



City of Ketchum
Planning & Building

STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
SPECIAL MEETING OF SEPTEMBER 9, 2019

PROJECT: Sun Valley Company Sign Permit

FILE NUMBER: P19-092

APPLICANT: Sun Valley Company

REPRESENTATIVE: Ruscitto Latham Blanton Architectura PA

REQUEST: The applicant requests feedback from the Planning & Zoning Commission regarding installation of two new permanent signs—(1) a monument sign located at the intersection of Highway 75 and Serenade Lane and (2) a freestanding sign located at the intersection of Warm Springs and Jane Lane.

BACKGROUND

Ruscitto Latham Blanton Architectura PA on behalf of Sun Valley Company has submitted a proposal for the installation of two new permanent signs. One proposed monument located at the intersection of Highway 75 and Serenade Lane within the Recreational Use (RU) Zoning District will include two signs directing traffic to River Run. The proposed dimensions of sign 1 will be 4'-2"x 3'-7" and the proposed dimensions of sign 2 will be 2'-5" x 3'-4". The additional proposed directional sign will be located at the intersection of Warm Springs Road and Jane Lane in the Tourist 3000 (T-3000) Zoning District directing traffic towards skier drop-off and parking. The proposed dimensions of the sign will be 8'-6" x 2'-2".

Chapter 17.127 Signage of Ketchum Municipal Code (KMC) specifies regulations addressing the number, location, size, and placement of signs. KMC §17.127.030 authorizes the Administrator to review and approve applications for sign permits. Due to the prominence of the proposed signs, Staff has forwarded the sign proposal to the Planning & Zoning Commission in order to provide the applicant with feedback regarding the design, size, and location.

RECOMMENDATION

Staff recommends the Planning & Zoning Commission consider the sign proposal included as Exhibit A as well as the applicant's presentation and provide informal feedback to the applicant and Staff.

EXHIBITS

A: Sign Permit Application and Submittal
B: Chapter 17.127 Signage of Ketchum Municipal Code

Exhibit A:
Sign Permit
Application
and
Submittal



City of Ketchum
Planning & Building

OFFICIAL USE ONLY	
Date	8-14-2019
By	MT
Fee Paid	
Approved Date	
By	

Sign Permit Application

ZONING CODE TITLE 17, CHAPTER 17.127

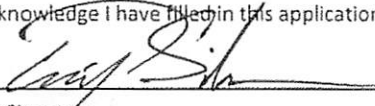
Please visit the City's website at: www.ketchumidaho.org and click on Municipal Code to view the new sign code.

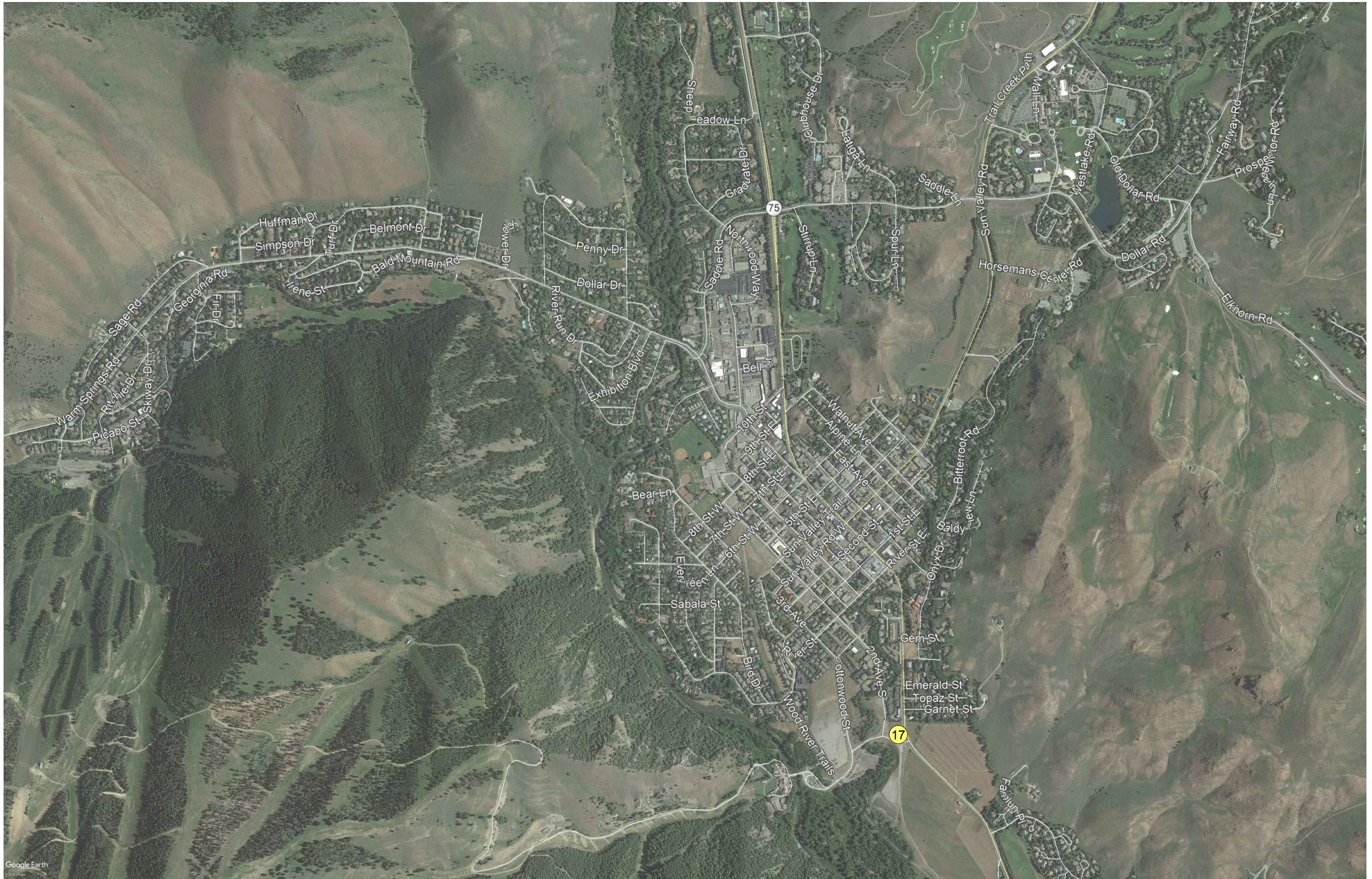
Screnade

BUSINESS OWNER INFORMATION							
Business Owner Name: Sun Valley Company		Business Mailing Address:		Business Street Address: N/A			
Property Owner: Sun Valley Resorts		P.O. Box 10					
Business Name: Sun Valley Company		Sun Valley, ID 83353					
Phone: (208)-622-2104							
Business License Number:		Zoning District: Recreation Use District (RU) (Location 17)		Sign Company Representative:			
				Phone:			
Sign(s) Proposed							
PERMANENT							
Type	Awning/ Marquee	Wall	Window	Projecting	Directory	Freestanding	Monu ment
Quantity							2
TEMPORARY							
Type	Sandwich/ Portable	Temporary/ Banner	Construction Site	Development Opportunity	Clerk's Office Temporary Signs and Banners Within Right-of-Way		
Quantity					N/A		
Additional Information							
The following information, at a minimum, for each sign is required to be submitted with your application.							
Please check off each item included:							
Scaled, color graphic of the sign showing the following:				Scaled drawing(s) showing the following:			
<input type="checkbox"/> Dimensions of sign				<input type="checkbox"/> Site Plan with property lines, lot dimensions, building setbacks, location of customer access, sign location			
<input type="checkbox"/> The entire text of the sign(s) including words, abbreviations, numbers, symbols, graphics and geometric shapes.				<input type="checkbox"/> Lineal front footage of building and/or any sides of the building with customer access			
<input type="checkbox"/> Dimensions of letters, abbreviations, numbers, symbols, graphics and geometric shapes				<input type="checkbox"/> Location of existing and proposed sign(s) on building or site; include a color picture of the building or site			
<input type="checkbox"/> Color and materials				<input type="checkbox"/> Sign Area - The entire face of the sign including the advertising surface (both sides if two faces) and any framing, trim or molding, but not including any support structure			

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Sign Permit Application in which the City of Ketchum is the prevailing party to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum.

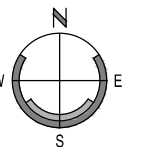
I hereby acknowledge I have filled in this application accurately and provided the required information to the best of my knowledge.

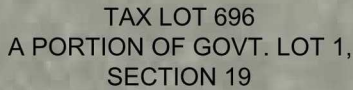
Applicant Signature:  Date: 8-14-2019
(208) 309-5145 tsilva@sunvalley.com
Cell Phone: Email:



Google Earth

IMAGE COURTESY OF GOOGLE LLC





PROPOSED MONUMENT SIGN LOCATION
(AT EXISTING SIGN LOCATION)

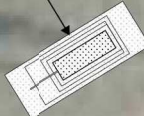
SIGN DIMENSIONS

SIGN 1: 4'-2" X 3'-7"

SIGN 2: 2'-5" X 3'-4"

AREA 1: 15 FT. SQ.

AREA 2: 8 FT. SQ.



80' WIDE ROAD AND PUBLIC
UTILITY EASEMENT. INST. #378182
RECORDS OF BLAINE CO., ID



LEGEND



FOUND ALUMINUM CAP
CONTROL POINT
POWER POLE
CABLE TV RISER
EGDE RIGHT OF WAY
CENTERLINE ROW / EASEMENT
ADJOINING PROPERTY LINE
EDGE PAVEMENT
EASEMENT
UNDERGROUND GAS PAINT MARKS
UNDERGROUND WATER PAINT MARKS
OVERHEAD POWER LINE
UNDERGROUND COMMUNICATION PAINT MARKS
18" CULVERT

208.726.5608
www.rib-sv.com
sun valley, idaho

RLB RUSCITTO LATHAM BLANTON
ARCHITECTURA P.A. COPYRIGHT © 2019

NOTES

GENERAL RESTRICTIONS & TITLE INFORMATION

1. THE PURPOSE OF THIS MAP IS TO SHOW SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
2. THIS MAP WAS PREPARED FOR THE CLIENT AND THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT
3. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
4. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL CONTACT.
5. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

EASEMENTS, ENCUMBRANCES AND RESTRICTIONS

6. BUILDING AREA: BUILDING ENVELOPE AS SHOWN, IS PER PLAT. OR THE ORIGINAL PLAT DOES NOT SHOW BUILDING ENVELOPES. SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
7. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREIN, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE, ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
8. WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREIN, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS. IF ANY SUCH EXIST, PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
9. STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
10. FLOOD PLAN: THE 1% ANNUAL FLOOD LINE, IF DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATIONS DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN ARE SAFE FROM FLOODING. CURRENT FLOOD ELEVATION INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR: BLAINE COUNTY, IDAHO, UNINCORPORATED AREAS) COMMUNITY NUMBER 165167 - PANEL NO. 0461 E - NOVEMBER 26, 2010.
11. FLOOD PLAIN DESIGN ELEVATIONS: CURRENT FEMA FLOOD INSURANCE REGULATIONS SPECIFY THE BOTTOM FLOOR OF STRUCTURE AS EITHER THE ELEVATION OF FOUNDATION CRAWL SPACE OR TOP OF SLAB. THE BASE FLOOD ELEVATION ON TOP OF FOUNDATION CRAWL SPACE OR TOP OF SLAB DETERMINES THE FLOOD ELEVATION FOR THE ENTIRE STRUCTURE AND SHOULD BE CONSIDERED PRIOR TO DESIGN. REFER TO LOCAL BUILDING CODES FOR ADDITIONAL CONSTRAINTS AND REGULATIONS.

SURVEY AND SITE FEATURES:

21. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83,
CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. BOUNDARY LINES AND
CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & C&G'S
FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. ALL
DIMENSIONS SHOWN ARE IN FEET AND INCHES. 1" = 100.00 FEET.
ELEVATIONS BASED ON NAVD 88 (GEOID03) DATUM.
22. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE
ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF
UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO
EXCAVATION OR DESIGN.
23. BUILDING WALLS SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS
OTHERWISE NOTED.
24. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
25. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
26. ORTHOPHOTOGRAHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF
OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY
BE PHOTOCED. DATE OF PHOTOGRAPHY: JUNE 2011.
27. CONTOUR INTERVAL: 1' - CONTOURS IN AREAS OF DENSE VEGETATION MAY
DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE
VEGETATION. DATE OF LAND LIGHT FOR CONTOURS: 2017.
28. MAP SCALE: DUE TO ELECTRONIC MAP GENERATION AND ALTERNATE PRINTING
METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
29. FEATURES OBSCURED BY DEBRIS, SNOW OR VEHICLES AT THE TIME OF
SURVEY, DO NOT APPEAR ON THIS MAP.

PREPARED BY :
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
WEB: <http://benchmark-associates.com/>
Copyright © 2019 by Benchmark Associates.

SUN VALLEY RESORT SIGNAGE

LOCATION 17

500 SERENADE DRIVE, KETCHUM, ID 83340

PRELIMINARY
DRAFT
WORKSHEET

2019.08.16

HIGHWAY 75 & SERENADE LN
SIGN PLACEMENT WORKSHEET

LOCATED WITHIN
SECTION 19, TOWNSHIP 4 NORTH, RANGE 18 EAST, B.M.,
CITY OF KETCHUM, IDAHO

PREPARED FOR : SUN VALLEY CO

PROJECT NO. 19115	DWG BY: ROB	CRD: 19115.CRD	19115.DWG
WORKSHEET	DATE OF SURVEY: 8/7/2019		SHEET: 1 OF 4



17

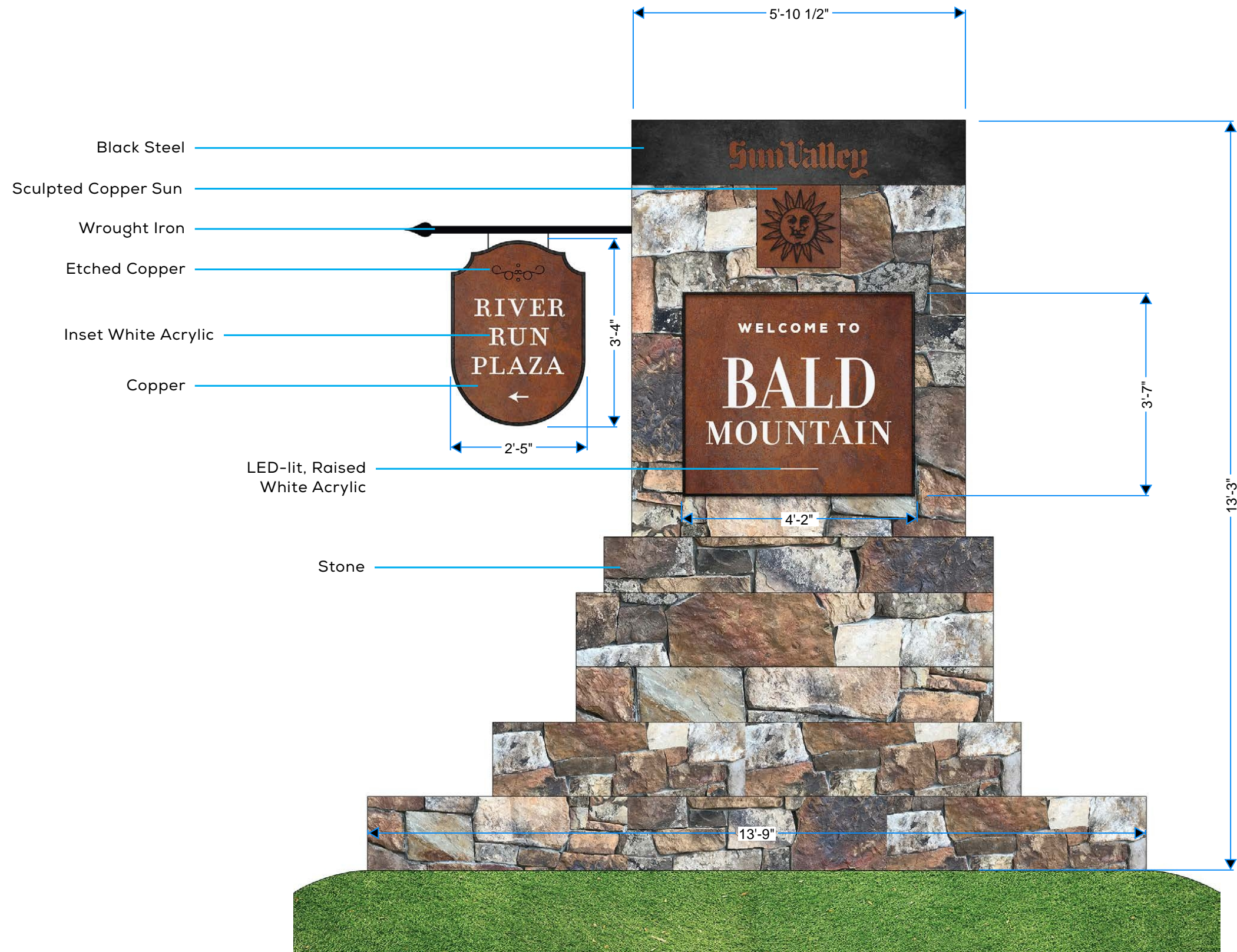
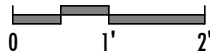


IMAGE COURTESY OF STRUCK



208.726.5608
www.rlb-sv.com
sun valley, idaho



RUSCITTO LATHAM BLANTON
ARCHITECTURA P.A.
COPYRIGHT © 2019

SUN VALLEY COMPANY
RESORT SIGNAGE

LOCATION 17
MONUMENT SIGNAGE

2019.08.16



City of Ketchum
Planning & Building

OFFICIAL USE ONLY
Date Received: 8-19-2019
By: nd
Fee Paid:
Approved Date:
By:

Sign Permit Application

ZONING CODE TITLE 17, CHAPTER 17.127

Please visit the City's website at: www.ketchumidaho.org and click on Municipal Code to view the new sign code.

Jane Lane

BUSINESS OWNER INFORMATION							
Business Owner Name: Sun Valley Company		Business Mailing Address:		Business Street Address: N/A			
Property Owner: Sun Valley Resorts		P.O. Box 10					
Business Name: Sun Valley Company		Sun Valley, ID 83353					
Phone: (208)-622-2104							
Business License Number:		Zoning District:		Sign Company Representative:			
		Tourist - 3000 District (T-3000)		Phone:			
		(Location 6)					
Sign(s) Proposed							
PERMANENT							
Type	Awning/ Marquee	Wall	Window	Projecting	Directory	Freestanding	Monu ment
Quantity							1
TEMPORARY							
Type	Sandwich/ Portable	Temporary/ Banner	Construction Site	Development Opportunity	Clerk's Office		
Quantity					Temporary Signs and Banners Within Right-of-Way		
					N/A		
Additional Information							
The following information, at a minimum, for each sign is required to be submitted with your application.							
Please check off each item included:							
Scaled, color graphic of the sign showing the following:				Scaled drawing(s) showing the following:			
<input type="checkbox"/> Dimensions of sign				<input type="checkbox"/> Site Plan with property lines, lot dimensions, building setbacks, location of customer access, sign location			
<input type="checkbox"/> The entire text of the sign(s) including words, abbreviations, numbers, symbols, graphics and geometric shapes.				<input type="checkbox"/> Lineal front footage of building and/or any sides of the building with customer access			
<input type="checkbox"/> Dimensions of letters, abbreviations, numbers, symbols, graphics and geometric shapes				<input type="checkbox"/> Location of existing and proposed sign(s) on building or site; include a color picture of the building or site			
<input type="checkbox"/> Color and materials				<input type="checkbox"/> Sign Area - The entire face of the sign including the advertising surface (both sides if two faces) and any framing, trim or molding, but not including any support structure			

The Applicant agrees in the event of a dispute concerning the interpretation or enforcement of the Sign Permit Application in which the City of Ketchum is the prevailing party to pay reasonable attorney fees, including attorney fees on appeal, and expenses of the City of Ketchum.

I hereby acknowledge I have filled in this application accurately and provided the required information to the best of my knowledge.

[Signature] **8.16.2019**
Applicant Signature Date
(208) 309-5145 tsilva@sunvalley.com
Cell Phone Email

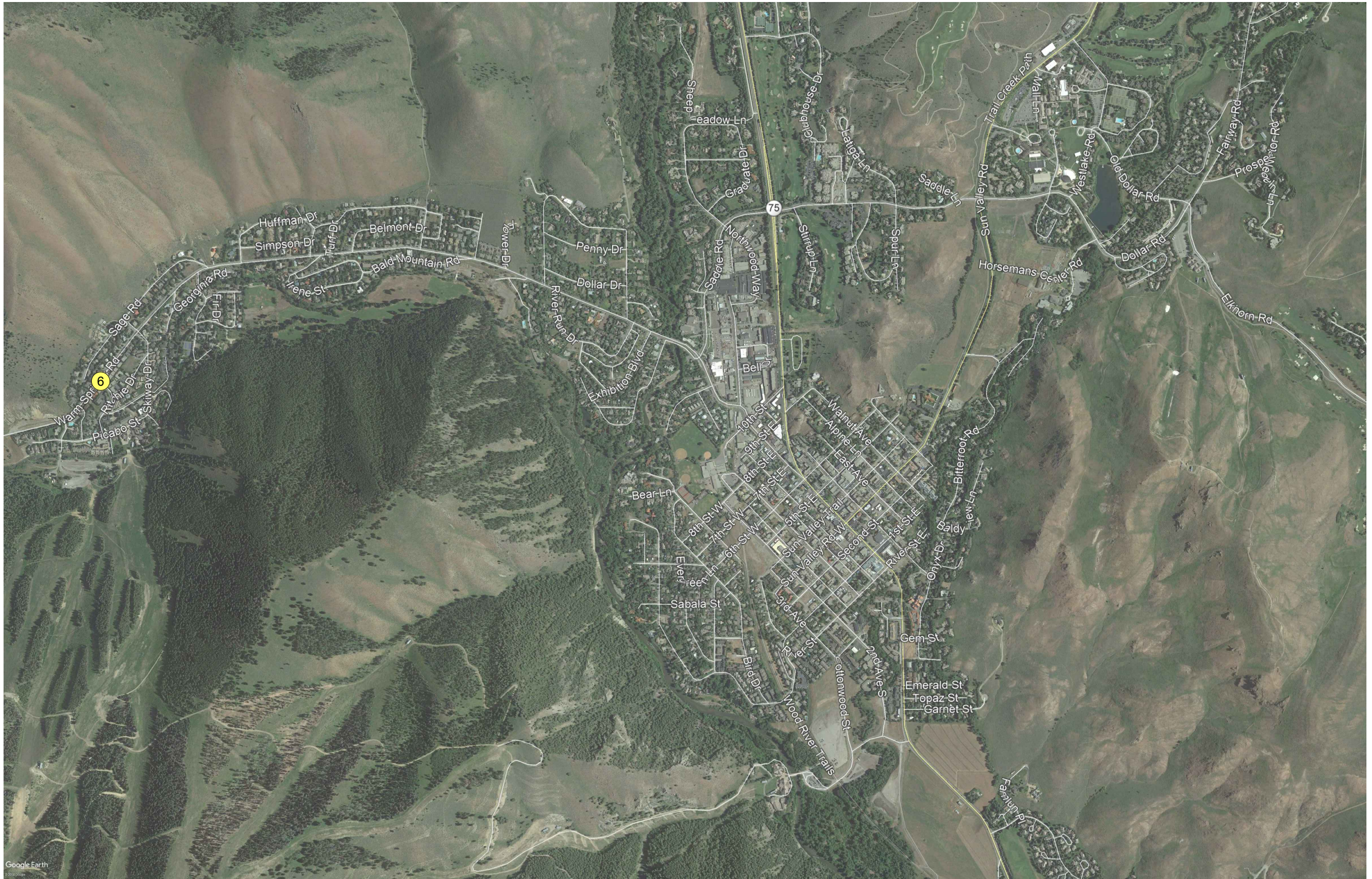
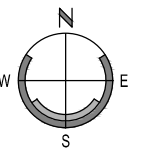


IMAGE COURTESY OF GOOGLE LLC





NOTES

- GENERAL RESTRICTIONS & TITLE INFORMATION:
1. THE PURPOSE OF THIS MAP IS TO SHOW SITE INFORMATION AS IT EXISTED ON THE DATE THE FIELD SURVEY WAS PERFORMED. CHANGES MAY HAVE OCCURRED TO SITE CONDITIONS SINCE SURVEY DATE.
 2. THIS MAP WAS PREPARED FOR THE EXPRESS USE OF THE CLIENT AND IS NOT TRANSFERABLE TO OTHERS WITHOUT WRITTEN CONSENT.
 3. A TITLE POLICY HAS NOT BEEN SUBMITTED TO BENCHMARK ASSOCIATES, NOR HAS A TITLE SEARCH BEEN REQUESTED. CERTAIN INFORMATION CONTAINED WITHIN SAID POLICY MAY NOT APPEAR ON THIS MAP OR MAY AFFECT ITEMS SHOWN ON THIS MAP.
 4. ELECTRONIC DATA: BENCHMARK ASSOCIATES ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR THE REUSE, DISTRIBUTION OR ACCURACY OF DATA CONTAINED ON ELECTRONIC COPIES OF THIS DRAWING. THE STAMPED HARD COPY OF THIS DRAWING IS THE FINAL PRODUCT.
 5. THIS DRAWING IS VOID AFTER 2 YEARS AND NO FURTHER COPIES OR DIGITAL FILES WILL BE TRANSMITTED.

- EASEMENTS, ENCUMBRANCES AND RESTRICTIONS:
6. BUILDING AREA: BUILDING ENVELOPE AS SHOWN, IS PER PLAT. OR THE ORIGINAL PLAT DOES NOT SHOW BUILDING ENVELOPES SETBACK AND FOOTPRINT REQUIREMENTS PER CURRENT CITY/COUNTY ORDINANCES MAY VARY FROM PLAT. IT IS RECOMMENDED THAT SAID ORDINANCES BE REVIEWED PRIOR TO DESIGN.
 7. GENERAL RESTRICTIONS : EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY APPLICABLE TO THE SUBJECT OF REAL ESTATE: EASEMENTS, OTHER THAN THOSE SHOWN OR LISTED HEREON, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING, WETLANDS, AVALANCHE, ANY OTHER LAND-USE REGULATIONS OR HAZARDS.
 8. WETLANDS AND RIPARIAN: CERTAIN AREAS WITHIN THIS MAP MAY CONTAIN RIPARIAN, RIVERINE OR WETLANDS CONDITIONS. SAID AREAS AND THE LOCATION OF ORDINARY HIGH WATER (OHW), IF SHOWN HEREON, ARE SUBJECT TO INTERPRETATION. IT IS RECOMMENDED THAT THE LANDOWNER OR CLIENT RETAIN THE SERVICES OF AN ENVIRONMENTAL SPECIALIST IN ORDER TO ASCERTAIN IF SAID CONDITIONS EXIST, AND TO FURTHER IDENTIFY SAID AREAS IF THEY DO EXIST. PERMITS MAY BE REQUIRED FROM LOCAL, STATE OR FEDERAL AGENCIES PRIOR TO CONSTRUCTION, EXCAVATION OR FILL ACTIVITIES.
 9. STORM WATER PLAN: IF SOIL DISTURBANCE, CLEARING, GRADING AND/OR EXCAVATION OF ONE (1) ACRE OR MORE IS TO TAKE PLACE A FEDERAL GENERAL CONSTRUCTION PERMIT, INCLUDING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MUST BE PREPARED AND SUBMITTED TO AND APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY PRIOR TO ANY SITE DISTURBANCE.
 10. FLOOD PLAIN: THE 1% ANNUAL FLOOD LINE, IF DESIGNATED ON THIS MAP IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES. HOWEVER, BENCHMARK ASSOCIATES DOES NOT REPRESENT, GUARANTEE, WARRANT NOR IMPLY THAT AREAS OUTSIDE OF THE DESIGNATED FLOOD PLAIN AREA ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. FLOOD INFORMATION IS BASED ON THE FLOOD INSURANCE STUDY FOR: BLAINE COUNTY, IDAHO, UNINCORPORATED AREAS) COMMUNITY NUMBER 165167 - PANEL NO. 0442 E - NOVEMBER 26, 2010.
 11. FLOOD PLAIN DESIGN ELEVATIONS: CURRENT FEMA FLOOD INSURANCE REGULATIONS SPECIFY THE BOTTOM FLOOR OF STRUCTURE AS EITHER THE BOTTOM OF FOUNDATION CRAWL SPACE OR TOP OF SLAB. THE BASE FLOOD ELEVATION ON THE UPSTREAM SIDE OF THE STRUCTURE DETERMINES THE FLOOD ELEVATION FOR THE ENTIRE STRUCTURE AND SHOULD BE CONSIDERED PRIOR TO DESIGN. REFER TO LOCAL BUILDING CODES FOR ADDITIONAL CONSTRAINTS AND REGULATIONS.

- SURVEY AND SITE FEATURES:
12. BASIS OF BEARINGS IS IDAHO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE AS DERIVED BY GPS OBSERVATIONS. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER PLAT. REFER TO PLAT & CC&RS FOR CONDITIONS AND/OR RESTRICTIONS REGARDING THIS PROPERTY. ALL DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.
 13. ELEVATIONS BASED ON NAVD 83 (GEOID03) DATUM.
 14. UTILITIES AND DRAIN PIPES IF SHOWN HEREON ARE PER SURFACE EVIDENCE ONLY. OTHER UNDERGROUND UTILITIES MAY EXIST. LOCATION OF UNDERGROUND UTILITIES AND SERVICES SHOULD BE CONFIRMED PRIOR TO EXCAVATION OR DESIGN.
 15. BUILDING WALLS IF SHOWN HEREON ARE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 16. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.
 17. TREE LOCATIONS AND DRIP LINES IF SHOWN HEREON ARE APPROXIMATE.
 18. ORTHOPHOTOGRAPHY: PHOTO RECTIFIED AT GROUND LEVEL ONLY. IMAGES OF OBJECTS ABOVE GROUND LEVEL (TREES, BUILDINGS, POWER POLES, ETC.) MAY BE DISPLACED. DATE OF PHOTOGRAPHY: JUNE 2017.
 19. CONTOUR INTERVAL: 1'-0". CONTOURS IN AREAS OF DENSE VEGETATION MAY DEVIATE FROM TRUE ELEVATION BY ONE HALF THE HEIGHT OF THE VEGETATION. DATE OF LIDAR FLIGHT FOR CONTOURS: 2015.
 20. MAP SCALE: DUE TO ELECTRONIC MAP DELIVERY AND ALTERNATE PRINTING METHODS, PLEASE USE BAR SCALE TO DETERMINE ACTUAL PRINTED SCALE.
 21. FEATURES OBSCURED BY DEBRIS, SNOW OR VEHICLES AT THE TIME OF SURVEY, DO NOT APPEAR ON THIS MAP.

PREPARED BY :
BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE, KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
WEB: <http://benchmark-associates.com/>
Copyright © 2019 by Benchmark Associates.

SUN VALLEY RESORT SIGNAGE

LOCATION 6

PRELIMINARY
DRAFT
WORKSHEET

2019.08.16

WARMSPRINGS ROAD
SIGN PLACEMENT WORKSEET

LOCATED WITHIN
SECTION 14, TOWNSHIP 4 NORTH, RANGE 17 EAST, B.M.,
CITY OF KETCHUM, IDAHO

PREPARED FOR : SUN VALLEY CO.



PROJECT NO. 19115	DWG BY: ROB	CRD: 19115.CRD	19115.DWG
WORKSHEET	DATE OF SURVEY: 8/6/2019		SHEET: 1 OF 1

NOTE:
DIGLINE STATED THAT UNDERGROUND UTILITIES
WERE DIFFICULT TO LOCATE AND REQUESTS
CONTRACTOR TO CALL 811 PRIOR TO EXCAVATION.

LEGEND

	FOUND 1/2" REBAR
	FOUND 5/8" REBAR
	CONTROL POINT
	SEWER MANHOLE
	STORM DRAIN
	POWER BOX
	POWER POLE
	CABLE TV RISER
	TELEPHONE RISER
	LIGHT POLE
	WATER VALVE
	FIRE HYDRANT
	DECIDUOUS TREE
	CONIFEROUS TREE
	EDGE RIGHT OF WAY
	CENTERLINE ROW
	ADJOINING PROPERTY LINE
	EDGE PAVEMENT
	EASEMENT
	RETAINING WALL
	FLOW LINE
	SEWER
	UNDERGROUND WATER PAINT MARKS
	UNDERGROUND GAS PAINT MARKS
	UNDERGROUND POWER PAINT MARKS
	OVERHEAD POWER LINE
	UNDERGROUND FIBER OPTIC LINE
	UNDERGROUND COMMUNICATION PAINT MARKS



6

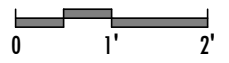
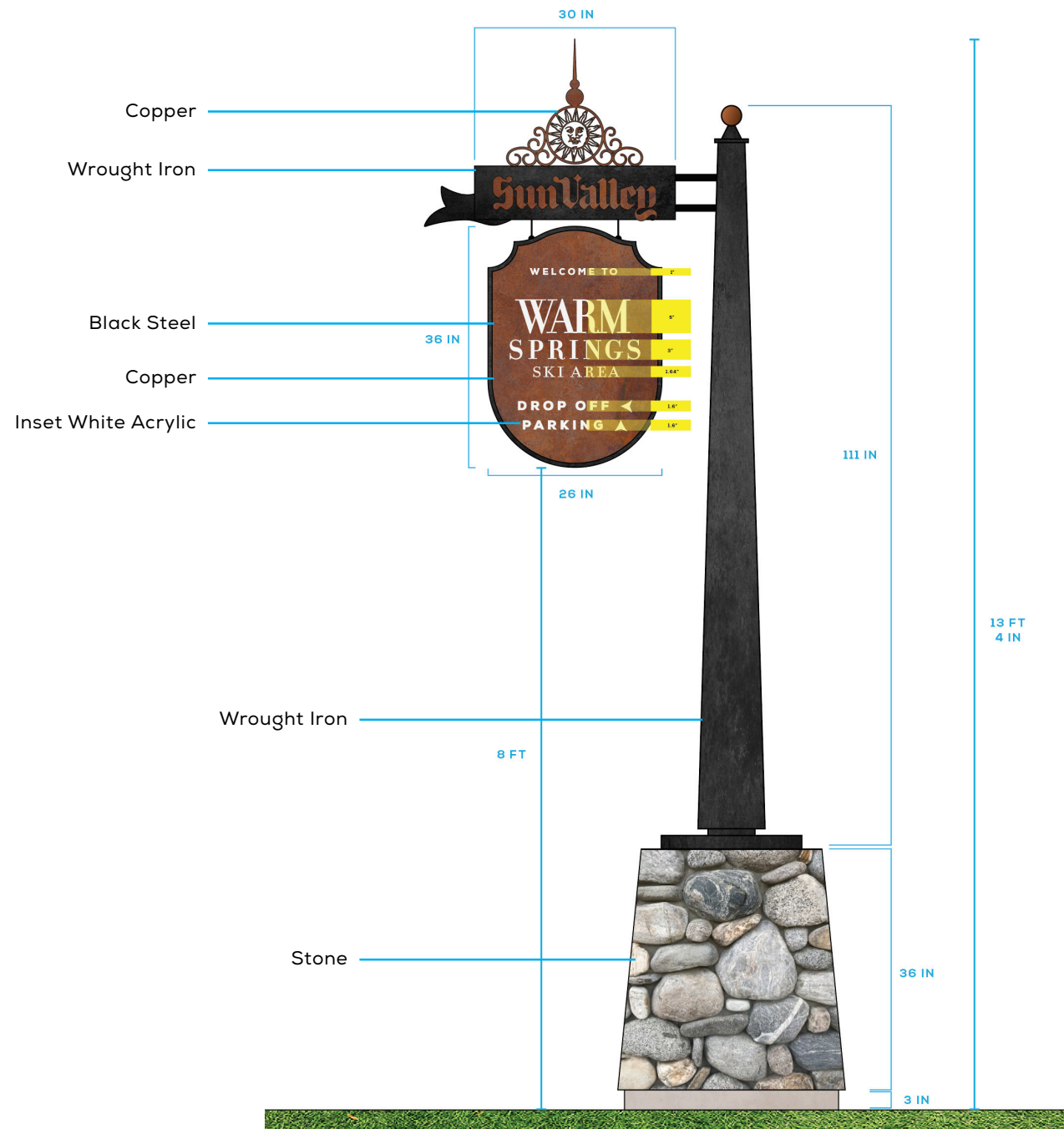


IMAGE COURTESY OF STRUCK

208.726.5608
 www.rlb-sv.com
 sun valley, idaho



RUSCITTO LATHAM BLANTON
 ARCHITECTURA P.A. COPYRIGHT © 2019

SUN VALLEY COMPANY
 RESORT SIGNAGE

LOCATION 6
 DIRECTIONAL SIGNAGE

2019.08.16

Exhibit B:

Chapter 17.127 Signage
of
Ketchum Municipal Code

Chapter 17.127 SIGNAGE

17.127.010: PURPOSE AND INTENT:

Regulations addressing the number, location, size and placement of signs, symbols, markings, and other advertising devices are necessary and intended to maintain the attractiveness and orderliness of Ketchum, to protect the city's appearance, and to protect the public safety. As a historic mountain resort community with a significant tourist economy, the visual quality and character inherent in and around the city is enhanced by the application of sign regulations that produce a deliberate, clean appearance while providing flexibility and creativity of design. (Ord. 1162, 2016)

17.127.020: APPLICABILITY:

- A. General: Signs shall be allowed within the city according to the regulations contained in this section. It shall be unlawful to erect or otherwise display a sign, including, but not limited to, symbols, markings and other advertising devices, without complying with the applicable terms and provisions of this section.
- B. Sign Permit Required: Prior to erecting, constructing, placement, relocation, alteration, and/or modification of any permanent or temporary sign or banner, a sign permit shall be obtained from the city except as exempted in subsection C of this section. Such application for sign permit shall be subject to standards, procedures, and other requirements of this section.
- C. Permit Exemptions: The following signs are exempt from permit requirements of this subsection but shall conform to specifications and definitions of [chapter 17.08](#) of this title as noted:
1. Signs erected by a government or public agency in the public right of way, including, but not limited to, posting or display of an official notice by a public agency, advertising on public transit vehicles, and public utility signs for directional, warning or information purposes;
 2. Signs and notices required by a public agency to be posted on private property according to local and state code;
 3. Any sign inside a building not visible from the exterior of the building;
 4. Signs affixed to the body or window of licensed, registered vehicles that are used for normal day to day operations of businesses except signs placed in or affixed to vehicles and/or trailers that are parked so as to be visible from a public right of way where the apparent purpose is to sell said vehicle, advertise a product, service or activity or direct people to a business or activity;
 5. Merchandise displayed in windows;
 6. Holiday decorations that are temporarily displayed on traditionally accepted, civic, patriotic and/or religious holidays, provided such decorations are maintained in safe conditions, do not constitute a fire hazard, and that the decorations comply with [chapter 17.132](#), "Dark Skies", of this title. LED lighting may be utilized;
 7. Incidental signs;
 8. One gas filled light tube (neon or facsimile) per business, provided it does not exceed four (4) square feet and it is displayed from the inside of the building;
 9. Interior signs, visible from the exterior of the building, not to exceed four (4) square feet per sign;
 10. One freestanding sign per lot, not to exceed four (4) square feet, provided there are no other signs on the lot or structure.
- D. Prohibited Signs: The following signs shall be prohibited in all zoning districts:
1. Signs located within any public street, right of way, or other public property, except as allowed in this title.
 2. Signs with intermittent or flashing illumination, animated or moving signs and video/television/computer displays visible from any public street, right of way or other public property.
 3. Any sign located so as to conflict with the clear visibility of public devices controlling public traffic or to impair the safety of a moving vehicle by distracting the vision of the driver.
 4. Roof signs, except historic signs or replicas of historic signs as allowed in this title.
 5. Signs with a translucent plastic or other translucent material background which are internally lit or backlit.
 6. Signs emitting sound.
 7. Any inflatable object used for promotional or sign purposes.
 8. LED lighting in conjunction with signage when the source is visible, except when used with holiday decorations.
 9. Beacons. (Ord. 1162, 2016)

17.127.030: APPLICATION AND PROCEDURE:

The following shall apply to all signs proposed in all zoning districts:

A. General Sign Permit:

1. Application: A completed sign permit application on a form furnished by the city and applicable fee(s) set by resolution of the Ketchum city council together with technical information published and updated from time to time by the city shall be filed by the applicant with the city.
2. Procedure: The city may request modifications to or additional information for any sign application for purposes of achieving compliance with this chapter. The city shall approve, approve with conditions, or deny the sign permit application within thirty (30) days of receipt of all requested information and notify the applicant in writing.

B. Master Signage Plan For New Construction:

1. Application: A complete master signage plan that may include a building identification sign shall be submitted at the time of design review application for any new construction for all hotels, commercial, industrial, multi-family residential and mixed use projects. A master signage plan shall include, but not be limited to, directional, tenant, advisory, and technical information published and updated from time to time by the city and shall show how the plan is integrated with the architecture of the building. Materials required for design review are more specifically listed in [chapter 17.96](#) of this title.
2. Procedure: The procedure for master signage plans shall be in compliance with [chapter 17.96](#) of this title.
3. Individual Tenant Sign Permits Required: Following approval of a master signage plan, separate sign permits shall be required for all new signs prior to installation following the application and procedure contained in subsection A, "General Sign Permit", of this section.

C. Existing Multi-Unit/Tenant And Private Institutional And Other Commercial Buildings:

1. Application: Existing multi-tenant buildings (2 or more businesses or residences) and institutional and other commercial buildings shall submit a master signage plan when any tenant applies for new signage, except when new signage remains consistent with existing signage for the building.
2. Procedure: Master signage plans for existing buildings shall be considered and decided administratively by the city.
3. New Businesses In Existing Buildings: A new business in a multi-tenant building must comply with a previously approved sign plan, unless a new sign plan for all tenants is submitted and approved.

D. Historic Sign Replicas And Preservation Of Landmark Signs:

1. Application: Applications shall be made according to subsection A of this section.
2. Procedure: Applications shall be considered and decided by the Ketchum city council utilizing the presumption that "historic" is considered to be fifty (50) years or older. However, applications for historic sign replicas and landmark signs shall be found to meet the definition contained in [chapter 17.08](#) of this title.
3. Sign Area: Sign area for historic sign replicas and landmark signs shall not count toward total signage limitations. (Ord. 1162, 2016)

17.127.040: GENERAL:

The following shall apply to all signs proposed in all zoning districts:

A. Safety:

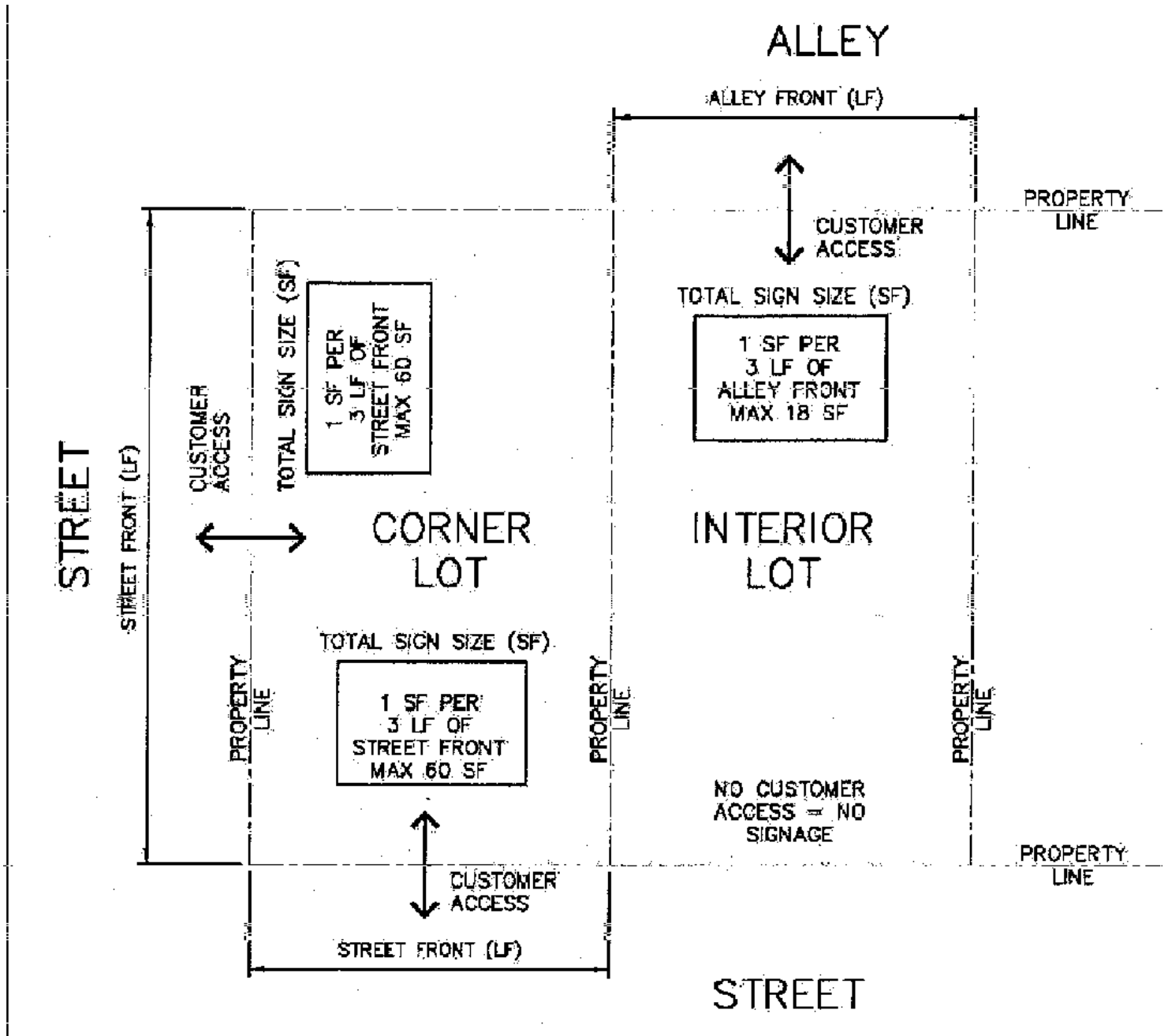
1. All signs shall be structurally sound and maintained in accordance with all applicable provisions of the international building code edition currently adopted by the city.
2. Signs shall not be located in a manner that interferes with pedestrian or vehicular travel or poses a hazard to pedestrians or vehicles.

B. Computations:

1. Sign Area: Sign area shall be measured as the area contained within the smallest polygonal shape that will enclose both the copy and the background. Sign copy mounted as individual letters or graphics against any part of a building or structure that does not have a distinct background, shall be measured as the sum of the smallest rectangle or square that will enclose each word and graphic. Where a sign consists of more than one face, section or module, all areas shall be totaled.
2. Sign Height For Freestanding And Sandwich Board/Portable Board Signs: The height of a sign shall include the frame, if any, and be computed as the distance from the base including feet of the sign, except as provided herein, at normal grade to the top of the highest attached component of the sign. Normal grade shall be the lower of either existing grade or the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating. When the normal grade cannot be reasonably determined, the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower, shall be used as normal grade.

C. Street Frontage: Each street frontage with direct customer access is considered separately.

1. Where building(s) have no street frontage and direct customer access is from an alley, the building is permitted one square foot of signage for every three feet (3') of linear alley frontage, not to exceed eighteen (18) square feet; and each individual permitted commercial and mixed use is allowed one sign parallel to the alley frontage with direct access and one sign that is perpendicular to the alley with direct access.



D. Sign Lighting Regulations: The following shall apply to all signs proposed in all zoning districts:

1. External illumination of signs shall conform to [chapter 17.132](#), "Dark Skies", of this title and be designed, located, shielded and directed in such a manner that the light source is fixed and is not directly visible from any adjacent public right of way, surrounding property, or motorist's vision.
2. Internal lighting or backlighting shall conform to [chapter 17.132](#), "Dark Skies", of this title.
3. Gas filled light tube (neon or facsimile) signs with tubes exposed to view of any size may be utilized inside the premises. One gas filled light tube (neon or facsimile) per business, provided it does not exceed four (4) square feet and it is displayed from the inside of the building.
4. LED lighting may be utilized provided the light source is recessed and not directly visible from any adjacent public right of way, surrounding property, or motorist's vision.

E. Signs Overhanging Public Rights Of Way: All signs, awnings, and marquees allowed to overhang a public right of way shall be subject to building code compliance, release of city liability, maintenance, safety, removal upon demand of the city, and other conditions at the time of permit issuance

and prior to installation. The sign permit shall constitute an agreement between the applicant and the city concerning the public right of way. (Ord. 1162, 2016)

17.127.050: SIGN SPECIFICATIONS MATRIX:

The following categories of signs shall comply with the applicable specifications and shall be counted toward the total permissible signage.

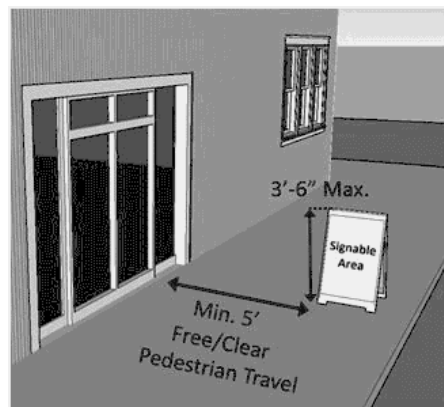
Sign Types	Maximum Area/Size	Maximum Height	Setback/Location	Maximum Number	Special Provisions
CC, T, T-3000, T-4000, LI-1, LI-2, and LI-3 districts:					
Awning	1 sq. ft. of signage for every 3 linear feet of street frontage, not to exceed 60 sq. ft. Each street frontage with direct customer access is considered separately	1' or 80% of the height of the face or valance, whichever is less. A minimum of 8' of clearance to grade required for the lowest portion of the awning or marquee	Street fronting face of the awning	n/a	Shall be calculated as part of total signage allowed per business
Freestanding	For every 1 linear foot of principal building $\frac{1}{2}$ sq. ft. of freestanding signage is allowed, not to exceed 20 sq. ft. per side	12' from highest point to adjacent grade	25' clear zone shall be maintained per any street corner, intersection, curb cut or driveway, measured from the nearest edge of the driving surface	1 per building street frontage	No more than 2 faces per freestanding sign allowed. Shall be calculated as part of total signage allowed per lot
Marquee	1 sq. ft. of signage for every 3 linear feet of street frontage, not to exceed 60 sq. ft. Each street frontage with direct customer access is considered separately	Shall not extend above the lowest portion of a flat roof, the top of a parapet wall, above the eaves line/fascia of any roof type or above the highest portion of the marquee	Street fronting face of the marquee		Shall be calculated as part of total signage allowed per business
Projecting	Determined by height, clearance and projection parameters	A minimum of 8' of clearance to grade required for the lowest portion of the projecting sign. The top of sign shall be located below the windows on the second floor of the building	n/a	1 per storefront entrance	Shall not extend more than 4' from the building. The maximum profile or thickness shall not exceed 6"
Sandwich board (see graphic below)	6 sq. ft. of signage area	3'6" from grade	Shall be located within the frontage of the subject property and proximate to the building entrance. A minimum of 5' must be maintained for pedestrian travel	1 per business	No more than 2 sides per sandwich board sign. Shall not be counted toward the total size of permissible signage
Temporary ²	30 sq. ft.	Shall not extend above the second story of the building the sign is displayed on and shall maintain at least 8' from grade to bottom of sign	Shall be located on private property and not encroach into the public ROW	No more than 2 allowed per business at any 1 time	Shall not be counted toward the total size of permissible signage. Displayed on private property for a maximum of 45 days in a calendar year, maximum of 14 consecutive days at 1 time, and no more than 4 times in a calendar year
Wall ^{1,3}	1 sq. ft. of signage for every 3 linear feet of street frontage, not to exceed 60 sq. ft. Each street frontage with direct customer access is considered separately	Shall not extend above the lowest portion of a flat roof, the top of a parapet wall, or above the eaves line/fascia of any roof type	n/a	Each individual permitted commercial use is limited to 2 signs that are parallel to the street frontage with direct	Any building facade shall not have a wall sign more than 40% of the unbroken facade area

					customer access	
Window	Shall not occupy more than 25% of the total area of a single window surface	n/a				Any sign located inside of a building within 3' of an exterior window shall be counted as a window sign. All video displays visible from an exterior window are prohibited. Window signs are not included in the total allowed signage
AF, RU and residential districts:						
Freestanding	18 sq . ft.	5' from highest point to adjacent grade	25' clear zone shall be maintained per any street corner, intersection, curb cut or driveway, measured from the nearest edge of the driving surface	1 per pedestrian or vehicular entrance, not to exceed 6 sq. ft. of total signable area for the entire development		No more than 2 faces per freestanding sign allowed. Shall be calculated as part of total signage allowed per lot
Wall	6 sq . ft.	Shall not extend above the lowest portion of a flat roof, the top of a parapet wall, or above the eaves line/fascia of any roof type	n/a	1 per pedestrian or vehicular entrance, not to exceed 6 sq. ft. of total signable area		Any building facade shall not have a wall sign more than 40% of the unbroken facade area

Notes:

1. Wall signs may be mounted or painted on the gable wall as long as the top of the sign does not extend above the eaves line.
2. For single season businesses, 1 temporary sign or banner sign shall be allowed in addition to signage allowed for the building in which it is located, provided it does not exceed 18 square feet, is located on private property, and is displayed only during the season of operation.
3. Where buildings have no street frontage and direct customer access is from an alley, the building is permitted 1 square foot of signage for every 3 feet of linear alley frontage, not to exceed 18 square feet. Each individual permitted commercial use is allowed 1 sign parallel to the alley frontage with direct customer access and 1 sign that is perpendicular to the alley with direct customer access.

SANDWICH BOARD SIGN GRAPHIC



(Ord. 1162, 2016)

17.127.060: EXISTING CONFORMING, NONCONFORMING, ILLEGAL AND ALLOWABLE SIGNS:

A. Existing Conforming Signs: Existing conforming signs with a valid sign permit on file with the city of Ketchum may be replaced in its exact form (same graphics, symbols or copy, color, material, size, etc.) or relocated, as is, by amending the existing sign permit, without paying an additional application fee and shall not be subject to the provisions of this section.

B. Legally Nonconforming Signs: Any sign conforming to the prior sign regulations which is not in conformance with this section:

1. May not be replaced, except with an approved permit for new conforming sign;
2. May not be changed in text or logo (except changeable copy signs);

3. May not be expanded, moved or relocated; and
4. Shall be removed if there is a change in occupancy on the premises.

C. Illegal Signs: Any sign that did not comply with sign regulations in existence at the time the sign was erected is an illegal sign and shall be removed on or before November 16, 2016.

D. Allowable Sign Types: Sign types not specifically allowable as set forth within this section are prohibited. (Ord. 1162, 2016)

17.127.070: VIOLATIONS AND ENFORCEMENT:

- A. Violations: A violation of this section shall be an infraction punishable by a fine of not more than three hundred dollars (\$300.00), or by imprisonment not to exceed six (6) months, or by both such fine and imprisonment. Each day the violation is not satisfied shall be considered a separate offense.
- B. Responsibility For Good Repair: It shall be the responsibility of the business and/or property owner to keep signs in a good state of repair at all times. Nonconforming signs may be repaired and maintained provided the repairs are for the sole purpose of maintaining the sign to its original condition and does not increase the degree of nonconformity.
- C. Unsafe Signs: Any sign which has been determined to be unsafe by the building official and/or the planning and zoning department or which has been constructed, erected or maintained in violation of this section, must be repaired, made safe, made in conformance with this section, or removed within ten (10) working days after receipt of certified notice from the city. Failure to respond to remedy the violation is unlawful and the business and/or property owner will be guilty of a misdemeanor. The city reserves the right to remove and seize any sign should it not be in conformance with this section after the final certified notice date.
- D. Interpretation: The city council has the authority and duty to interpret the provisions of this section at the request of the administrator or when a written appeal from a decision of the administrator is filed. (Ord. 1162, 2016)

17.127.080: APPEALS:

Appeals of a decision by the administrator or commission shall be filed in compliance with [chapter 17.144](#) of this title. (Ord. 1162, 2016)