displays are exempt from the requirements of this section: street signs and/or numbers, street address identification, traffic control and pedestrian signs and signals, governmental directional, gateway, informational, public service, temporary signs posted at City posting locations, and/or wayfinding signs, public and legal notices and warnings required by a public process, signs required by law, and governmental flags;

Subsection 21.44.010(E)

E. *Prohibited Signs.* The following signs are prohibited:

...

5. *Streamers, Pennants and Banners.* Displays of banners, festoon flags, flags, posters, pennants, ribbons, streamers, strings of lights (except as provided in seasonal decorations), chasing strobe or scintillating lights, flares, balloons, bubble machines, and similar devices are prohibited when the

same are visible from any off-site location, including but not limited to any public right-of-way. Where such signs or devices are not visible from public rights-of-way, this prohibition does not apply. For purposes of this subsection, a single, integrated development that does not contain or cross public rights-of-way is considered a single site even where the development spans more than one contiguous parcel. This section shall not prohibit the use of displays in a parade.

WORKING AMENDMENT:

RZC 21.78 Definitions.

~~“Government sign”: any temporary or permanent sign erected and maintained by the city, county, state, or federal government for traffic direction; official public notices such as notice of land use action signs or signs relating to an emergency; temporary signs posted at City posting locations; or for direction to any school, hospital, historical site, or public service, property, or facility.~~

~~*Political Sign.* A sign which exclusively and solely advertises a candidate or candidate’s public elective office, a political party, or promotes a position on a public, social, or ballot issue.~~

~~“Non-commercial sign”: a sign that expresses messages such as public/community events, religious, political, ideological, or other philosophical messages. These signs do not promote for-profit endeavors, projects, or services.~~

~~*Sign.* A communication device, structure, or fixture which incorporates graphics, symbols, or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premises or facility.~~

~~“Sign”: any material, structure, or device, or part thereof, composed of text, symbols, logos, or graphics, or on which text, symbols, or graphics are placed when used or located outside or on the exterior of any building and includes any announcement, declaration, demonstration, display, illustration, or insignia used to inform or attract the attention of the public when the same is placed in view of the public.~~

~~*Temporary Sign.* Any sign, banner, pennant, or advertising display intended to be displayed for a limited time period. Easily removed signs attached to windows are considered temporary signs.~~

~~“Temporary sign”: a sign structure or device that is easily installed and removed and that 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.~~

RZC 21.44 Signs

Subsection 21.44.010(D)

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Subsection 21.44.010.E.5

E. *Prohibited Signs.* The following signs are prohibited:

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5. *Streamers, Pennants and Banners.* Displays of banners, festoon flags, flags, posters, pennants, ribbons, streamers, strings of lights (except as provided in seasonal decorations), chasing strobe or scintillating lights, flares, balloons, bubble machines, and similar devices ~~when used as a sign or in conjunction with a sign~~ are prohibited when the same are visible from any off-site location, including but not limited to any public right-of-way, ~~except as otherwise provided for in this chapter.~~ Where such signs or devices are not visible from public rights-of-way, this prohibition does not apply. For purposes of this subsection, a single, integrated development that does not contain or cross public rights-of-way is considered a single site even where the development spans more than one contiguous parcel. This section shall not prohibit the use of displays in a parade.

3.- Political Signs:

~~a.- On-Premises Signs. On-premises political signs located at the headquarters of a political party, candidate for public elective office, or a public issue decided by ballot are permitted. All on-premises political signs shall comply with the dimensional and locational requirements of the sign district in which located.~~

b.- Off-Premises Signs:

~~i.- Location. Permits for political signs are not required. Political signs may not be placed on private property without the permission of the property owner. Political signs may not be located so as to impede driver vision or represent an obstruction or hazard to vehicular or pedestrian traffic. On public property not part of the public right-of-way, relevant City departments may designate an area or areas for the placement of political signs in order to ensure that placement will not interfere with the intended use of that land.~~

~~ii.- Size/Spacing. Political signs shall not exceed six square feet in size. No political sign may exceed six feet in height, measured from the preexisting ground level to the top of the sign.~~

~~iii.- Removal of Election Signs. Off-premises political signs shall be removed within seven days of the date of the election to which the sign pertains. Failure to remove political signs within the time limit provided shall constitute a violation of this code and shall be punishable as such. In the event that City personnel are required to remove signs from public rights-of-way after expiration of the~~

~~time limit for removal, all costs associated with such removal shall be the responsibility of the candidate or campaign organization for whom the sign was posted. The applicable costs shall be collected in addition to any other penalty applicable to failure to remove the sign.~~

~~iv. Public Works Projects. The Public Works Department may remove signs from public rights-of-way in order to conduct periodic maintenance activities. Signs removed for this purpose may be picked up at the City's Maintenance and Operations Center and returned to their prior location if still within the removal deadline. The Public Works Department may permanently remove political signs from public rights-of-way for the purpose of carrying out major public works projects. Political signs removed for this purpose will be held and made available for pickup at the City's Maintenance and Operations Center until 14 days following the next election.~~

~~v. Removal of Signs in Disrepair. The Public Works Department may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over, or in any other state in which its message has ceased to be readable or legible.~~

New Section RZC 21.44.010.K- Temporary Non-commercial Sign Standards

1. Applicability. The following provisions apply to all temporary non-commercial signs.
2. *General Standards.* The content of temporary non-commercial signs is not regulated, but the sign is subject to the time, place, and manner standards outlined in this Chapter.

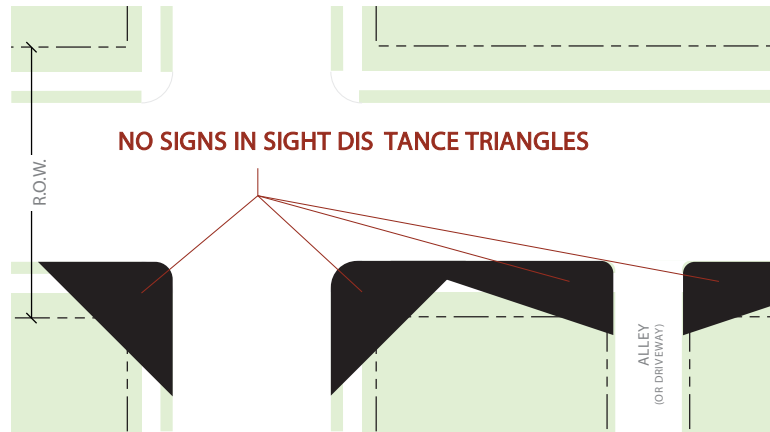
a. Sign Materials and Construction.

- i. Temporary non-commercial signs must be constructed of material durable enough to withstand rain, wind, and normal wear and tear for the anticipated use and placement and must conform to the requirements of this chapter.
- ii. Temporary non-commercial signs must be maintained and in a safe condition.
- iii. Temporary non-commercial signs shall not have electrical components or be illuminated.
- iv. Temporary non-commercial signs shall not have moving components, emit noise, be animated, or have changing images.

b. Sign Placement. The following sign placement standards apply to all temporary non-commercial signs.

- i. Temporary non-commercial signs may be placed within the City right-of-way consistent with the requirements of this Chapter.
- ii. Temporary non-commercial signs may be placed on private property consistent with RZC 21.44.010.K.4
- iii. Temporary non-commercial signs shall not be placed in any public park, trail, open space, or other City public space without permission of the entity that owns the property.
- iv. Minimum Setback Requirements. All temporary non-commercial signs shall be placed in conformance with the setback requirements of this section.

- A. Out of the sight distance triangle of intersections and driveways between two and eight feet above existing street grade (see RZC 21.52.040).



B. Two (2) feet away from any curb



C. Where no curb exists, the sign must be placed outside the roadway at least six (6) feet from the roadway edge;

D. Five (5) feet away from any building access point, most commonly a door as measured from the edge of the door frame, if not attached to the building;

- v. The sign shall not obstruct pedestrian, bicycle, or accessible routes to or along the public or private sidewalk or encroach into the minimum clear pathway area of 48 inches in width.
- vi. The sign shall not interfere with the opening of car doors, use of ADA accessible parking spots or access routes, use of bicycle parking facilities, bus stops, or loading zones;

- vii. Temporary non-commercial signs shall not be placed directly adjacent to other temporary non-commercial signs or infrastructure in a manner that creates a visual or physical barrier between the roadway and the adjacent sidewalk or property, or between the sidewalk and the roadway or the adjacent property.
- viii. The sign may not be placed within the right-of-way in a manner that impacts or harms irrigation systems, landscaping, ongoing maintenance, or other right-of-way installations. The sign owner is responsible for conferring with the City and/or adjacent property owner to confirm location of such right-of-way installations prior to placing a sign. Any sign that is placed in a manner that would limit or interfere with ongoing maintenance and landscaping efforts of the City or other responsible parties may be removed. The sign owner is responsible for all damage caused by sign installation and ongoing placement.
- ix. Signs in the right-of-way must remain portable and may not be attached or anchored in any way to trees or to public property, including, but not limited to, utility or light poles, parking meters, sidewalk, or pavement.
- x. Signs shall not create a hazard to either pedestrians or motorists.
- c. Removal and disposal. Any temporary non-commercial sign in violation of any provision of this chapter may be removed and disposed of by the City without prior notice according to the provisions of RMC 1.14.085.
- 3. *Allowed Temporary Non-commercial Sign Types and Standards within the Right-of-way.* Signs conforming to the regulations of this section are allowed to be placed within the right-of-way.
 - a. *Size/Area.* Each sign face shall be no larger than six (6) square feet. No sign may include more than two sign surface areas.
 - b. *Height.* The sign height, when placed or posted, shall be no more than four (4) feet above grade.
- 4. *Allowed Temporary Non-commercial Sign Types and Standards on private property.* Signs conforming to the regulations of this section are allowed to be placed on private property.
 - a. On private property in Neighborhood zones:
 - i. *Permission.* All temporary non-commercial signs placed on private property must be expressly permitted by the property owner.
 - ii. *Location.* All temporary non-commercial signs placed on private property must be wholly within the property.
 - iii. *Size/Area.* The sign surface area shall be no larger than six (6) square feet. No sign may include more than two sign surface areas.
 - iv. *Height.* The sign height, when posted, shall be no more than six (6) feet above grade.
 - v. *Number.* No limit.
 - vi. On private property in all other zones, regulations for temporary non-commercial signs are the same as for temporary commercial signs, except that there is no limit on the number of temporary non-commercial signs. See RZC 21.44.010.H.

PROPOSED AMENDMENT:

E. *Prohibited Signs.* The following signs are prohibited:

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~~ii. Size/Spacing. Political signs shall not exceed six square feet in size. No political sign may exceed six feet in height, measured from the preexisting ground level to the top of the sign.~~

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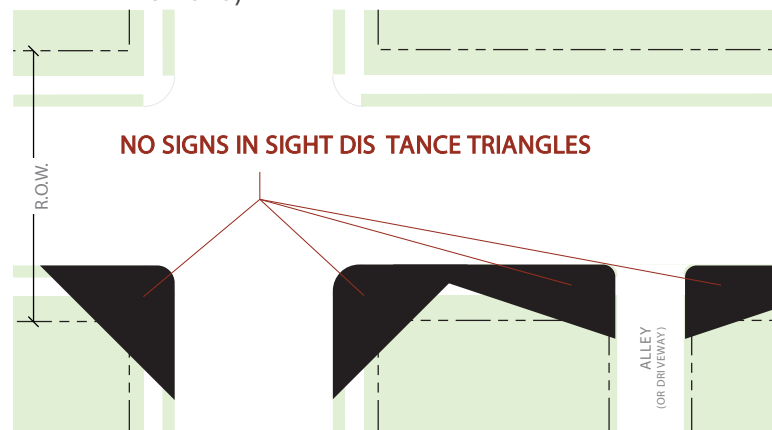
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~~v. Removal of Signs in Disrepair. The Public Works Department may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over, or in any other state in which its message has ceased to be readable or legible.~~

New Section RZC 21.44.010.K– Temporary Non-commercial Sign Standards

1. **Applicability.** The following provisions apply to all temporary non-commercial signs.
2. **General Standards.** The content of temporary non-commercial signs is not regulated, but the sign is subject to the time, place, and manner standards outlined in this Chapter.
 - a. **Sign Materials and Construction.**
 - i. Temporary non-commercial signs must be constructed of material durable enough to withstand rain, wind, and normal wear and tear for the anticipated use and placement and must conform to the requirements of this chapter.
 - ii. Temporary non-commercial signs must be maintained and in a safe condition.
 - iii. Temporary non-commercial signs shall not have electrical components or be illuminated.
 - iv. Temporary non-commercial signs shall not have moving components, emit noise, be animated, or have changing images.
 - b. **Sign Placement.** The following sign placement standards apply to all temporary non-commercial signs.
 - i. Temporary non-commercial signs may be placed within the City right-of-way consistent with the requirements of this Chapter.
 - ii. Temporary non-commercial signs may be placed on private property consistent with RZC 21.44.010.K.4
 - iii. Temporary non-commercial signs shall not be placed in any public park, trail, open space, or other City public space without permission of the entity that owns the property.
 - iv. **Minimum Setback Requirements.** All temporary non-commercial signs shall be placed in conformance with the setback requirements of this section.

- A. Out of the sight distance triangle of intersections and driveways between two and eight feet above existing street grade (see RZC 21.52.040).



- B. Two (2) feet away from any curb



- C. Where no curb exists, the sign must be placed outside the roadway at least six (6) feet from the roadway edge;
- D. Five (5) feet away from any building access point, most commonly a door as measured from the edge of the door frame, if not attached to the building;
- v. The sign shall not obstruct pedestrian, bicycle, or accessible routes to or along the public or private sidewalk or encroach into the minimum clear pathway area of 48 inches in width.
- vi. The sign shall not interfere with the opening of car doors, use of ADA accessible parking spots or access routes, use of bicycle parking facilities, bus stops, or loading zones;
- vii. Temporary non-commercial signs shall not be placed directly adjacent to other temporary non-commercial signs or infrastructure in a manner that creates a visual or physical barrier between the roadway and the adjacent sidewalk or property, or between the sidewalk and the roadway or the adjacent property.
- viii. The sign may not be placed within the right-of-way in a manner that impacts or harms irrigation systems, landscaping, ongoing maintenance, or other right-of-way installations. The sign owner is responsible for conferring with the City and/or adjacent property owner to confirm location of such right-of-way installations prior to placing a sign. Any sign that is placed in a manner that would limit or interfere with ongoing maintenance and landscaping efforts of the City or other responsible parties may be removed. The sign owner is responsible for all damage caused by sign installation and ongoing placement.
- ix. Signs in the right-of-way must remain portable and may not be attached or anchored in any way to trees or to public property, including, but not limited to, utility or light poles, parking meters, sidewalk, or pavement.
- x. Signs shall not create a hazard to either pedestrians or motorists.

- c. Removal and disposal. Any temporary non-commercial sign in violation of any provision of this chapter may be removed and disposed of by the City without prior notice according to the provisions of RMC 1.14.085.
- 3. *Allowed Temporary Non-commercial Sign Types and Standards within the Right-of-way.* Signs conforming to the regulations of this section are allowed to be placed within the right-of-way.
 - a. *Size/Area.* Each sign face shall be no larger than six (6) square feet. No sign may include more than two sign surface areas.
 - b. *Height.* The sign height, when placed or posted, shall be no more than four (4) feet above grade.
- 4. *Allowed Temporary Non-commercial Sign Types and Standards on private property.* Signs conforming to the regulations of this section are allowed to be placed on private property.
 - a. On private property in Neighborhood zones:
 - i. *Permission.* All temporary non-commercial signs placed on private property must be expressly permitted by the property owner.
 - ii. *Location.* All temporary non-commercial signs placed on private property must be wholly within the property.
 - iii. *Size/Area.* The sign surface area shall be no larger than six (6) square feet. No sign may include more than two sign surface areas.
 - iv. *Height.* The sign height, when posted, shall be no more than six (6) feet above grade.
 - v. *Number.* No limit.
 - vi. On private property in all other zones, regulations for temporary non-commercial signs are the same as for temporary commercial signs, except that there is no limit on the number of temporary non-commercial signs. See RZC 21.44.010.H.

Item	Discussion Notes	Issue Status
Temporary Non-Commercial Signs		
1. Implementation of code Aparna	<u>Commission Discussion</u> Commissioners discussed who is responsible for picking up signs if they are permitted. Will there be any penalties if the City has to pick them up? Commissioners emphasized the need for a broad education and communication campaign around the new regulations. <u>Staff Comments</u> Public works and code enforcement staff are currently drafting enforcement procedures. In the current draft, their procedure will be to hold signs for 30 days and permit holders to pick up the sign at City Hall by appointment. Note added 4.22.2026 According to RMC Title 1.14.085 removal and disposal of illegal signs have a monetary penalty for the costs of removing and storing a sign.	Opened 4.8.2026 Closed 4.22.2026
2. Implementation of code - permit number Van Niman, Gagner	<u>Commission Discussion</u> Commissioners had questions on how the permit number will be placed on the signs. • How will the permit number be affixed to the sign? • Is there a specific place where the permit numbers need to be placed on the sign? • Will the permit number change every year because signs are often re-used for multiple years, and it could conflict with sustainability goals? <u>Staff Comments</u> An important component of this is leaving it up to the permit holder to decide on how to affix the permit number for flexibility and to not increase burden to the permit holder or city. There are several options being considered including stickers provided by the city, a sticker printed by the applicant, a permit number printed directly on the sign or handwritten with permanent marker. The exact method of affixing the permit is still	Opened 4.8.2026 Closed 4.22.2026 (Van Niman)

Item	Discussion Notes	Issue Status
	being considered but will not change any language in RZC and be up to the City of Redmond to determine operationally.	
3. Implementation/ Enforcement Woodyear, Coleman	<u>Commission Discussion</u> The Commission discussed common occurrences if signs are knocked over by wind or weather and if there is guidance on how sign removal is completed if there is clutter. What is the city's role in picking up downed signs? <u>Question Added 4.22.2026</u> What if there is clutter of signs? <u>Staff Comments</u> Public works and code enforcement staff will typically hold signs for 30 days if they are knocked down and picked up by the city. Otherwise, permit holders or those that placed the sign have the responsibility to monitor and pick up their signs. <u>Note Added for 5.13.2026 meeting</u> <u>Per legal memo</u>, the City could consider a process of removal for a sign with a later-issued permit with a reasonable assumption that the first sign was placed when permit was issued, and the second sign came along and caused the issue. See page 5-6 of the memo for additional information.	Opened 4.8.2026 Closed 5.13.2026X.XX.XX
4. Timeframe for Signs/Removal of Signs Weston, Coleman	<u>Commission Discussion</u> The commission discussed timeline for signs and if they should still have a timeline around elections, that it is helpful to have clear timelines before and after elections. Should there be a day/month for signs to be removed following elections. It will be publicized, and all the signs will be removed after that date. Is that possible? Could that add clarity and simplicity to the code? <u>April 22 Update</u>	Opened 4.8.2026 Closed 5.13.2026

Item	Discussion Notes	Issue Status
	Can we have four dates per year for removing signs? <u>Staff Comments</u> <u>Update for 5.13.2025 meeting</u> The city staff attorney's legal memo states that placing a timeline for the removal of post-election signs could be viewed as regulating only political (content) signs. The city could do periodic sweeps for signs that do not follow regulations, or if the permit expired. Establishing the timing of signs sweeps would be difficult without overstepping. See the legal memo for additional information.	
5. Renewal of Permits Weston, Woodyear, Aparna, Copley	<u>Commission Discussion</u> Commissioners expressed concern over the continual renewal of signs and potential abuse of this system. Opinion signs that are nasty, don't like the idea of them being able to be renewed indefinitely, especially if they are near schools or where kids gather. Indefinite renewal of permits seems contradictory; how can a temporary sign be renewed indefinitely. The language is contradictory. Is there a way to limit the continual renewal of signs? <u>Staff Comments</u> <u>Update for 5.13.2026 meeting</u> The city staff attorney's legal memo indicates if there is a cap on sign renewals, then it is likely to end up precluding a political sign in advance of an election. The legal memo has additional information. There are RZC regulations on obscene signs that are not being repealed, see RZC 21.44.010.E.7 Obscene Signs. Signs that bear or contain statements, words, or pictures that are obscene under the prevailing statutes or U.S. Supreme Court decisional law are prohibited.	Opened 4.8.2026 Closed 5.13.2026
6. Placement of signs on medians and roundabouts	<u>Commission Discussion</u> Medians and roundabouts are common places for signs to be placed, and some do have sidewalk and crosswalk access. There will be people that follow the rules and many who	Opened 4.8.2026 Closed 5.13.2026

Item	Discussion Notes	Issue Status
Copley, Weston, Van Niman, Gagner	don't that can lead to disparity and unfairness in the application of regulations. This could also result in an increase in complaints to the city and workload to remove those signs placed in the medians and roundabouts. <u>Update April 22</u> What about medians with safe access from sidewalk. 140th Ave. and Old Redmond Road have medians with crosswalks. <u>Staff Comments</u> For safety and sight-clearance reasons, staff does not support placing signs in medians and roundabouts. These areas often have limited visibility, complex traffic movements, and restricted access, and allowing signs there would create safety hazards for drivers, pedestrians, and anyone attempting to install or remove signs. In addition, allowing signs in medians and roundabouts would create enforcement challenges and inconsistencies, as some individuals may comply with the rules while others may not. This would likely increase complaints and require additional City resources to remove improperly placed signs. For these reasons, the city recommends prohibiting temporary non-commercial signs in medians and roundabouts.	
7. Stickers Coleman	<u>Commission Discussion</u> How are stickers treated if they are affixed to a lamp post? <u>Staff Comments</u> In the draft code, RZC 21.44.010.H.3.B.6.g states "Signs are prohibited in, on, or within public or private medians, roundabouts, traffic circles, street trees, utility poles and boxes, fences, lampposts, traffic poles, and signals." Signs, or stickers, would not be permitted to be affixed to a lamp post.	Opened 4.8.2026 Closed 4.22.2026

Item	Discussion Notes	Issue Status
8. Sign code abuse Copley	<u>Commission Discussion</u> What if a person places so many signs that it makes it difficult or impossible for others to legally place signs? <u>Staff Comments</u> <u>Update for May 13 meeting</u> The legal memo addresses signs and removal of signs. The process should be consistent, the City could consider a process for removal of the later-issued sign with the reasonable presumption that the first sign was placed when the permit was issued with no issues, the second sign caused the issue. The draft code states in 21.44.010.H.3.B.6.h – Sign Placement that “Temporary non-commercial signs shall not be placed directly adjacent to other temporary non-commercial signs or infrastructure in a manner that creates a visual or physical barrier between the roadway and the adjacent sidewalk or property, or between the sidewalk and the roadway or the adjacent property.” The draft code also states that “Any temporary non-commercial sign in violation of any provision of this chapter may be removed and disposed of by the City without prior notice according to the provisions of RMC 1.14.085.” If signs are placed in a manner that creates a hazard, then signs may be removed.	Opened 4.8.2026 Closed 5.13.2026
9. Non-endorsement of sign messages Aparna	<u>Commission Discussion</u> How can the city ensure that permitting signs is not seen as an endorsement of any sign’s message? <u>Staff Comments</u> This can be component of the education and communication campaign as this goes into effect. This can also be stated on city’s website.	Opened 4.8.2026 Closed 4.22.2026

Item	Discussion Notes	Issue Status
	The legal memo also addresses this, that the City does not approve the content. See page 6 of the legal memo for additional information.	
10. Hateful/ non-inclusive message Aparna	<u>Commission Discussion</u> Concerns around political message that is hateful or non-inclusive, is there any recourse to this? <u>Staff Comments</u> <u>Updated for 5.13.2026 meeting</u> The City attorney's memo states that municipal governments have no power to restrict expression because of its message, its ideas, its subject matter, or its content. The city may issue a removal order and next steps for signs that are obscene, defamatory, or a true threat. However, enforcement is limited and requires clear legal justification. There are current RZC regulations on obscene signs that are not being repealed. RZC 21.44.010.E.7 Obscene Signs. Signs that bear or contain statements, words, or pictures that are obscene under the prevailing statutes or U.S. Supreme Court decisional law are prohibited.	Opened 4.8.2026 Closed 5.13.2026
11. Database of Signs Weston, Coleman, Woodyear, Gagner	<u>Commission Discussion</u> Commission had some disagreements with some way to view or look up who is creating or posting the signs and others have concerns about name or contact information being available and that it could stifle free speech. <u>Staff Comments</u> The permits will be issued using Redmond's existing permitting system which is searchable. All permits are also subject to WA Public Records Act.	Opened 4.8.2026 Closed 4.22.2026

Item	Discussion Notes	Issue Status
12. Comparison with other cities Gagner	<u>Commission Discussion</u> Commissioners asked whether there has been any comparison to other local communities and if Redmond has received any feedback on process, and implementation as other cities have implemented updates to their sign code. <u>Update from 4.22</u> - Will permitting temporary non-commercial signs create liability for the city? Will it leave the impression that the City endorses viewpoints? <u>Staff Comments</u> Public works and code enforcement are reviewing operating procedures for neighboring municipalities. The law review that is being prepared will include an overview of the comparison used in drafting. Kirkland has similar regulations that signs have a duration of “not more than 60 days” and appears to comply with the precedent established in Reed v. Town of Gilbert (2015) while Bellevue’s code is similar to our current code and doesn’t have a framework for temporary non-commercial signs. <u>Updated for 5.13 Meeting</u> The legal memo indicates that the legal review included review of further jurisdictions and review of applicable case law. The city attorney’s legal memo says that the permit will not be based on the content of the sign. The process should be quick, easy, and free to specifically not create an undue burden on speech. The memo has additional information. MRSC includes Gig Harbor as an sign code example, and their code requires all temporary signs to have an approved city permit attached to the sign face.	Opened 4.8.2026 Closed 5.13.2026
13. Rationale for updates	<u>Commission Discussion</u>	Opened 4.8.2026 Closed 4.22.2026

Item	Discussion Notes	Issue Status
Gagner	What is the impetus for proposing updates to the code, especially as it relates to durational limits and permits? <u>Staff Comments</u> There was no regulatory framework for temporary non-commercial signs, and the current signs regulations were not in compliance with U.S. Supreme Court precedent. The 60-day durational limit avoids content regulation in keeping with Reed v. Town of Gilbert (2015)	
14. Permit Gagner, Aparna, Van Niman	<u>Commission Discussion</u> Why did we add that permitting to the sign process? If by adding a permit is that creating a burden, liability (file a suit against the city), or if the permit is seen as an endorsement that could create liability to the city? There needs to be a balance between too much regulation and overprescribing versus having no regulations. The rules should be realistic and practical otherwise its inviting rule breaking and won't lead to successful implementation. <u>Update on 4.22.2026 -</u> Does the sign permit create a burden? Focus should be on clearing signs that are blocking pedestrian pathways, and illegally placed signs. <u>Staff Comments</u> This is addressed in the city attorney's legal memo. the permit should not be based on content and should be easy to obtain. If someone wants to quickly express their first amendment right to free speech, it should not take days to get a permit approval, should not cost money, and should not be burdensome Staff will continue to monitor the implementation of any new regulations around temporary non-commercial signs and will adjust the code or procedures as needed.	Opened 4.22.2026 Closed 5.13.2026
15. Permit	<u>Commission Discussion</u>	Opened 4.22.2026

Item	Discussion Notes	Issue Status
Aparna, Weston, Copley, Woodyear	Sign code should focus on size, safety and accessibility, and periodic clean up. The proposed permit system feels like adding administrative overhead. Enforcement is a burden at the best of times. Unless it is required for federal or state law compliance, why would we want something so complex? Why fix it if it is not broken? Costs of enforcement for sign permit enforcement can be better used for costs for tree permit enforcement or something weightier. The current system without permit allows for free speech without barriers or the burden of a permit which would not curb or control free speech anyway or generate revenue for the city. The commission is overall skeptical of permitting. Free speech doesn't need to be negotiated with the city every sixty days. Is this where we want to spend time and resources. Don't agree with the need for permits, or that it promotes free speech Regulations enforcement and accountability need to be balanced, are there instances you would not require a permit, for example, a lost cat sign. Updates on 5.13.2026 <u>Staff Comments</u> The permit process is intended to be quick, easy, and free, to specifically not create an undue burden on speech. It should not take days to get permit approval, should not cost money, and should not be burdensome for the applicant or staff. The permit is a means to educate those placing signs to understand the rules around size and placement, and a way for the City to be able to contact those placing signs in the right-of-way.	Closed 5.13.2026

**NOTICE OF PUBLIC HEARING
CITY OF REDMOND
Redmond Zoning Code Amendment:
Temporary Non-Commercial Signs
(LAND-2026-00082, SEPA-2026-00083)**

The City of Redmond Planning Commission will hold a Public Hearing at Redmond City Hall Council Chambers, 15670 NE 85th Street, Redmond, Washington on April 22, 2026 at 7 p.m. or as soon thereafter, on:

SUBJECT: The proposed amendments establish a regulatory framework for temporary non-commercial signs. Common examples of such signs include political campaign signs, community event signs, and philosophical or religious message signs. These updates include amendments to chapters RZC 21.44 and 21.78.

REQUESTED ACTION: Planning Commission recommendation on the proposed amendment to the Redmond Zoning Code.

PUBLIC PARTICIPATION: Join in-person at City Hall, watch live at redmond.gov/RCTV, Comcast channel 21, Ziply channel 34, on facebook.com/City-ofRedmond, or listen live by phone by calling 510-335-7371.

Public comment can be provided in-person or by phone during the meeting by providing a name and phone number to PlanningCommission@redmond.gov no later than 5 p.m. on the day of the hearing.

Written public comments should be submitted prior to the hearing by email to PlanningCommission@redmond.gov no later than 5 p.m. on the hearing date. Comments may also be sent by mail to: Planning Commission, MS: 4SPL, P.O. Box 97010, Redmond, Washington, 98073-9710.

A copy of the proposal is available at redmond.gov/1480. If you have any comments, questions, or would like to be a Party-of-Record on this proposal, please contact Lauren Alpert, Senior Planner, 425-556-2460, lalpert@redmond.gov.

If you are hearing or visually impaired, please notify Planning Department staff at 425-556-2441 one week in advance of the hearing to arrange for assistance.

LEGAL NOTICE: April 1, 2026

Holly Botts (she/her)

Legal Advertising Representative

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e: legals@seattletimes.com



REDMOND PLANNING COMMISSION

Susan Weston, Chair | Jeannine Woodyear, Vice-Chair
Adam Coleman | Bryan Copley | Denice Gagner
Tara Van Niman | Aparna Varadharajan

MEETING MINUTES

REDMOND PLANNING COMMISSION MEETING

Wednesday, April 22, 2026 – 7:00 p.m.

1. Call to Order & Roll Call – 7:02 p.m.

Commissioners Present: Chair Susan Weston, Vice-Chair Jeannine Woodyear, Commissioners Adam Coleman, Bryan Copley, Denice Gagner, and Aparna Varadharajan

Commissioners Absent: Commissioner Tara Van Niman (Excused)

Staff Present: Lauren Alpert, Jeff Chuchill, Glenn Coil, and Chris Wyatt

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- *Motion to approve the Agenda by Commissioner Copley, seconded by Commissioner Aparna. The Motion passed.*

3. Approval of Meeting Minutes & Summaries

- *Motion by Commissioner Coleman to approve the April 8, 2026 Meeting Summary. Motion seconded by Commissioner Copley. The Motion passed unanimously.*

4. Items from the Audience (General)

- **Linda Seltzer**, Redmond, asked that the zoning code be amended or deleted to not incentivize demolition of existing affordable senior apartments, instead to preserve existing housing and described the situation.

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- **David Morton**, Redmond 98053, stated concerns regarding per- and polyfluoroalkyl substance (PFAS) contamination in municipal drinking water wells 1 and 2. Questions submitted online are regarding identifying sources, sentinel monitoring wells, Evans Creek, the DTG Recycle site, perfluorooctanesulfonate (PFOS), and the wellhead treatment timeline.

5. Temporary Non-Commercial Signs – Public Hearing and Study Session

Chair Weston opened the Public Hearing.

Public Hearing

- **David Morton**, Redmond 98053, stated that content neutral signs and no cost permits are a sensible approach, but stated having questions regarding enforcement and accountability, unlimited permit renewals, placement and safety, and public education.

Chair Weston closed the verbal portion of the Public Hearing.

Study Session

Technical issues with house audio was acknowledged by Planning Manager Churchill.

Senior Planner Alpert presented the Issues Matrix.

Regarding Issue one, implementation of code, Commissioner Aparna stated that the issue could be closed. Planning Manager Churchill replied that there are enforcement provisions in Redmond Municipal Code (RMC) for removal and disposal of illegal signage. Chair Weston asked that the answer be added into the Issues Matrix.

Regarding Issue two, permit numbers on signs, Commissioner Van Niman had previously closed but the Issue was left open by staff for any further comments. Commissioner Gagner asked for clarification regarding an exact method still being considered. Senior Planner Alpert replied that the intent is for the greatest flexibility possible. Commissioner Gagner asked that the Issue remain open for a clear answer. Planning Manager Churchill added that the method for affixing permit stickers will not be found in code and a Planning Commission recommendation will not include the detail.

Regarding Issue three, signs downed by weather, Vice-Chair Woodyear stated being satisfied with the response but asked how signs considered clutter are removed in a fair and equitable manner. Principal Planner Churchill replied that the city Attorney should address the question in regard to liability concerns. Chair Weston stated that a clarification could be added to the Issue and Vice-Chair Woodyear agreed. Commissioner Coleman stated agreement.

Regarding Issue four, timeframes, Chair Weston asked if the Issue should be combined with an Issue by Commissioner Coleman further in the Matrix. Principal Planner Churchill replied yes.

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Regarding Issue five, renewal of permits, Senior Planner Alpert stated that the Attorney was reviewing. Chair Weston asked that the Issue remain open and also tabled until the end of the Matrix for further discussion. Planning Manager Churchill stated that the Attorney will make available levers clearer.

Regarding Issue six, medians and roundabouts, Commissioner Copley stated agreement. Commissioner Coleman asked for clarification regarding a procedure for handling signs erected outside of code and Principal Planner Churchill replied that an education campaign will be necessary as well as consistency to avoid favoritism accusations. Commissioner Coleman asked if signage should be erected to indicate where signs are not allowed. Principal Planner Churchill replied that other education tools may be better suited in the instance. Chair Weston stated that some neighborhoods only have the option of a median for political signs and that limiting political signs will deprive voters of information. Chair Weston stated concern but not being aware if there is a safety issue for Public Works employees collecting signs. The Issue would remain open. Commissioner Coleman asked if walking on the median is illegal. Chair Weston stated that landscape crews are on medians regularly and that there are crosswalks on streets with medians. Commissioner Aparna stated that streetscape design has changed over time. Commissioner Gagner asked if there is a precedent regarding mechanics for enforcement currently. Principal Planner Churchill replied that all illegal signs are removed by Code Enforcement Officers in vehicles regardless of content, commercial and non-commercial, and sign owners are contacted to pick up; education will involve including information on the permit, education occurring at the point of permit application, online newsletters, and when a sign is removed. Senior Planner Alpert stated that stickers are prohibited on lampposts and are removed. Commissioner Coleman stated that the Issue could be closed.

Regarding the next open Issue, removal of signs following elections, Commissioner Coleman stated that signs that remain up after an election are irrelevant and that dates could be specified for removal regardless of political content to avoid a legal issues. Commissioner Gagner stated that previous code indicated seven days after an election and asked what issues arose that spurred changes. Senior Planner Alpert cited a Supreme Court ruling that if a sign must be read to regulate, removal is unconstitutional; as a result, regulatory framework is unenforceable and why the Planning Commission and Council are being asked by staff to address a regulatory framework around a broader category of signs without reviewing sign content. Commissioner Coleman asked if assigning certain dates throughout the year for removal of all signs would be illegal. Commissioner Copley asked if there could be an opt-in system for help in removing signs. Principal Planner Churchill replied that the city could be overwhelmed by requests to remove their signs. Commissioner Copley suggested volunteers or employment opportunities. Chair Weston replied that budget is not the purview of the Planning Policy Commission. Chair Weston stated that there are many signs that are not tied to elections but around current points of view, and that

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a set schedule to reset throughout the year would be a benefit. Commissioner Coleman stated that more information should be collected such as intended placement location. Chair Weston asked that the Issue be left open for further information to come from the Attorney.

Regarding Issue nine, sign code abuse, Planning Manager Churchill stated that Code Enforcement would be asked for insight into whether or not there is an issue. Commissioner Copley stated that language could be added that signs should not be placed in such a way that prohibits others from placing signs nearby, or a stated distance between identical signs. Planning Manager Churchill stated that code addresses distance from any signs but not from the same signage. Vice-Chair Woodyear stated that a view of enforcement challenges will resolve many questions.

Regarding Issue 10, non-endorsement of sign messages, Commissioner Aparna stated that the Issue could be closed.

Regarding Issue 11, hateful, non-inclusive messages, Commissioner Aparna stated that the Issue should remain open until the Attorney can answer.

Regarding Issue 12, database of signs, Chair Weston asked that Commissioner Gagner be added. Commissioner Gagner asked if other permits are searchable and Planning Manager Churchill replied that all permits are online. Commissioner Gagner stated that the Issue could be closed. Commissioner Coleman asked if there is policy that an individual name must be included rather than an organization name. Chair Weston replied that LLCs and charitable organizations, for example, are allowed. Commissioner Coleman, Vice-Chair Woodyear, and Chair Weston agreed that the Issue could be closed.

Regarding Issue 13, comparison with other cities, Commissioner Gagner asked if the permit creates liability for the city. Planning Manager Churchill stated that the Attorney would be asked and the Issue remained open. Commissioner Gagner asked if staff removes signs currently and Planning Manager Churchill replied that commercial signs not affected by the Supreme Court decision can be removed. The Issue remained open.

Regarding Issue 14, rationale for updates, Commissioner Gagner added an amendment to the Issue for the Attorney to answer regarding the impetus for proposing updates to code related to permitting, specifically if a permit is considered an endorsement. The Issue remained open.

Regarding Issue 15, sign code, Commissioner Aparna asked that the Issue remain open and stated that an email would be sent to staff with concerns regarding requiring permits.

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Chair Weston asked for final comments. Commissioner Coleman stated support for set dates for clearing signs but not a permitting process with cost and implications. Commissioner Copley stated concern that requiring a permit may become a barrier to free speech and that having the permit process explained on the record would be valuable. Vice-Chair Woodyear stated that regulation enforcement and accountability must be balanced and asked if there would be a situation where a permit would not be required such as for *Lost Cat* signs. Commissioner Aparna stated that the mentioned email would be sent to staff and that city money should be spent wisely. Chair Weston stated agreement regarding skepticism of permitting and that free speech does not need to be negotiated with the city every 60 days when there is no public safety component, not a top issue when the city has many other priorities, but that standardization and periodic clearing of signs is good.

Chair Weston stated that there would be an Issues Matrix update with Attorney answers next week. There will be no discussion during the Annual Workshop.

Commissioner Coleman asked about city signage communicating to the public, and Planning Manager Churchill replied that certain government signs would be exempt from the permitting requirement such as around Derby Days.

5-Minute Break

6. 2026-27 Comprehensive Plan Annual Docket Briefing

Senior Planner Coil presented the briefing.

Commissioner Aparna asked for details in writing and Senior Planner Coil replied that an email had been sent to Commissioners last month.

Chair Weston stated that the question is if a Comprehensive Plan change is needed but that Functional Plans are possibly where displacement should be addressed.

Commissioner Aparna stated that the issue should be revisited when the Housing Action Plan and Human Services Plan are brought to the Commission later in the year.

Commissioner Coleman asked if the particular property development is occurring or only could possibly occur and Senior Planner Coil replied only being able to speak regarding the policy discussion. Chair Weston stated that the process is what the Commission must examine and not an individual property issue. Commissioner Coleman stated agreement with Commissioner Aparna regarding revisiting when the other Plans are discussed.

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Commissioner Aparna stated that the budget is not in the purview of the Commission, and that while the issue is important conceptually that a docket item is only around the parcel in question and not a full Comprehensive Plan amendment. Chair Weston stated that re-zoning or budget are not being reviewed, and that the fastest and best way to address displacement of vulnerable populations are the two Functional Plans.

Commissioner Aparna asked if there is a place in the Functional Plans where the Issue could be addressed. Senior Planner Coil replied that Functional Plans are Capital Facility Plans and related to the Growth Management Act (GMA). Strategic Plans do not have the Capital Facility component, not used to meet GMA requirements, not in the Comprehensive Plan and not in the Planning Commission purview. Planning Manager Churchill replied that the Housing Action Plan will be updated to include anti-displacement and will come to the Planning Commission for briefings but not for a recommendation.

Commissioner Gagner asked for timing, and Planning Manager Churchill replied the second half of 2026.

Commissioner Copley stated that the docket should be considered and the broad topic should be left to the Strategic Plan.

Senior Planner Coil gave Next Steps.

Commissioner Aparna asked what happens to the property as the Issue moves through the docket process, if there would be a pause. Senior Planner Coil replied that project specific docket items are different than Comprehensive Plan related which is policy specific and that a docket item project can continue until Council takes action.

Chair Weston asked if city-sponsored items brought back in May could include answers to why, why now, and who for context. Senior Planner Coil replied that the criteria speaks to those questions.

Commissioner Copley asked if the docket item would be considered Planning Commission sponsored or staff and city sponsored. Senior Planner Coil replied that the Planning Commission is a recommendation body for Council to consider. Commissioner Copley asked for clarification that the Planning Commission has never recommended that something be added to the docket and Chair Weston replied correct, and that last year the Commission declined an item with Council adding afterwards.

Senior Planner Coil asked for directions for staff. Chair Weston asked if the issue should be included as a Planning Commission item, if staff should use the docket

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criteria to analyze the Public Comment email through a show of hands. Chair Weston stated that only item number one would be considered. The Commission voted 4-2 to proceed with no abstentions.

7. Staff & Commissioner Updates

Senior Planner Alpert read the Workshop Agenda which would be emailed by Friday. Chair Weston stated that the public is welcome but that the meeting will not be broadcast. A Meeting Summary will be published.

Senior Planner Coil stated that the Council has passed an emergency ordinance regarding commercial drone operations as there are no current regulations and explained the interim control.

Chair Weston will attend Council to help represent the Commission Land Use Amendment recommendation to reject from January, 2026.

8. Adjourn

- *Motion to adjourn at 8:56 p.m. by Commissioner Copley. Motion seconded by Vice-Chair Woodyear. The Motion passed.*

Minutes approved on:

5/19/2026

Planning Commission Chair

Signed by:

Susan Weston

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Commissioner Coleman asked if the particular property development is occurring or only could possibly occur and Senior Planner Coil replied only being able to speak regarding the policy discussion. Chair Weston stated that the process is what the Commission must examine and not an individual property issue. Commissioner Coleman stated agreement with Commissioner Aparna regarding revisiting when the other Plans are discussed.

I'm a resident of unincorporated King County and a neighbor to Redmond. I regularly walk, shop, and travel through your city, and I have a genuine interest in how this ordinance takes shape. Thank you for the opportunity to comment.

I want to start by acknowledging what the City is trying to do here. Establishing a clear regulatory framework for temporary non-commercial signs — one that is [content-neutral](#) and consistent with [Reed v. Town of Gilbert](#) — is the right legal approach. Also, the [no-cost permit](#) is a sensible way to respect free expression without placing a financial burden on residents.

That said, I have several questions I hope the Commission and staff will address as this process continues.

First, on enforcement: the draft procedure calls for holding improperly placed or expired-permit signs for 30 days. I appreciate that, but [who bears the cost](#) if city staff must repeatedly retrieve signs from the same permit holder? Staff have noted that [enforcement procedures are still being drafted](#), and I'd encourage the Commission to ensure those procedures include meaningful accountability — not just retrieval.

Second, on permit renewal: the framework allows [60-day permits to be renewed indefinitely](#). Commissioners have questioned whether [calling something 'temporary' while allowing unlimited renewals is contradictory](#). I'd ask staff to explain tonight what, if any, content-neutral mechanism could place a practical limit on perpetual renewal — and whether [the city attorney's review](#) has produced any answers. The public deserves a clear answer before a recommendation moves forward.

Third, on placement and safety: I strongly support [prohibiting signs in medians and roundabouts](#). These are genuine safety hazards, and I commend staff for drawing a clear line there. I'd also encourage the City to ensure the [48-inch pedestrian clearance requirement](#) is actively enforced, particularly on routes used by people with mobility challenges — a concern that came up repeatedly in public feedback this past February and March.

Finally, on public education: this ordinance only works if people know about it. I'd urge the City to invest in a [robust outreach campaign before enforcement begins](#) — in multiple languages, given Redmond's diverse community.

Thank you for your careful work on this. I look forward to following the process through the May study session and Council review.



TECHNICAL COMMITTEE REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

April 1, 2026

Project File Number:	LAND-2026-00082; SEPA-2026-00083	
Proposal Name:	Temporary Non-Commercial Signs	
Applicant:	City of Redmond	
Staff Contacts:	Lauren Alpert, Senior Planner	425-556-2460
	Jeff Churchill, Long Range Planning Manager	425-556-2415

TECHNICAL COMMITTEE COMPLIANCE REVIEW AND RECOMMENDATION

Technical Committee shall make a recommendation to the Planning Commission for all Type VI reviews (RZC 21.76.060.E). The Technical Committee's recommendation shall be based on the decision criteria set forth in the Redmond Zoning Code. Review Criteria:

A. *RZC 21.76.070.AE Zoning Code Amendment -Text*

REDMOND ZONING CODE TEXT AMENDMENT SUMMARY

The proposed amendments establish a regulatory framework for temporary non-commercial signs. Common examples of such signs include political campaign signs, community event signs, and philosophical or religious message signs.

The Redmond Zoning Code does not have a regulatory framework for temporary non-commercial signs. The proposed framework:

- Allows temporary non-commercial signs in the public right-of-way with limitations.
- Regulates size, placement, and durability of signs.
- Does not regulate content.
- Creates a no-cost, renewable, permit for signs in the public right-of-way.

Creating a regulatory framework for temporary non-commercial signs advances public health, safety, and welfare while respecting constitutional free speech guarantees.

RZC 21.76.070.AE - TEXT AMENDMENT CRITERIA

**MEETS/
DOES
NOT MEET**

All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.

MEETS

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable state and federal laws. Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

- ❖ In accordance with WAC 197-11-340(2) an opportunity for comment period from April 6 - April 20 and appeal period was provided from April 21-May 4

STAFF RECOMMENDATION

Based on the compliance review of the decision criteria set forth in

A. *RZC 21.76.070.AE Zoning Code Amendment -Text*

Staff recommends approval of the proposed amendments. Staff compliance review and analysis is provided in Attachment A.

TECHNICAL COMMITTEE RECOMMENDATION

The Technical Committee has reviewed the proposed amendments identified in Attachment B and finds the amendments to be consistent with review criteria identified below:

A. *RZC 21.76.070.AE Zoning Code Amendment -Text*

REVIEWED AND APPROVED BY



Carol Helland,
Planning and Community Development
Director



Aaron Bert,
Public Works Director

Attachments

- A. Staff Compliance Review and Analysis
- B. Proposed Redmond Zoning Code Amendments
- C. SEPA Threshold Determination



ATTACHMENT A: STAFF COMPLIANCE REVIEW AND ANALYSIS
Temporary Non-Commercial Signs
LAND-2026-00082; SEPA-2026-00083

Redmond Zoning Code Text Amendment Criteria (RZC 21.76.070.AE)

CRITERION	ANALYSIS
All amendments to the RZC processed under this section shall be in conformance with the Comprehensive Plan.	The proposed amendments are consistent with the Redmond Comprehensive Plan as described below. CD-2 Review policies, design standards and requirements, building codes, standard details, and other policies and regulations that impact the built environment to ensure they consider the needs of all community members regardless of their age, gender, language, or ability. To enhance equity and inclusion in the built environment: ○ Remove elements that may be exclusionary; ○ Enhance or consider new provisions that improve accessibility; and ○ Prioritize designs that improve the safety and inclusion of community members. The updates to the sign code create a regulatory framework for temporary non-commercial signs that advance public health, safety and welfare while respecting constitutional free speech guarantees. PI-17 Prepare and maintain development regulations that implement Redmond’s Comprehensive Plan and include all significant development requirements. Ensure that the regulations are clearly written and can be efficiently and effectively carried out. Avoid duplicative or inconsistent requirements. Ensure that the development regulations can be accessed, understood, and used to the greatest extent possible by all people. PI-18 Ensure that Redmond’s development review process provides applicants and the community a high degree of certainty and clarity that results in timely and predictable decision making on development applications. One objective of the sign code updates is to improve clarity of those sections that are amended so that staff, applicants, and community members enjoy a high degree of certainty. The proposed regulatory framework: • Allow temporary non-commercial signs in the public right-of-way with limitations • Regulates size, placement, and durability of signs • Does not regulate content • Creates a no-cost, renewable, permit for signs in the public right-of-way

REDMOND ZONING CODE

Code Amendment Summary

Temporary Non-Commercial Signs (RZC 21.44)

Subject Matter Expert	<i>Sherri Jones</i>
Author	<i>Lauren Alpert</i>
Policy Basis for Amendment	<i>PI-17 concerning clear development regulations; FW-CD-2 concerning use of development regulations to achieve desired design outcomes.</i>
Relevant Code Portions	<i>RZC 21.44 Signs, RZC 21.78 Definitions</i>

Proposed Amendment Overview

The proposed amendments establish a regulatory framework for temporary non-commercial signs. Common examples of such signs include political campaign signs, community event signs, and philosophical or religious message signs.

The Redmond Zoning Code does not have a regulatory framework for temporary non-commercial signs. The proposed framework:

- Allows temporary non-commercial signs in the public right-of-way with limitations.
- Regulates size, placement, and durability of signs.
- Does not regulate content.
- Creates a no-cost, renewable, permit for signs in the public right-of-way.

Rationale

Creating a regulatory framework for temporary non-commercial signs advances public health, safety, and welfare while respecting constitutional free speech guarantees.

Key Decision Points (as applicable)

- The proposed regulations are content neutral, consistent with U.S. Supreme Court precedent.
- The proposed regulations limit sign placement, materials, maintenance, and size in the public right-of-way in the interest of public safety.

Stakeholder Feedback to Date

Public comments were collected in February and March. The public comments received expressed concerns that temporary signs do not block or be left lying on sidewalks or impede people with mobility challenges. Comments also supported clear rules on how long election signs can remain posted. There were also concerns about some temporary signs being deliberately treated with hazardous substances, creating risks for anyone who touches or removes them and there should be punishment for such signs.

EXISTING CODE:

RZC 21.78 Definitions.

Political Sign. A sign which exclusively and solely advertises a candidate or candidate's public elective office, a political party, or promotes a position on a public, social, or ballot issue.

Sign. A communication device, structure, or fixture which incorporates graphics, symbols, or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premises or facility.

Temporary Sign. Any sign, banner, pennant, or advertising display intended to be displayed for a limited time period. Easily removed signs attached to windows are considered temporary signs.

RZC 21.44 Signs

Subsection 21.44.010(D)

D. *Exemptions.* The following signs are exempt from the requirements of this section:

...

5. *Certain Public Signs.* The following signs and displays are exempt from the requirements of this section: street signs and/or numbers, street address identification, traffic control and pedestrian signs and signals, governmental directional, gateway, informational, public service, temporary signs posted at City posting locations, and/or wayfinding signs, public and legal notices and warnings required by a public process, signs required by law, and governmental flags;

Subsection 21.44.010(E)

E. *Prohibited Signs.* The following signs are prohibited:

...

5. *Streamers, Pennants and Banners.* Displays of banners, festoon flags, flags, posters, pennants, ribbons, streamers, strings of lights (except as provided in seasonal decorations), chasing strobe or scintillating lights, flares, balloons, bubble machines, and similar devices are prohibited when the same are visible from any off-site location, including but not limited to any public right-of-way. Where such signs or devices are not visible from public rights-of-way, this prohibition does not apply. For purposes of this subsection, a single, integrated development that does not contain or cross public rights-of-way is considered a single site even where the development spans more than one contiguous parcel. This section shall not prohibit the use of displays in a parade.

WORKING AMENDMENT:

RZC 21.78 Definitions.

~~“Government sign”: any temporary or permanent sign erected and maintained by the city, county, state, or federal government for traffic direction; official public notices such as notice of land use action signs or signs relating to an emergency; temporary signs posted at City posting locations; or for direction to any school, hospital, historical site, or public service, property, or facility.~~

~~Political Sign. A sign which exclusively and solely advertises a candidate or candidate’s public elective office, a political party, or promotes a position on a public, social, or ballot issue.~~

~~“Non-commercial sign”: a sign that expresses messages such as public/community events, religious, political, ideological, or other philosophical messages. These signs do not promote for-profit endeavors, projects, or services.~~

~~Sign. A communication device, structure, or fixture which incorporates graphics, symbols, or written copy that is intended to promote the sale of a product, commodity or service, or provide direction or identification for a premises or facility.~~

~~“Sign”: any material, structure, or device, or part thereof, composed of text, symbols, logos, or graphics, or on which text, symbols, or graphics are placed when used or located outside or on the exterior of any building and includes any announcement, declaration, demonstration, display, illustration, or insignia used to inform or attract the attention of the public when the same is placed in view of the public.~~

~~Temporary Sign. Any sign, banner, pennant, or advertising display intended to be displayed for a limited time period. Easily removed signs attached to windows are considered temporary signs.~~

~~“Temporary sign”: a sign structure or device that is easily installed and removed and that 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.~~

RZC 21.44 Signs

Subsection 21.44.010(D)

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Subsection 21.44.010(E)

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3.- Political Signs:

~~a.- On-Premises Signs. On-premises political signs located at the headquarters of a political party, candidate for public elective office, or a public issue decided by ballot are permitted. All on-premises political signs shall comply with the dimensional and locational requirements of the sign district in which located.~~

b.- Off-Premises Signs:

~~i.- Location. Permits for political signs are not required. Political signs may not be placed on private property without the permission of the property owner. Political signs may not be located so as to impede driver vision or represent an obstruction or hazard to vehicular or pedestrian traffic. On public property not part of the public right-of-way, relevant City departments may designate an area or areas for the placement of political signs in order to ensure that placement will not interfere with the intended use of that land.~~

~~ii.- Size/Spacing. Political signs shall not exceed six square feet in size. No political sign may exceed six feet in height, measured from the preexisting ground level to the top of the sign.~~

~~iii.- Removal of Election Signs. Off-premises political signs shall be removed within seven days of the date of the election to which the sign pertains. Failure to remove political signs within the time limit provided shall constitute a violation of this code and shall be punishable as such. In the event that City personnel are required to remove signs from public rights-of-way after expiration of the time limit for removal, all costs associated with such removal shall be the responsibility of the candidate or campaign organization for whom the sign was posted. The applicable costs shall be collected in addition to any other penalty applicable to failure to remove the sign.~~

~~iv.- Public Works Projects. The Public Works Department may remove signs from public rights-of-way in order to conduct periodic maintenance activities. Signs removed for this purpose may be~~

~~picked up at the City's Maintenance and Operations Center and returned to their prior location if still within the removal deadline. The Public Works Department may permanently remove political signs from public rights-of-way for the purpose of carrying out major public works projects. Political signs removed for this purpose will be held and made available for pickup at the City's Maintenance and Operations Center until 14 days following the next election.~~

~~v. Removal of Signs in Disrepair. The Public Works Department may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over, or in any other state in which its message has ceased to be readable or legible.~~

New Section RZC 21.44.010.H.3– Temporary Non-commercial Sign Standards

- A. Applicability. The following provisions apply to all temporary non-commercial signs.
- B. *General Standards.* The content of temporary non-commercial signs is not regulated, but the sign is subject to the time, place, and manner standards outlined in this Chapter.

1. *Permit.*

- a. Private Property. No permit is required to place a temporary non-commercial sign on private property.
- b. Right-of-way. A temporary sign permit must be obtained for each temporary non-commercial sign placed within the right-of-way. Each sign within the right-of-way shall have an approved City permit or City-issued identification attached to the sign structure at all times. A single permit application can be used for each identical sign. Permits are acquired online at the City of Redmond website or in person at Redmond City Hall.
 - i. Signs posted by the City of Redmond are exempt from permit requirement for signs posted in the right-of-way which are not otherwise exempt (21.44.10 (D))

2. *Fee.* No fee is required for temporary non-commercial sign permits.

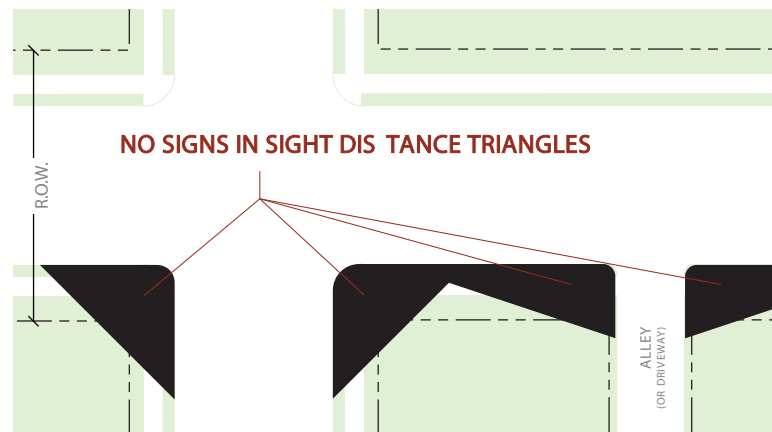
3. *Duration.* Temporary non-commercial sign permits allow the placement of a sign in the right-of-way for a period of 60 days. Sign permits may be renewed for additional 60-day periods. There is no durational limit for the placement of temporary non-commercial signs on private property.

4. *Expired and Absent Permits.* All signs with expired permits or with no permit/identification attached when placed in the right-of-way are in violation of this chapter.

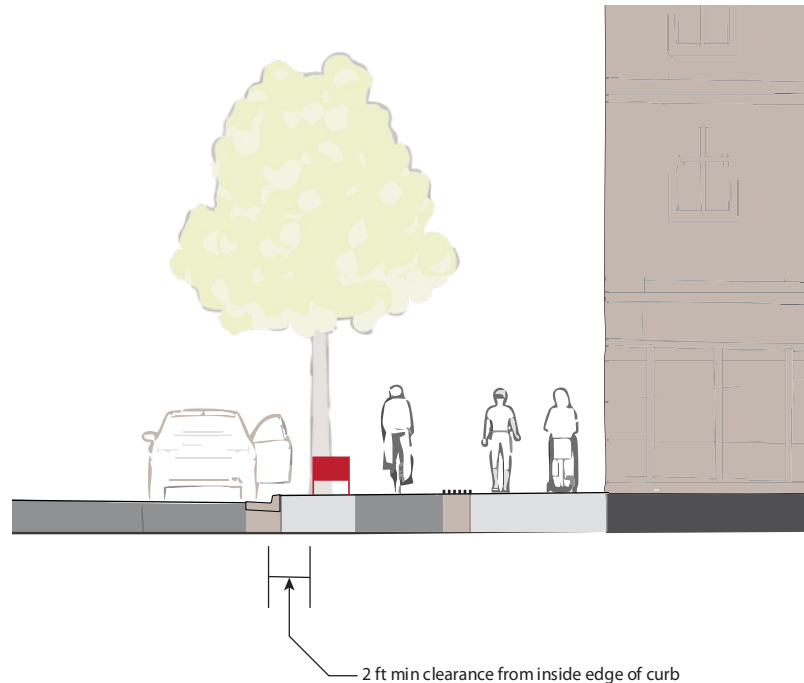
5. *Sign Materials and Construction.*

- a. Temporary non-commercial signs must be constructed of material durable enough to withstand rain, wind, and normal wear and tear for the anticipated use and placement and must conform to the requirements of this chapter.
- b. Temporary non-commercial signs must be maintained and in a safe condition.
- c. Temporary non-commercial signs shall not have electrical components or be illuminated.

- d. Temporary non-commercial signs shall not have moving components, emit noise, be animated, or have changing images.
- 6. *Sign Placement.* The following sign placement standards apply to all temporary non-commercial signs.
 - a. Temporary non-commercial signs may be placed within the City right-of-way consistent with the requirements of this Chapter.
 - b. Temporary non-commercial signs may be placed on private property consistent with RZC 21.44.XXX.D.
 - c. Temporary non-commercial signs shall not be placed in any public park, trail, open space, or other City public space without permission of the entity that owns the property.
 - d. Minimum Setback Requirements. All temporary non-commercial signs shall be placed in conformance with the setback requirements of this section.
 - i. Out of the sight distance triangle of intersections and driveways between two and eight feet above existing street grade (see RZC 21.52.040).



- ii. Two (2) feet away from any curb



- iii. Where no curb exists, the sign must be placed outside the roadway at least six (6) feet from the roadway edge;
 - iv. Five (5) feet away from any building access point, most commonly a door as measured from the edge of the door frame, if not attached to the building;
- e. The sign shall not obstruct pedestrian, bicycle, or accessible routes to or along the public or private sidewalk or encroach into the minimum clear pathway area of 48 inches in width.
- f. The sign shall not interfere with the opening of car doors, use of ADA accessible parking spots or access routes, use of bicycle parking facilities, bus stops, or loading zones;
- g. Signs are prohibited in, on, or within public or private medians, roundabouts, traffic circles, street trees, utility poles and boxes, fences, lampposts, traffic poles, and signals.
- h. Temporary non-commercial signs shall not be placed directly adjacent to other temporary non-commercial signs or infrastructure in a manner that creates a visual or physical barrier between the roadway and the adjacent sidewalk or property, or between the sidewalk and the roadway or the adjacent property.
- i. The sign may not be placed within the right-of-way in a manner that impacts or harms irrigation systems, landscaping, ongoing maintenance, or other right-of-way installations. The sign owner is responsible for conferring with the City and/or adjacent property owner to confirm location of such right-of-way installations prior to placing a sign. Any sign that is placed in a manner that would limit or interfere with ongoing maintenance and landscaping efforts of the City or other responsible parties may be removed. The sign owner is responsible for all damage caused by sign installation and ongoing placement.

- j. Signs in the right-of-way must remain portable and may not be attached or anchored in any way to trees or to public property, including, but not limited to, utility or light poles, parking meters, sidewalk, or pavement.
 - k. Signs shall not create a hazard to either pedestrians or motorists.
- 7. Removal and disposal. Any temporary non-commercial sign in violation of any provision of this chapter may be removed and disposed of by the City without prior notice according to the provisions of RMC 1.14.085.
- C. *Allowed Temporary Non-commercial Sign Types and Standards within the Right-of-way.* Signs conforming to the regulations of this section are allowed to be placed within the right-of-way.
 - 1. *Size/Area.* Each sign face shall be no larger than six (6) square feet. No sign may include more than two sign surface areas.
 - 2. *Height.* The sign height, when placed or posted, shall be no more than four (4) feet above grade.
- D. *Allowed Temporary Non-commercial Sign Types and Standards on private property.* Signs conforming to the regulations of this section are allowed to be placed on private property.
 - 1. On private property in Neighborhood zones:
 - a. *Permission.* All temporary non-commercial signs placed on private property must be expressly permitted by the property owner.
 - b. *Location.* All temporary non-commercial signs placed on private property must be wholly within the property.
 - c. *Size/Area.* The sign surface area shall be no larger than six (6) square feet. No sign may include more than two sign surface areas.
 - d. *Height.* The sign height, when posted, shall be no more than six (6) feet above grade.
 - e. *Number.* No limit.
 - 2. On private property in all other zones, regulations for temporary non-commercial signs are the same as for temporary commercial signs, except that there is no limit on the number of temporary non-commercial signs. See RZC 21.44.010.H.

PROPOSED AMENDMENT:



STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Temporary Non-Commercial Signs

SEPA FILE NUMBER: SEPA-2026-00083

PROJECT DESCRIPTION:

SEPA Determination of Non-Significance (DNS) for a citywide Zoning Code text amendment concerning the regulation of temporary non-commercial signs.

PROJECT LOCATION: Citywide

SITE ADDRESS:

APPLICANT: Jeff Churchill

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Lauren Alpert

PHONE NUMBER: 425-556-2460

EMAIL: lalpert@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 04/20/2026.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 05/04/2026**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: April 6, 2026

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: _____

RESPONSIBLE OFFICIAL: Aaron Bert
Public Works Director

SIGNATURE: _____

Address: 15670 NE 85th Street Redmond, WA 98052