



**City of Ketchum  
Planning & Building**

IN RE: )  
140 & 180 N Leadville Ave ) KETCHUM PLANNING AND ZONING COMMISSION  
ARCH Workforce Housing Project ) FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
Design Review ) DECISION  
Application File Number: P25-033 )  
Date: January 20, 2026 )

**PROJECT:** ARCH Workforce Housing Project

**APPLICATION TYPE:** Design Review

**FILE NUMBER:** P25-033

**ASSOCIATED APPLICATIONS:** Preapplication Design Review P25-006 & Lot Consolidation Preliminary Plat P25-039

**PROPERTY OWNER:** ARCH Community Housing Trust

**REPRESENTATIVE:** Martin Henry Kaplan, AIA

**LOCATION:** 140 & 180 N Leadville Avenue (Ketchum Townsite: Block 22: Lots 3 & 4)

**ZONING:** Mixed-Use Subdistrict of the Community Core (CC-2 Zone)

**OVERLAY:** None

**RECORD OF PROCEEDINGS**

The City of Ketchum Planning and Zoning Commission (the “Commission”) considered the 140 & 180 N Leadville Ave ARCH Workforce Housing Project Design Review Application File No. P25-033 during their regular meetings of November 25 and December 9, 2025. The application was considered concurrently with Lot Consolidation Preliminary Plat Application File No. P25-039 and the public hearings were combined in accordance with Idaho Code §67-6522.

A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site and all political subdivisions on October 22, 2025. The public hearing notice was published in the Idaho Mountain Express on October 22, 2025. A notice was posted on the project site and the city’s website on October 27, 2025. The building corners were staked, the story poles were installed, and trees to be removed were flagged on the project site on November 18, 2025.

## FINDINGS OF FACT

The Commission having reviewed the entire project record, provided notice, and conducted the required public hearing does hereby make and set forth these Findings of Fact, Conclusions of Law, and Decision as follows:

The applicant, ARCH Community Housing Trust, is proposing to develop a new workforce housing project on two Ketchum townsite lots located at 140 & 180 N Leadville Avenue (the “subject property”) in the Mixed-Use Subdistrict of the Community Core (“CC-2 Zone”). The proposed workforce housing project proposes to consolidate the two lots and construct five new structures on the consolidated development parcel. The multi-family residential development project is subject to Design Review pursuant to Ketchum Municipal Code (KMC) §17.96.010.A3, which requires Design Review for developing multi-family dwellings in all zoning districts. The project is subject to all Design Review standards specified in KMC §17.96.060 and the requirements for projects in the Community Core District specified in KMC §17.96.070. The applicant has submitted a final Design Review application for the proposed project as well as a Lot Consolidation Preliminary Plat application to consolidate the two lots into a single development parcel. The Design Review project plan set is included as Exhibit A.

Lot 3 located at 140 N Leadville Ave was previously developed with a building that was demolished in 2021 and is currently vacant. The corner Lot 4 at 180 N Leadville Ave is developed with an existing historic home and a detached garage that encroaches into the Block 22 alleyway. The existing single-family home is designated as a historic structure and listed on the city’s Historic Building/Site List. The Planning and Building Department issued a building permit to rehabilitate the existing historic home in February of 2025. Pursuant to Ketchum Municipal Code (“KMC”) §17.20.050, “Normal repair and maintenance of structures on the historic building/site list is permitted.” The existing detached garage that encroaches into the alley is proposed to be demolished.

The five new structures include three, three-story residential buildings that are connected through an exterior stairwell and two carport structures that accommodate 11 off-street parking spaces. The existing historic home and new residential buildings will accommodate 11 new workforce housing units. The total FAR of the proposed development is 0.78, which is less than the 1.0 permitted by-right in the Community Core. The three residential buildings are all less than 35 feet in height. The south carport building is 24'-3" in height and the north carport building is 11'-9". The proposed project program is as follows:

- 9 housing units are proposed within three new, three-story residential buildings connected by an exterior stairwell.
  - Buildings 1 and 2 have the same program and mirroring floor plans. Each floor contains a one-bedroom apartment. The ground floor apartments are 627 square feet and the upper-level apartments are 651 square feet.
    - No parking spaces are required for the 6 housing units in Building 1 and Building 2 as all apartments as multi-family dwelling units 750 square feet or less are exempt from providing parking in the CC Zone pursuant to KMC §17.125.040.
  - Building 3 contains a two-bedroom apartment on each of the three floor levels. The ground floor two-bedroom unit is 797 square feet. The upper-level housing units are 820 square feet in size.

- The three two-bedroom apartments generate a parking demand of three spaces as multi-family dwelling units between 750 square feet to 2,000 square feet in the Community Core require 1 parking space pursuant to KMC §17.125.040.
- Two carport structures installed at the rear of the development parcel along the alley.
  - The south carport building is two stories. The ground floor contains 6 covered parking stalls, individual tenant storage spaces, garbage bin alcoves, and covered bike parking on the ground floor. The second floor contains one two-bedroom apartment accessed from exterior stairs at the west elevation of the carport structure.
    - The two-bedroom apartment is 872 square feet and requires 1 parking space.
  - The north carport structure contains 5 covered parking stalls, individual tenant storage spaces, and garbage bin alcoves.
- The existing historic home is 910 square feet and requires 1 parking space.

### **Findings Regarding Conformance with Zoning and Design Review Standards**

Pursuant to KMC §17.96.050.A, the Commission shall determine the following before granting Design Review approval:

1. The project does not jeopardize the health, safety or welfare of the public.
2. The project generally conforms with the goals, policies, and objectives of the adopted comprehensive plan.
3. The project conforms to all applicable standards and criteria as set forth in this chapter, this title, and any other standards as adopted or amended by the City of Ketchum from time to time.

### Criteria 1 & 2: Public Health, Safety, and Welfare & Comprehensive Plan Conformance

#### *Future Land Use*

The subject property is designated as Mixed-Use Commercial on the future land map of the 2104 Comprehensive Plan (“2014 Plan”). The Mixed-Use Commercial category promotes a wide range of commercial and residential uses and mixed-use development. The 2014 Plan states that new development in mixed-use areas “should be oriented to streets and sidewalks” (page 69) and “should contain common public space features that provide relief to the density and contribute to the quality of the street” (page 69). The two new multi-family residential buildings that face Leadville Avenue are oriented towards the street and setback 7.5 from the front property line. Both buildings include front porch stoops that provide welcoming entrances to the two ground-floor apartments. The development includes multiple pathways that provide unobstructed access to the sidewalk along Leadville Avenue. While connected by a common exterior staircase, the three new three-story residential buildings are detached, which provide natural light and views through the three buildings. The development is characterized by a significant amount of open space that provides relief to the bulk and mass of the buildings.

#### *Housing*

In addition to encouraging a mixture of uses, the 2014 Plan promotes housing density downtown. Policy H-1.4 states, “Housing should be integrated into the downtown core and light industrial areas, and close to the ski bases” (page 20). Policy M-1.3 encourages housing density downtown to, “increase opportunities for walking, bicycling, and transit ridership and reduce vehicle trips” (page 42). In addition, the 2014 Plan encourages increasing the supply of affordable and attainable housing. Policy H-1.2 encourages local solutions to attainable housing for low-, moderate-, and median-income

households. Policy H-1.3 encourages the integration of affordable housing in neighborhoods and supports, “the inclusion of affordable housing to provide diversity” (page 20).

The project will provide 11 new workforce housing within walking distance to jobs, retail stores, coffee shops, bars, and restaurants in the heart of downtown. Additionally, the project is located within walking distance to the Mountain Rides bus stop at the Visitor Center on Sun Valley Road and the bus stop at Main & 1st Streets, which provide access to all major transit routes connecting riders to other areas of Ketchum and the Wood River Valley.

#### *Small-Town Character & Contextual Infill*

Goal CD-1 of the 2014 Plan states, “Our community will preserve its small-town character and the distinct image of neighborhoods and districts” (page 26). The Commission believes the project meets the following policies that the 2014 Plan provides to achieve this goal:

- Policy CD-1.2 Preservation of Historic Buildings and Sites: “Individual buildings and sites of historical, architectural, archaeological, or cultural significance should be identified and considered for protection.”
- Policy CD-1.3 Compatible Infill and Redevelopment Projects: “Infill and redevelopment projects should be contextually appropriate to the neighborhood and development in which they occur. Context refers to the natural and manmade features adjoining a development site; it does not imply a certain style” (page 26).
- Policy CD-1.4 High-Quality Site Planning and Building and Landscape Design: “Each new project should be well-designed and attractive, and should complement surrounding land uses and existing neighborhood character” (page 26).

While redevelopment has intensified to the north of the subject property across 2nd Street, Block 22 has not experienced the same degree of change. The most recent development in Block 22 was the construction of the duplex located across the alley to the east of the subject property in 2015. The three-story duplex is 35.75 feet in height, is 5,501 gross square feet, and has a total FAR of 0.99. Lee Gilman’s office is located north of the duplex at the corner of 2nd Street and East Avenue. The office is a small, single-story building. The adjacent developments to the south of the subject property along Leadville Avenue include a two-story, 3,024-square-foot commercial building that was constructed in 1980 and a two-story, 2,538 square foot home that was constructed in 1946. The project is comparable in scale to the adjacent commercial building and the duplex across the alley. The proposed three-story buildings extend to a maximum height of 30'-9", which is 5 feet less than the duplex. The Commission believes the project is contextually appropriate to the neighborhood and helps maintain the community’s identity, small-town character, and sense of place by preserving the historic home.

#### Criteria 3: Conformance with Applicable Standards and Criteria

The 140 & 180 N Leadville Ave ARCH Workforce Housing Project complies with all zoning code regulations, dimensional standards required for buildings in the CC-2 Zone, Design Review standards, and Community Core project requirements.

## Findings Regarding Compliance with Zoning Regulations

17.12.020 – District Use Matrix	Conformance
<i>Zone District: Mixed-Use Subdistrict of the Community Core (CC-2)</i>	YES
<p><b>Commission Findings:</b> Lot 4 at 180 N Leadville Ave is developed with an existing single-family home that is designated as a historic structure and listed on the city's Historic Building/Site List. The Planning and Building Department issued a building permit to rehabilitate the existing historic home in February of 2025. Pursuant to Ketchum Municipal Code ("KMC") §17.20.050, "Normal repair and maintenance of structures on the historic building/site list is permitted." The existing detached garage that encroaches into the alley is proposed to be demolished. The remodel of the existing historic home was issued a Certificate of Occupancy on October 30, 2025. One-family dwellings are not permitted in the CC-2 Zone and the historic home is an existing nonconforming use.</p> <p>The project proposes to develop 10 new multiple-family dwelling units, which are permitted in the CC-2 Zone pursuant to KMC §17.12.020.</p>	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Lot Size</i>	YES
<p><b>Commission Findings:</b></p> <p><i>Required:</i> 5,500 square feet</p> <p><i>Proposed Consolidated Lot (180 Leadville Subdivision: Block 1: Lot 1) Area:</i> 11,007 square feet</p>	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Lot Width</i>	YES
<p><b>Commission Findings:</b></p> <p><i>Required:</i> Minimum lot width of an average of 55 feet is required in the CC-2 zone district.</p> <p><i>Proposed Consolidated Lot (180 Leadville Subdivision: Block 1: Lot 1) Width:</i> 110 feet</p>	

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Minimum Building Setbacks</i>	YES
<p><b>Commission Findings:</b></p> <p><u>Required:</u></p> <p><i>Front (Leadville Ave/west):</i> 5' average  <i>Street Side (2<sup>nd</sup> Street/north):</i> 5' average  <i>Side (interior/south):</i> 0'  <i>Rear (Block 22 alley/east):</i> 3'</p> <p><i>Setback for Fourth Floor:</i> 10 feet</p>	

*Rooftop Structures* (Non-habitable structures, permanently affixed deck amenities, solar panels visible above roof ridge or parapet, and mechanical equipment and screening affixed to a roof from all building facades): 10 feet

Proposed:

Setbacks are provided on sheet A.3 of the project plans.

*Front* (Leadville Ave/west): 7.5'

*Street Side* (2<sup>nd</sup> Street/north): 13.04'

*Side* (interior/south): 0'

*Rear* (Block 22 alley/east): 3'

*Fourth-Floor Setbacks:* N/A. The project does not include a fourth floor.

*Rooftop Structures*

N/A no rooftop structures are proposed.

17.12.040 – Dimensional Standards. CC District Matrix	Conformance
<i>Maximum Building Heights</i>	YES

**Commission Findings:**

Maximum Permitted Building Height: 42 feet

*Height of building/CC District:* The greatest vertical distance of a building in the community core district measured by determining the average elevation of the front property line and rear property line. Draw a line from the average front or rear elevation up to the maximum building height allowed, and then draw a line at that height parallel to the front or rear property line. The resulting line establishes the highest elevation of the front or rear facade. The front or rear facade shall not extend above this line. Side facades may be stepped up or down to transition from the highest elevation of the front facade height to the highest elevation of the rear facade. One or multiple steps along the side facades are allowed, except no step shall occur within 40 feet of the front elevation or within 35 feet of the rear facade. The City shall establish the elevation points used to calculate the average elevation of the front and rear property lines (see illustration A on file in the office of the City Clerk).

*Non-Habitable Structures Located on Building rooftops:* 10 feet

*Perimeter Walls Enclosing Rooftop Deck and Structures:* 4 feet above roof surface height. Perimeter roof top walls are required to be at least 75% transparent.

*Rooftop Solar & Mechanical Equipment Above Roof Surface:* 5 feet

Proposed:

Building height dimensions are provided on sheet A.7 and A.8 of the project plans.

*Height from Average Grade at Front Property Line*

Existing Historic Home: 30'-9"

Building 1: 32'-2"

Building 2: 32'-9"

*Height from Average Grade at Rear Property Line*

Building 3: 33'-9"

South Carport: 24'-3"  
Existing Historic Home: 21'-6"  
North Carport: 11'-9"

*Non-Habitable Structures Located on Building Rooftops:*  
N/A. Non-habitable structures are not proposed on building rooftops.

*Perimeter Walls Enclosing Rooftop Deck and Structures:*  
N/A. None of the five new buildings that are proposed to be constructed contain rooftop decks or rooftop structures.

*Rooftop Solar & Mechanical Equipment Above Roof Surface:*  
N/A. No rooftop solar and mechanical equipment is proposed.

17.124.040 – Floor Area Ratios and Community Housing	Conformance
<i>An increased FAR may be permitted subject to design review approval provided that all conditions in KMC 17.124.040.B.2 are met.</i>	YES

#### **Commission Findings**

##### Required

Permitted FAR: 1.0

Permitted FAR with Community Housing: 2.25

Floor area, gross (KMC §17.08.020): The sum of the horizontal area of the building measured along the outside walls of each floor of a building or portion of a building, including stair towers and elevators on the ground floor only, and 50 percent of atriums over 18 feet plate height, but not including basements, underground parking areas or open unenclosed decks. Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included. Four parking stalls for developments on single Ketchum Town Site lots of 5,600 square feet in size or less are not included in the gross floor area calculation.

##### Proposed

The FAR calculations are provided on sheet A.3 and A.4 of the project plans.

##### *Gross Floor Area Per Building*

Building A (Building 1): 1,931 gross square feet

Building B (Building 2): 1,931 gross square feet

Building C (Building 3): 2,438 gross square feet

Building D (second floor of carport south\*): 1,356 gross square feet

Existing Historic Home: 910 gross square feet

\*Note: Pursuant to the definition of *floor area, gross* specified in KMC §17.08.020, “Parking areas covered by a roof or portion of the building and enclosed on three or more sides by building walls are included.” The two carport structures are surrounded on only two sides by building walls and are not included in the FAR calculation.

Total Gross Floor Area: 8,566 gross square feet

Proposed Consolidated Lot Area: 11,007 square feet

Proposed FAR: 0.78 (8,566 gross square feet/11,007 consolidated lot area)

17.124.180 Minimum Residential Densities and Commercial Requirements	Conformance
<i>Ketchum Municipal Code 17.124.180.A. General requirements. New development projects or expansions of existing buildings that exceed a total floor area ratio (FAR) of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC Zone District and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts must provide a minimum number of residential units.</i>	N/A
<b>Commission Findings</b> N/A as pursuant to KMC §17.124.180A, minimum residential densities and commercial requirements only apply to new development projects or expansions of existing buildings that exceed a total FAR of 1.0 within Subdistrict 1 and Subdistrict 2 of the CC Zone District and 0.5 FAR in the T, T-3000, T-4000, and GR-H zone districts. The ARCH workforce housing project is proposed to have total FAR of 0.78.	

17.04.030 – No Net Loss of Dwelling Units	Conformance
<i>Ketchum Municipal Code §17.04.030.D. Applications: no net loss of units: Development of property, in any zone district, may not result in the net loss of dwelling units. Total number of dwelling units shall be calculated including all listed or defined dwelling unit uses and terms in this Code such as, but not limited to, "dwelling, one-family", "dwelling, multi-family", "dwelling unit, accessory", and "work/live unit".</i>	YES
<b>Commission Findings</b> <u>Existing:</u> The property is developed with an existing historic single-family home.  <u>Proposed:</u> The project has rehabilitated the existing single-family historic home and proposes to construct 10 new multiple-family dwelling units.	

17.125.030 - Off Street Parking and Loading	Conformance
17.125.040 – Off Street Parking and Loading Calculations	
17.125.050 – Community Core District Off Street Parking and Loading Calculations	
<i>Pursuant to Ketchum Municipal Code 17.125.020.A1, all new development must comply with the off street vehicle parking requirements.</i>	YES
<b>Commission Findings</b> <u>Required Off-Street Parking (KMC §17.125.040)</u> Multi-Family Dwelling Units in CC Zone Units 750 square feet or less: 0 parking spaces Units 751 square feet to 2,000 square feet: 1 parking space Units 2,001 square feet and above: 2 parking spaces  <u>Project Parking Demand</u> <i>Building 1 Multi-Family Dwelling Units</i> Unit 1A: 627 square feet—0 parking required Unit 1B: 651 square feet—0 parking required Unit 1C: 651 square feet—0 parking required	

*Building 2 Multi-Family Dwelling Units*

Unit 2A: 627 square feet—0 parking required

Unit 2B: 651 square feet—0 parking required

Unit 2C: 651 square feet—0 parking required

*Building 3 Multi-Family Dwelling Units*

Unit 3A: 797 square feet—1 parking space required

Unit 3B: 820 square feet—1 parking space required

Unit 3C: 820 square feet—1 parking space required

*Second Floor South Carport Multi-Family Dwelling Unit*

Unit 4A: 872 square feet—1 parking space required

*Existing Historic Home*

Historic Home: 910 square feet—1 parking space required

*Total Parking Demand:*

5 Parking Spaces

Proposed Off-Street Parking

The applicant has provided 11 total parking spaces in two carport structures accessed from the alley. While only 5 parking stalls are required to be provided on site, the applicant has proposed one parking space for each of the 11 dwelling units.

<b>17.125.060 – Bicycle Parking</b>	<b>Conformance</b>
<i>Ketchum Municipal Code §17.125.060.B: All uses, other than one family dwellings, are required to provide one bicycle rack, able to accommodate at least two bicycles, for every four parking spaces required by the proposed use.</i>	YES
<b>Commission Findings</b>	
<u>Required:</u> 1 bike rack, accommodating at least two bicycles, is required based on the project parking demand.	
<u>Proposed:</u> 5 parking spaces are required for the proposed housing development—1 bike rack is required based on the project parking demand. Note: Per KMC §17.125.060.C, “When measurements of the number of required spaces result in fractions, any fraction equal to or greater than one-half shall be rounded up to the next highest whole number.” 1 bike rack is provided for each of the 11 workforce housing units by the individual storage areas provided for each tenant in the two carport buildings. 11 bike racks are provided, which is 10 more than required per KMC §17.125.060.	

<b>17.127 – Signage</b>	<b>Conformance</b>
<i>Master Signage Plan for New Construction</i>	N/A
<b>Commission Findings</b>	
Pursuant to KMC §17.96.040.C3, a master signage plan shall be submitted with Design Review applications for new multi-tenant buildings. KMC §17.127.030.B1 requires:	

*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.*

The applicant has indicated that no building, directional, tenant, or advisory signage is proposed to be installed for the proposed development and that only address numbers would be installed on the proposed residential buildings.

17.132 – Dark Skies	Conformance
<i>Compliance with Section 17.132 – Dark Skies.</i>	YES
<b>Commission Findings</b>	
The exterior lighting plan is provided on sheets E.1, E.2, and E.3 of the project plans. The exterior lighting fixture specifications are provided on sheet E.3. The proposed exterior lighting fixtures include:	
<ul style="list-style-type: none"> <li>• Fixture A: Design Classics Lighting LED Black Outside Wall Cylinder</li> <li>• Fixture B: NUWATT 4" Black Square Anti-Glare Warm LED Recessed Can Lights</li> <li>• Fixture C: WAC Lighting Ledge LED Path Light</li> </ul>	
All three proposed exterior lighting fixtures comply with KMC §17.132.030.H1 as they are full cutoff fixtures with the light source fully shielded. The color temperature of the light sources of each of the three fixtures is 2700K, which complies with KMC §17.132.030.A.	

#### FINDINGS REGARDING COMPLIANCE WITH DESIGN REVIEW STANDARDS

17.96.060.A.1 - Streets	Conformance
<i>The applicant shall be responsible for all costs associated with providing a connection from an existing City street to their development.</i>	YES Condition #3
<b>Commission Findings</b>	
The project is located at the southeast corner of 2 <sup>nd</sup> Street and Leadville Avenue. The project proposes to install two carport structures accessed off the block 22 alleyway. The portion of the block 22 alleyway adjacent to the property is currently unimproved. As shown on the demolition plan on sheet C0.90, the existing detached garage that encroaches into the 20-foot-wide alley right-of-way (ROW) is proposed to be demolished and removed. The project proposes to install the full width of the block 22 alley with asphalt and drainage.	
The City Engineer has conducted a preliminary review of the project plans and believes the proposed right-of-way improvements comply with city standards. The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #3.	

<b>17.96.060.A.2 - Streets</b>	<b>Conformance</b>
<i>All street designs shall be approved by the City Engineer.</i>	YES Condition #3

**Commission Findings**

No new streets or changes to the travel lanes or street designs are proposed with this project. Final civil drawings for all associated right-of-way improvements shall be submitted with the building permit application to be verified, reviewed, and approved by the City Engineer and Streets Department. Final review of all right-of-way improvements will be completed prior to issuance of a building permit for the project pursuant to condition of approval #3.

<b>17.96.060.B.1 - Sidewalks</b>	<b>Conformance</b>
All projects under subsection 17.96.010.A of this chapter that qualify as a "substantial improvement" shall install sidewalks as required by the Public Works Department.	YES

**Commission Findings**

KMC §17.124.140 outlines the zone districts where sidewalks are required when substantial improvements are made, which include the CC, all tourist zone districts, and all light industrial districts. As the project is within the CC-2 zone district, sidewalks are required and included in the project plans. The applicant has proposed to install new 8-foot-wide sidewalk along Leadville Avenue and 2<sup>nd</sup> Street.

<b>17.96.060.B.2 - Sidewalks</b>	<b>Conformance</b>
<i>Sidewalk width shall conform to the City's right-of-way standards, however the City Engineer may reduce or increase the sidewalk width and design standard requirements at their discretion.</i>	YES Condition #3
<b>Commission Findings:</b> The applicant has proposed installing a new 8-foot-wide, concrete sidewalk along Leadville Avenue & 2 <sup>nd</sup> Street. The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards.	
The applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department prior to issuance of a building permit for the project pursuant to condition of approval #3.	

<b>17.96.060.B.3 - Sidewalks</b>	<b>Conformance</b>
<i>Sidewalks may be waived if one of the following criteria is met:</i>	N/A

a) *The project comprises an addition of less than 250 square feet of conditioned space.*

b) *The City Engineer finds that sidewalks are not necessary because of existing geographic limitations, pedestrian traffic on the street does not warrant a sidewalk, or if a sidewalk would not be beneficial to the general welfare and safety of the public.*

<b>Commission Findings:</b> Sidewalks are required for the project. The applicant has not requested, nor has the City Engineer granted, a waiver to the sidewalk requirement for the project.
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17.96.060.B.4 - Sidewalks	Conformance
<i>The length of sidewalk improvements constructed shall be equal to the length of the subject property line(s) adjacent to any public street or private street.</i>	YES
<b>Commission Findings:</b> The proposed sidewalk improvements are equal to the length of the consolidated lot's frontage along Leadville Avenue and 2 <sup>nd</sup> Street.	

17.96.060.B.5 – Sidewalks	Conformance
<i>New sidewalks shall be planned to provide pedestrian connections to any existing or future sidewalks adjacent to the site. In addition, sidewalks shall be constructed to provide safe pedestrian access to and around a building.</i>	YES
<b>Commission Findings:</b> The new sidewalk will connect to the existing sidewalk along 2 <sup>nd</sup> Street. The site improvement plan on sheet C1.10 shows a truncated dome detectable warning plat is proposed at the transition between the Leadville Avenue sidewalk and the alley.	

17.96.060.B.6 - Sidewalks	Conformance
<i>The City may approve and accept voluntary cash contributions in lieu of the above described improvements, which contributions must be segregated by the City and not used for any purpose other than the provision of these improvements. The contribution amount shall be 110 percent of the estimated costs of concrete sidewalk and drainage improvements provided by a qualified contractor, plus associated engineering costs, as approved by the City Engineer. Any approved in lieu contribution shall be paid before the City issues a certificate of occupancy.</i>	N/A
<b>Commission Findings:</b> The applicant has not requested relief from the requirement to construct sidewalks nor has the city granted any such request. The applicant has applied to the Ketchum Urban Renewal Agency directed for reimbursement agreement for the new public infrastructure (sidewalks and alley) required to be constructed for the project.	

17.96.060.C.1 - Drainage	Conformance
<i>All stormwater shall be retained on site.</i>	YES Condition #3
<b>Commission Findings</b>	
As shown on sheet C1.10 of the project plans, on-site stormwater drainage will be directed to a system of drywells and catch basins installed on site. Roof drainage will slope down (see roof plan on sheet A.6) to roof drain downspouts routed to drywells and catch basins (see sheet C1.10). All roof drain locations must be shown on the project plans submitted with the building permit application for final review and approval by the City Engineer.	
Pursuant to condition of approval #3, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.060.C.2 - Drainage	Conformance
<i>Drainage improvements constructed shall be equal to the length of the subject property lines adjacent to any public street or private street.</i>	YES Condition #3
<p><b>Commission Findings:</b> The project proposes to construct drainage improvements along the length of the subject property, including curb and gutter, along Leadville Avenue and 2<sup>nd</sup> Street. Alley drainage improvements include the installation of new drywell that will connect to a new catch basin (see site improvement plan on sheet C1.10). A new catch basin is proposed to be installed along 2<sup>nd</sup> Street and a new drywell is proposed to be installed along Leadville Avenue. The drainage improvements are shown on the site improvement plan on sheet C1.10 of the project plans.</p> <p>All drainage improvements are required to be constructed City standards. Pursuant to condition of approval #3, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>	

17.96.060.C.3 - Drainage	Conformance
<i>The City Engineer may require additional drainage improvements as necessary, depending on the unique characteristics of a site.</i>	YES Condition #3
<p><b>Commission Findings:</b> The City Engineer will determine if the drainage improvements are sufficient after reviewing the final civil drawings submitted with the building permit application. The City Engineer may require additional drainage improvements if necessary. Pursuant to condition of approval #3, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>	

17.96.060.C.4 - Drainage	Conformance
<i>Drainage facilities shall be constructed per City standards.</i>	YES Condition #3
<p><b>Commission Findings</b></p> <p>Based on review of the project plans by the City Engineer during department review, all drainage facilities meet city standards. The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards.</p> <p>Pursuant to condition of approval #3, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.</p>	

17.96.060.D.1 - Utilities	Conformance
<i>All utilities necessary for the development shall be improved and installed at the sole expense of the applicant.</i>	YES

**Commission Findings:** All project costs associated with the development, including the installation of utilities, are the responsibility of the applicant.

17.96.060.D.2 - Utilities	Conformance
<i>Utilities shall be located underground and utility, power, and communication lines within the development site shall be concealed from public view.</i>	YES
<p><b>Commission Findings:</b> The site improvement plan shows the proposed location of the new transformer that is required to be installed to serve the proposed development. The transformer is proposed to be installed on the subject property adjacent to the 2<sup>nd</sup> Street sidewalk. Siting the transformer along the 2<sup>nd</sup> Street frontage frees up space along the alley to provide a parking space for each residential unit. The transformer is proposed to be screened from public view along the 2<sup>nd</sup> Street sidewalk with a metal gate. The power meters are proposed to be installed on west side of the south carport building, the east side of building 3, the north side of building 1, and the south side of building 2. None of the proposed power meter locations are visible from view along Leadville Avenue or 2<sup>nd</sup> Street.</p>	

17.96.060.D.3 - Utilities	Conformance
<i>When extension of utilities is necessary all developers will be required to pay for and install two-inch SDR11 fiber optical conduit. The placement and construction of the fiber optical conduit shall be done in accordance with City of Ketchum standards and at the discretion of the City Engineer.</i>	N/A
<p><b>Commission Findings:</b> The location of the subject property is already served by fiber optic cable and therefore no conduit is required in this location.</p>	

17.96.060.E.1 – Compatibility of Design	Conformance
<i>The project's materials, colors and signing shall be complementary with the townscape, surrounding neighborhoods and adjoining structures.</i>	Yes Conditions #5 & #7
<p><b>Commission Findings:</b> The proposed exterior materials include horizontally placed Hardie Plank Siding, vertically placed Board &amp; Batten siding, siding, and painted CMU. The proposed exterior materials complement adjoining structures and the surrounding downtown neighborhood. Pursuant to condition #7, the applicant shall evaluate options to add detailing to the roof parapets, reduce the extent of the stucco projections, and add ornamentation to the front porches of buildings 1 and 2 along Leadville Avenue. The applicant shall submit the final design, detailing, and color palette for final review and approval by Planning staff prior to issuance building permit.</p> <p>While no building signage is proposed, the applicant is proposing to install a historic monument at the street corner to fulfill the requirement to provide a public amenity per KMC §17.96.060.J1. Pursuant to condition #5, prior to issuance of a building permit, the applicant shall specify the siting of the historic monument in the open space area on the subject property by the historic home at the corner of Leadville Avenue and 2nd Street. The applicant shall submit specifications for the historic monument that match the final city design template for the city's historic building plaques downtown for review and approval by the Community Engagement Director and Planning Department staff. The</p>	

historic monument shall be installed on the subject property prior to issuance of a Certificate of Occupancy for the project.

17.96.060.E.2 – Compatibility of Design	Conformance
<i>Preservation of significant landmarks shall be encouraged and protected, where applicable. A significant landmark is one which gives historical and/or cultural importance to the neighborhood and/or community.</i>	YES
<b>Commission Findings:</b> The existing single-family home on existing lot 4 at 180 N Leadville Ave is designated as a historic structure and listed on the city's Historic Building/Site List. The Planning and Building Department issued a building permit to rehabilitate the existing historic home in February of 2025. Pursuant to Ketchum Municipal Code ("KMC") §17.20.050, "Normal repair and maintenance of structures on the historic building/site list is permitted."	

17.96.060.E.3 – Compatibility of Design	Conformance
<i>Additions to existing buildings, built prior to 1940, shall be complementary in design and use similar material and finishes of the building being added to.</i>	N/A
<b>Commission Findings:</b> N/A as no additions are proposed to the existing historic home on lot 4 at 180 N Leadville Ave.	

17.96.060.F.1 – Architectural	Conformance
<i>Building(s) shall provide unobstructed pedestrian access to the nearest sidewalk and the entryway shall be clearly defined.</i>	YES
<b>Commission Findings:</b> The primary building entrances are well defined and provide unobstructed access to the sidewalk through on-site pathways that provide pedestrian circulation throughout the development. The entrance to the existing historic home is defined by a front porch covered by a gable roof. The entrances to Building 1 and Building 2 are oriented towards and face Leadville Avenue. These entrances are defined by a front porch stoop that is covered by a projecting/flat-roof overhang. The entrance to Building 3 is interior to the development and faces the historic home. The entrance to Building 3 is also defined by covered entry.	

17.96.060.F.2 – Architectural	Conformance
<i>The building character shall be clearly defined by use of architectural features.</i>	YES Condition #7
<b>Commission Findings:</b> The three new three-story residential buildings are detached and connected by a covered external staircase. This detached design provides relief to the mass of the three new residential buildings. In addition, the façade design includes exterior material differentiation that provides visual relief. Stucco portions of the building wall project ~2 feet from the façade at the second and third floors. The stucco projections add depth and texture to the facade. The building entrances are defined with front porch stoops covered by projecting roof overhangs.	

Pursuant to condition #7, the applicant shall evaluate options to add detailing to the roof parapets, reduce the extent of the stucco projections, and add ornamentation to the front porches of buildings 1 and 2 along Leadville Avenue. The applicant shall submit the final design, detailing, and color palette for final review and approval by Planning staff prior to issuance building permit.

17.96.060.F.3 – Architectural	Conformance
<i>There shall be continuity of materials, colors and signing within the project.</i>	YES Conditions #5 & #7
<p><b>Commission Findings:</b> The project will use an integrated palette of colors and materials across the facades of each of the proposed 5 buildings. Pursuant to condition #7, the applicant shall evaluate options to add detailing to the roof parapets, reduce the extent of the stucco projections, and add ornamentation to the front porches of buildings 1 and 2 along Leadville Avenue. The applicant shall submit the final design, detailing, and color palette for final review and approval by Planning staff prior to issuance building permit.</p> <p>While no building signage is proposed, the applicant is proposing to install a historic monument at the street corner to fulfill the requirement to provide a public amenity per KMC §17.96.060.J1. Pursuant to condition #5, prior to issuance of a building permit, the applicant shall specify the siting of the historic monument in the open space area on the subject property by the historic home at the corner of Leadville Avenue and 2nd Street. The applicant shall submit specifications for the historic monument that match the final city design template for the city's historic building plaques downtown for review and approval by the Community Engagement Director and Planning Department staff. The historic monument shall be installed on the subject property prior to issuance of a Certificate of Occupancy for the project.</p>	

17.96.060.F.4 – Architectural	Conformance
<i>Accessory structures, fences, walls and landscape features within the project shall match or complement the principal building.</i>	YES
<p><b>Commission Findings:</b> The separation between the buildings, open space, and landscaping help provide transparency, light, and air through the development and provide a human-scaled, pedestrian-friendly environment along the streetscape. The applicant has proposed 10 total trees, which satisfies the tree replacement requirement.</p>	

17.96.060.F.5 – Architectural	Conformance
<i>Building walls shall provide undulation/relief, thus reducing the appearance of bulk and flatness.</i>	YES Conditions #6 & #7
<p><b>Commission Findings:</b> The three new three-story residential buildings are detached and connected by a covered external staircase. This detached design provides relief to the mass of the three new residential buildings. In addition, the façade design includes exterior material differentiation that provides visual relief. Stucco portions of the building wall project ~2 feet from the façade at the second and third floors. The stucco projections add depth and texture to the facade.</p> <p>Pursuant to condition #7, the applicant shall evaluate options to add detailing to the roof parapets, reduce the extent of the stucco projections, and add ornamentation to the front porches of buildings 1 and 2 along Leadville Avenue. The applicant shall submit the final design, detailing, and color palette for final review and approval by Planning staff prior to issuance building permit.</p>	

During the November 25 hearing, the Commission discussed the CMU wall proposed at the north elevation of the carport building that faces the 2nd Street sidewalk. In order to add visual interest to this CMU wall, the Commission has added the following condition #6:

The applicant shall submit a proposal for a mural on the north carport's CMU wall facing the 2nd Street sidewalk for review and approval by the Community Engagement Director and Planning Department staff. The design of the mural shall recognize and celebrate the historic significance of Alonzo Price/Esther Fairman home.

17.96.060.F.6 – Architectural	Conformance
<i>Building(s) shall orient toward their primary street frontage.</i>	YES
<b>Commission Findings:</b> The existing historic home and proposed Building 1 and Building 2 orient towards the primary street frontage along Leadville Ave.	

17.96.060.F.7 – Architectural	Conformance
<i>Garbage storage areas and satellite receivers shall be screened from public view and located off alleys.</i>	YES Condition #8
<b>Commission Findings:</b> As shown on sheet A.3, a garbage storage alcove is provided for each of the 11 multi-family dwelling units in the two carport buildings and the south carport building includes a garbage bin staging area. The applicant has proposed to utilize the special service provided by Clear Creek Disposal to transport the bins to and from a garbage bin staging area provided in the south carport structure.	
Pursuant to condition #8, the owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the garbage bins to and from the staging area in the south carport. The garbage bins must always be stored within the carports, either within the staging area or the individual tenant alcoves, except for when Clear Creek Disposal transports the bins to and from the staging area for servicing. If Clear Creek Disposal discontinues these special services in the future, then the owner must provide evidence of similar transport services.	

17.96.060.F.8 – Architectural	Conformance
<i>Building design shall include weather protection which prevents water to drip or snow to slide on areas where pedestrians gather and circulate or onto adjacent properties.</i>	YES
<b>Commission Findings:</b> All flat roof elements include internal drains routed to drywells. The covered front porches and covered exterior stairwell provide weather protection to pedestrians.	

17.96.060.G.1 – Circulation Design	Conformance
<i>Pedestrian, equestrian and bicycle access shall be located to connect with existing and anticipated easements and pathways.</i>	YES
<b>Commission Findings:</b> The new sidewalk will connect to the existing concrete sidewalks along Leadville Avenue and 2 <sup>nd</sup> Street. The proposed sidewalk connects to pathways on the project site providing safe pedestrian access to and around the building.	

17.96.060.G.2 – Circulation Design	Conformance
<i>Awnings extending over public sidewalks shall extend five feet or more across the public sidewalk but shall not extend within two feet of parking or travel lanes within the right-of-way.</i>	N/A
<b>Commission Findings:</b> N/A as no awnings are proposed to extend over the property line.	

17.96.060.G.3 – Circulation Design	Conformance
<i>Traffic shall flow safely within the project and onto adjacent streets. Traffic includes vehicle, bicycle, pedestrian and equestrian use. Consideration shall be given to adequate sight distances and proper signage.</i>	YES
<b>Commission Findings:</b> All off-street parking is accessed along the alley. The proposed alley access will allow traffic to flow safely within the project. The new sidewalks along Leadville Avenue and 2 <sup>nd</sup> Street will connect to pathways on the subject property providing safe pedestrian access to and around the building.	

17.96.060.G.4 – Circulation Design	Conformance
<i>Curb cuts and driveway entrances shall be no closer than 20 feet to the nearest intersection of two or more streets, as measured along the property line adjacent to the right-of-way. Due to site conditions or current/projected traffic levels or speed, the City Engineer may increase the minimum distance requirements.</i>	N/A
<b>Commission Findings:</b> No curb cuts or driveway entrances are proposed. The off-street parking is accessed from the alley.	

17.96.060.G.5 – Circulation Design	Conformance
<i>Unobstructed access shall be provided for emergency vehicles, snowplows, garbage trucks and similar service vehicles to all necessary locations within the proposed project.</i>	YES
<b>Commission Findings:</b> Unobstructed access for emergency vehicles, snowplows, garbage trucks, and similar service vehicles is provided to the project from Leadville Avenue, 2 <sup>nd</sup> Street, and the alley.	

17.96.060.H.1 – Snow Storage	Conformance
<i>Snow storage areas shall not be less than 30 percent of the improved parking and pedestrian circulation areas.</i>	N/A
<b>Commission Findings:</b> All improved parking and pedestrian circulation areas are heated, which is permitted as an alternative to providing on-site snow storage areas by Ketchum Municipal Code §17.96.060.H4.	

17.96.060.H.2 – Snow Storage	Conformance
<i>Snow storage areas shall be provided on site.</i>	N/A—hauling proposed in-lieu of snow storage

**Commission Findings:** N/A. While some snow storage has been provided on site as shown on sheet C1.10, the applicant has specified that all snow will be removed from the project site through snow hauling. KMC §17.96.060.H4 states that, “In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.”

17.96.060.H.3 – Snow Storage	Conformance
<i>A designated snow storage area shall not have any dimension less than five feet and shall be a minimum of 25 square feet.</i>	N/A—hauling proposed in-lieu of snow storage.
<b>Commission Findings:</b> N/A. While some snow storage has been provided on site as shown on sheet C1.10, the applicant has specified that all snow will be removed from the project site through snow hauling. KMC §17.96.060.H4 states that, “In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.”	

17.96.060.H.4 – Snow Storage	Conformance
<i>In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.</i>	YES Condition #4
<b>Commission Findings:</b> The applicant has indicated that all snow is proposed to be removed from the project site. KMC §17.96.060.H4 states that, “In lieu of providing snow storage areas, snowmelt and hauling of snow may be allowed.” Pursuant to condition #4, prior to issuance of building permit, the applicant submit a snow-hauling plan, submit a copy of the snow hauling agreement with the selected contractor, and identify the associated off-site snow storage area to verify compliance with the off-site snow storage standards specified in KMC §17.124.160 for review and approval by Planning Department.	

17.96.060.I.1 – Landscaping	Conformance
<i>Landscaping is required for all projects.</i>	YES
<b>Commission Findings:</b> The landscape plan is provided on sheet L1 of the project plan set. The applicant has proposed installing two street trees along 2 <sup>nd</sup> Street and three street trees along Leadville Ave. The landscape plan proposes one columnar evergreen tree, crabapple trees, shrubs, evergreen shrubs, and ornamental grasses and perennials.	

17.96.060.I.2 – Landscaping	Conformance
<i>Landscape materials and vegetation types specified shall be readily adaptable to a site's microclimate, soil conditions, orientation and aspect, and shall serve to enhance and complement the neighborhood and townscape.</i>	YES
<b>Commission Findings:</b> The landscape materials and vegetation types are readily adaptable to the site's microclimate, soil conditions, orientation, and aspect. The landscaping complements the development and will enhance the neighborhood. The separation between the buildings, open space, and landscaping help provide a human-scaled, pedestrian-friendly environment along the streetscape.	

17.96.060.I.3 – Landscaping	Conformance
<i>All trees, shrubs, grasses and perennials shall be drought tolerant. Native species are recommended but not required.</i>	YES
<b>Commission Findings:</b> All trees, grasses, and perennials are required to be drought tolerant. Native species are recommended.	

17.96.060.I.4 – Landscaping	Conformance
<i>Landscaping shall provide a substantial buffer between land uses, including, but not limited to, structures, streets and parking lots. The development of landscaped public courtyards, including trees and shrubs where appropriate, shall be encouraged.</i>	YES
<b>Commission Findings:</b> The landscaping complements the development and will enhance the neighborhood. The separation between the buildings, open space, and landscaping help provide a human-scaled, pedestrian-friendly environment along the streetscape.	

17.96.060.J.1 – Public Amenities	Conformance
<i>Where sidewalks are required, pedestrian amenities shall be installed. Amenities may include, but are not limited to, benches and other seating, kiosks, bus shelters, trash receptacles, restrooms, fountains, art, etc. All public amenities shall receive approval from the Public Works Department prior to design review approval from the Commission.</i>	YES Condition #5
<b>Commission Findings:</b> The applicant has proposed satisfying this requirement with a historic monument. The Ketchum Arts Commission and Historic Preservation Commission are working on an effort to install historic building plaques downtown. These historic building plaques are intended to have a consistent design theme. The Commission has add the following condition #5 to ensure the historic monument proposed by the applicant matches the design of the city's historic building plaques:	
<p>Prior to issuance of a building permit, the applicant shall specify the siting of the historic monument in the open space area on the subject property by the historic home at the corner of Leadville Avenue and 2<sup>nd</sup> Street. The applicant shall submit specifications for the historic monument that match the final city design template for the city's historic building plaques downtown for review and approval by the Community Engagement Director and Planning Department staff. The historic monument shall be installed on the subject property prior to issuance of a Certificate of Occupancy for the project.</p>	

17.96.060.K.1 – Underground Encroachments	Conformance
<i>Encroachments of below grade structures into required setbacks are subject to subsection 17.128.020.K of this title and shall not conflict with any applicable easements, existing underground structures, sensitive ecological areas, soil stability, drainage, other sections of this Code or other regulating codes such as adopted International Code Council Codes, or other site features concerning health, safety, and welfare.</i>	N/A

Commission Findings: N/A as no underground encroachments into required setbacks are proposed.
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<b>17.96.060.K.2 – Underground Encroachments</b>	Conformance
<i>No below grade structure shall be permitted to encroach into the riparian setback.</i>	N/A
Commission Findings: N/A as no underground encroachments are proposed.	

#### FINDINGS REGARDING CONFORMANCE WITH COMMUNITY CORE PROJECT REQUIREMENTS

<b>17.96.070.A.1 – Streets</b>	Conformance
<i>Street trees, streetlights, street furnishings, and all other street improvements shall be installed or constructed as determined by the Public Works Department.</i>	YES Condition #3
<b>Commission Findings:</b> The project will construct right-of-way improvements, including a new sidewalk, alley asphalt, drainage facilities, streetlights, in accordance with city standards. The City Engineer, Streets Department, and Planning Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. Pursuant to condition of approval #3, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

<b>17.96.070.A.2 – Streets</b>	Conformance
<i>Street trees with a minimum caliper size of three inches, shall be placed in tree grates.</i>	YES Condition #3
<b>Commission Findings:</b> The applicant has proposed two street trees along 2nd Street and 3 street trees along Leadville Avenue. As specified on sheet C1.10 all street trees will be a minimum 3" caliper size. All street trees shall comply with city right-of-way standards. Pursuant to condition of approval #3, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

<b>17.96.070.A.3 – Streets</b>	Conformance
<i>Due to site constraints, the requirements of this subsection A may be modified by the Public Works Department.</i>	YES Condition #3
<b>Commission Findings:</b> The City Engineer and Streets Department have conducted a preliminary review of the project plans and believe the proposed right-of-way improvements comply with city standards. The City Engineer, Streets Department, and Planning Department will conduct a final review of the proposed right-of-way improvements prior to issuance of a building permit for the project. Pursuant to condition of approval #3, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all drainage improvements, for review and approval by the City Engineer and Streets Department prior to issuance of a building permit for the project.	

17.96.070.B.1 - Architectural	Conformance
<i>Facades facing a street or alley or located more than five feet from an interior side property line shall be designed with both solid surfaces and window openings to avoid the creation of blank walls and employ similar architectural elements, materials, and colors as the front facade.</i>	YES Conditions #6 & #7
<b>Commission Findings:</b> All facades fronting Leadville Avenue and 2nd Street, the second floor of the south carport structure facing the alley, and the southeast elevation (located 5 feet from the interior side property line) have been designed with both solid surfaces, including smooth stucco, board & batt siding, and Hardie Plank lap siding, as well as window openings.	
Pursuant to condition #7, the applicant shall evaluate options to add detailing to the roof parapets, reduce the extent of the stucco projections, and add ornamentation to the front porches of buildings 1 and 2 along Leadville Avenue. The applicant shall submit the final design, detailing, and color palette for final review and approval by Planning staff prior to issuance building permit.	
During the November 25 hearing, the Commission discussed the CMU wall proposed at the north elevation of the carport building that faces the 2nd Street sidewalk. In order to add visual interest to this CMU wall, the Commission has added the following condition #6:  The applicant shall submit a proposal for a mural on the north carport's CMU wall facing the 2nd Street sidewalk for review and approval by the Community Engagement Director and Planning Department staff. The design of the mural shall recognize and celebrate the historic significance of Alonzo Price/Esther Fairman home.	

17.96.070.B.2 - Architectural	Conformance
<i>For nonresidential portions of buildings, front building facades and facades fronting a pedestrian walkway shall be designed with ground floor storefront windows and doors with clear transparent glass. Landscaping planters shall be incorporated into facades fronting pedestrian walkways.</i>	N/A
<b>Commission Findings:</b> N/A—the ARCH workforce housing project is 100% residential.	

17.96.070.B.3 - Architectural	Conformance
<i>For nonresidential portions of buildings, front facades shall be designed to not obscure views into windows.</i>	N/A
<b>Commission Findings:</b> N/A—the ARCH workforce housing project is 100% residential.	

17.96.070.B.4 - Architectural	Conformance
<i>Roofing forms and materials shall be compatible with the overall style and character of the structure. Reflective materials are prohibited.</i>	Yes Condition #7
<b>Commission Findings:</b> No reflective materials are proposed. The five new buildings are proposed to have a flat roof and parapet. Pursuant to condition #7, the applicant shall evaluate options to add detailing to the roof parapets, reduce the extent of the stucco projections, and add ornamentation to the front porches of buildings 1 and 2 along Leadville Avenue. The applicant shall submit the final design, detailing, and color palette for final review and approval by Planning staff prior to issuance building permit.	

<b>17.96.070.B.5 - Architectural</b>	<b>Conformance</b>
<i>All pitched roofs shall be designed to sufficiently hold all snow with snow clips, gutters, and downspouts.</i>	N/A
<b>Commission Findings:</b> The project does not propose pitched roofs.	

<b>17.96.070.B.6 - Architectural</b>	<b>Conformance</b>
<i>Roof overhangs shall not extend more than three feet over a public sidewalk. Roof overhangs that extend over the public sidewalk shall be approved by the Public Works Department.</i>	N/A
<b>Commission Findings:</b> N/A all roof overhangs are contained on the subject property.	

<b>17.96.070.B.7 - Architectural</b>	<b>Conformance</b>
<i>Front porches and stoops shall not be enclosed on the ground floor by permanent or temporary walls, windows, window screens, or plastic or fabric materials.</i>	YES Condition #7
<b>Commission Findings:</b> The front porches at the entrances to the ground-floor housing units in the three residential building are unenclosed. Pursuant to condition #7, the applicant shall evaluate options to add detailing to the roof parapets, reduce the extent of the stucco projections, and add ornamentation to the front porches of buildings 1 and 2 along Leadville Avenue. The applicant shall submit the final design, detailing, and color palette for final review and approval by Planning staff prior to issuance building permit.	

<b>17.96.070.C.2 – Service Areas and Mechanical/Electrical Equipment</b>	<b>Conformance</b>
<i>Roof and ground mounted mechanical and electrical equipment shall be fully screened from public view. Screening shall be compatible with the overall building design.</i>	YES Condition #6
<b>Commission Findings:</b> No roof-mounted mechanical or electrical equipment is proposed. The transformer is proposed to be installed on the subject property adjacent to the 2 <sup>nd</sup> Street sidewalk. Siting the transformer along the 2 <sup>nd</sup> Street frontage frees up space along the alley to provide a parking space for each residential unit. The transformer is proposed to be screened from public view along the 2 <sup>nd</sup> Street sidewalk with a metal gate. The power meters are proposed to be installed on west side of the south carport building, the east side of building 3, the north side of building 1, and the south side of building 2. None of the proposed power meter locations are visible from view along Leadville Avenue or 2 <sup>nd</sup> Street.	
<p>During the November 25 hearing, the Commission discussed the CMU wall proposed at the north elevation of the carport building that faces the 2nd Street sidewalk. In order to add visual interest to this CMU wall, the Commission has added the following condition #6:</p> <p style="padding-left: 20px;">The applicant shall submit a proposal for a mural on the north carport's CMU wall facing the 2nd Street sidewalk for review and approval by the Community Engagement Director and Planning Department staff. The design of the mural shall recognize and celebrate the historic significance of Alonzo Price/Esther Fairman home.</p>	

<b>17.96.070.C.1 – Service Areas and Mechanical/Electrical Equipment</b>	<b>Conformance</b>
<i>Trash disposal areas and shipping and receiving areas shall be located within parking garages or to the rear of buildings. Trash disposal areas shall not be located within the public right-of-way and shall be screened from public views.</i>	YES Condition #8
<p><b>Commission Findings:</b> As shown on sheet A.3, a garbage storage alcove is provided for each of the 11 multi-family dwelling units in the two carport buildings and the south carport building includes a garbage bin staging area. The applicant has proposed to utilize the special service provided by Clear Creek Disposal to transport the bins to and from a garbage bin staging area provided in the south carport structure.</p> <p>Pursuant to condition #8, the owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the garbage bins to and from the staging area in the south carport. The garbage bins must always be stored within the carports, either within the staging area or the individual tenant alcoves, except for when Clear Creek Disposal transports the bins to and from the staging area for servicing. If Clear Creek Disposal discontinues these special services in the future, then the owner must provide evidence of similar transport services.</p>	

<b>17.96.070.D.1 - Landscaping</b>	<b>Conformance</b>
<i>When a healthy and mature tree is removed from a site, it shall be replaced with a new tree. Replacement trees may occur on or off site.</i>	YES
<p><b>Commission Findings:</b> The landscape plan on sheet L1 shows approximately 20 trees are proposed to be removed from the project site. The City Arborist conducted a site visit to inspect the trees proposed to be removed, assess how many of the trees are healthy and mature, and determine the required number of replacement trees. The City Arborist conducted a site visit and determined that 10 of the trees proposed to be removed from the project site require replacement. The applicant has proposed installing 10 total trees to satisfy the tree replacement requirement. As shown on the landscape plan on sheet L1, 5 street trees are proposed along the Leadville Avenue and 2<sup>nd</sup> Street sidewalks and 5 trees are proposed to be installed on site.</p>	

<b>17.96.070.D.2 - Landscaping</b>	<b>Conformance</b>
<i>Trees that are placed within a courtyard, plaza, or pedestrian walkway shall be placed within tree wells that are covered by tree grates.</i>	N/A
<p><b>Commission Findings:</b> N/A—no trees are proposed in courtyard plazas or within pedestrian walkways.</p>	

<b>17.96.070.D.3 - Landscaping</b>	<b>Conformance</b>
<i>The City arborist shall approve all parking lot and replacement trees.</i>	YES
<p><b>Commission Findings:</b> A parking lot is not proposed for this project. The landscape plan on sheet L1 shows approximately 20 trees are proposed to be removed from the project site. The City Arborist conducted a site visit to inspect the trees proposed to be removed, assess how many of the trees are healthy and mature, and determine the required number of replacement trees. The City Arborist conducted a site visit and determined that 10 of the trees proposed to be removed from the project site require replacement. The applicant has proposed installing 10 total trees to satisfy the tree</p>	

replacement requirement. As shown on the landscape plan on sheet L1, 5 street trees are proposed along the Leadville Avenue and 2<sup>nd</sup> Street sidewalks and 5 trees are proposed to be installed on site.

17.96.070.E.1 – Surface Parking Lots	Conformance
<i>Surface parking lots shall be accessed from off the alley and shall be fully screened from the street.</i>	N/A
<b>Commission Findings:</b> N/A. No surface parking lot is proposed.	

17.96.070.E.2 – Surface Parking Lots	Conformance
<i>Surface parking lots shall incorporate at least one tree and one additional tree per ten on site parking spaces. Trees shall be planted in landscaped planters, tree wells and/or diamond shaped planter boxes located between parking rows. Planter boxes shall be designed so as not to impair vision or site distance of the traveling public.</i>	N/A
<b>Commission Findings:</b> N/A. The project does not include a surface parking lot.	

17.96.070.E.3 – Surface Parking Lots	Conformance
<i>Ground cover, low lying shrubs, and trees shall be planted within the planters and planter boxes. Tree grates or landscaping may be used in tree wells located within pedestrian walkways.</i>	N/A
<b>Commission Findings:</b> N/A as no surface parking lots are proposed for the project.	

17.96.070.F.1 – Bicycle Parking	Conformance
<i>One bicycle rack, able to accommodate at least two bicycles, shall be provided for every four parking spaces as required by the proposed use. At a minimum, one bicycle rack shall be required per development.</i>	YES
<b>Commission Findings:</b> 1 bike rack is required based on the project parking demand of 5 spaces. 1 bike rack is provided for each of the 11 workforce housing units by the individual storage areas provided for each tenant in the two carport buildings. 11 bike racks are provided, which is 10 more than required per KMC §17.125.060.	

17.96.070.F.2 – Bicycle Parking	Conformance
<i>When the calculation of the required number of bicycle racks called for in this section results in a fractional number, a fraction equal to or greater than one-half shall be adjusted to the next highest whole number.</i>	YES
<b>Commission Findings:</b> 1 bike rack is required based on the project parking demand of 5 spaces.	

17.96.070.F.3 – Bicycle Parking	Conformance
<p><i>Bicycle racks shall be clearly visible from the building entrance they serve and not mounted less than 50 feet from said entrance or as close as the nearest non-ADA parking space, whichever is closest. Bicycle racks shall be located to achieve unobstructed access from the public right-of-way and not in areas requiring access via stairways or other major obstacles.</i></p>	YES
<p><b>Commission Findings:</b> 1 bike rack is required based on the project parking demand of 5 spaces. 1 bike rack is provided for each of the 11 workforce housing units by the individual storage areas provided for each tenant in the two carport buildings. 11 bike racks are provided, which is 10 more than required per KMC §17.125.060.</p>	

## CONCLUSIONS OF LAW

1. The City of Ketchum is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Ketchum Municipal Code ("KMC") and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Design Review application for the development and use of the project site.
2. The Commission has authority to hear the applicant's Design Review Application pursuant to Chapter 17.96 of Ketchum Municipal Code Title 17.
3. The City of Ketchum Planning Department provided notice for the review of this application in accordance with Ketchum Municipal Code §17.96.080.
4. The Design Review application is governed under Title 17—Zoning Regulations of Ketchum Municipal Code.
5. As conditioned, the ARCH Workforce Housing Project Design Review Application File No. P25-033 meets all applicable standards specified in Title 17 of Ketchum Municipal Code.

## DECISION

**THEREFORE**, the Ketchum Planning and Zoning Commission **approves** this Design Review Application File No. P25-033 this Tuesday, January 20, 2026 subject to the following conditions of approval.

## CONDITIONS OF APPROVAL

1. This Design Review approval is based on the plans included as Exhibit A and information presented and approved at the November 25 and December 9, 2025 Planning and Zoning Commission Meeting. The building permit plans must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
2. The Design Review approval is subject to Lot Consolidation Preliminary Plat Application File No. P25-039.
3. At time of building permit, the applicant shall submit final civil drawings prepared by an engineer registered in the State of Idaho that provide specifications for all right-of-way improvements, including sidewalks, alley asphalt, streetlights, utilities, and drainage facilities, for final review and approval by the City Engineer, Streets Department, Utilities Department, and Planning Department.
4. Prior to issuance of building permit, the applicant submit a snow-hauling plan, submit a copy of the snow hauling agreement with the selected contractor, and identify the associated off-site snow storage area to verify compliance with the off-site snow storage standards specified in KMC §17.124.160 for review and approval by Planning Department.
5. Prior to issuance of a building permit, the applicant shall specify the siting of the historic monument in the open space area on the subject property by the historic home at the corner of Leadville Avenue and 2nd Street. The applicant shall submit specifications for the historic

monument that match the final city design template for the city's historic building plaques downtown for review and approval by the Community Engagement Director and Planning Department staff. The historic monument shall be installed on the subject property prior to issuance of a Certificate of Occupancy for the project.

6. The applicant shall submit a proposal for a mural on the north carport's CMU wall facing the 2nd Street sidewalk for review and approval by the Community Engagement Director and Planning Department staff. The design of the mural shall recognize and celebrate the historic significance of Alonzo Price/Esther Fairman home.
7. The applicant shall evaluate options to add detailing to the roof parapets, reduce the extent of the stucco projections, and add ornamentation to the front porches of buildings 1 and 2 along Leadville Avenue. The applicant shall submit the final design, detailing, and color palette for final review and approval by Planning staff prior to issuance building permit.
8. The owner must utilize and maintain the special service provided by Clear Creek Disposal to transport the garbage bins to and from the staging area in the south carport. The garbage bins must always be stored within the carports, either within the staging area or the individual tenant alcoves, except for when Clear Creek Disposal transports the bins to and from the staging area for servicing. If Clear Creek Disposal discontinues these special services in the future, then the owner must provide evidence of similar transport services.
9. The term of Design Review approval shall be twelve (12) months from the date that the Findings of Fact, Conclusions of Law, and Decision are adopted by the Planning and Zoning Commission or upon appeal, the date the approval is granted by the Council subject to changes in zoning regulations (KMC §17.96.090). Any extension shall comply with KMC §17.96.090.
10. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Findings of Fact **adopted** this 20<sup>th</sup> day of January 2026.

---

Tim Carter, Chair  
City of Ketchum  
Planning and Zoning Commission

# Exhibit A

# ARCH COMMUNITY HOUSING TRUST

## S LEADVILLE AVENUE & E 2ND STREET CITY OF KETCHUM - DESIGN REVIEW



VICINITY PLAN



WEST AERIAL PERSPECTIVE ENLARGED

### GENERAL NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE.
2. CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY KETCHUM BUILDING AND FIRE DEPARTMENTS, STATE ELECTRICAL INSPECTOR OR OTHER GOVERNING AUTHORITIES, AS NECESSARY.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL TEMPORARY UTILITIES, INCLUDING ELECTRICITY NECESSARY FOR CONSTRUCTION.
4. ALL CONSTRUCTION DEBRIS IS TO BE STOCKPILED NEATLY ON SITE UNTIL DISPOSAL, WHICH SHALL BE DONE AT THE COUNTY LANDFILL OR RECYCLING FACILITY ONLY.
5. EXCEPT AT INTERIOR ELEVATIONS, AND UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH FRAMING, CENTERLINE OF COLUMNS, OR FACE OF CONCRETE AND CMU. WALL. GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR SHALL TAKE EXTRA CAUTION TO COORDINATE DIMENSIONS OF STRUCTURAL DRAWINGS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. VERIFY ANY DISCREPANCIES WITH ARCHITECT.
6. CONTRACTOR SHALL PROVIDE STORAGE FOR ALL BUILDING MATERIALS IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
7. ALL SUBSTITUTIONS ARE TO BE APPROVED BY ARCHITECT, ALONG WITH WRITTEN REQUESTS, CONTRACTOR SHALL PROVIDE ALL INFORMATION REGARDING THE SUBSTITUTION IN QUESTION, INCLUDING AVAILABILITY AND REASON FOR SUBSTITUTION.
8. SOLID WOOD BLOCKING, INSULATION OR OTHER FIRE STOP MATERIAL IS TO BE PROVIDED BETWEEN STORIES, BETWEEN TOP STORY AND ROOF SPACE, BETWEEN STAIR STRINGERS AT TOP AND BOTTOM, BETWEEN STUDS ALONG STAIR RUNS AND AT ALL OTHER PLACES THAT COULD AFFORD THE PASSAGE OF FLAME. FIRE STOPS BETWEEN CHIMNEY AND WOOD FRAME SHALL BE NON-COMBUSTIBLE.
9. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES AND STAIN COLORS FOR APPROVAL BY OWNER / ARCHITECT. THIS INCLUDES INTERIOR AND EXTERIOR STAINS, INTERIOR PAINT, SHEETROCK TEXTURES, CHEMICALLY APPLIED METAL PATINAS, ETC.
10. CONTRACTOR SHALL PROVIDE RADON MITIGATION
11. ALL UTILITIES SHALL BE UNDERGROUND.
12. SMOKE DETECTORS MUST BE INTERCONNECTED WITH A POWER SOURCE FROM THE BUILDING WIRING, AND SHALL BE EQUIPPED WITH BATTERY BACKUP
13. ALL EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT
14. THE BUILDING WILL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.

### LEGAL DESCRIPTION

CITY OF KETCHUM, BLOCK 22, LOTS 3 & 4

### PROJECT DATA

SITE AREA: 11,007 SQ FT  
EXISTING HOUSE AT 180 N LEADVILLE: 936 SQ FT  
EXISTING HOUSE BASEMENT: 294 SQ FT  
PROPOSED BUILDING GROSS FLOOR AREAS  
BUILDING A: 1,931 SQ FT  
BUILDING B: 1,931 SQ FT  
BUILDING C: 2,438 SQ FT  
BUILDING D: 1,356 SQ FT  
PROPOSED GROSS FLOOR AREA: 8,566 S FT  
PROPOSED CARPORT: 2,354 SQ FT

FAR ALLOWED: 2.25 (17,124.040 ALLOWABLE 100% AFFORDABLE HOUSING)  
FAR PROPOSED: .77

BUILDING HEIGHT ALLOWED: 52" (17,12,040 ALLOWABLE 100% AFFORDABLE HOUSING)  
BUILDING HEIGHT MAX PROPOSED: 31'-9"

OCCUPANCY CLASSIFICATION: R-2  
 TYPE OF CONSTRUCTION: TYPE V

### PROJECT TEAM

OWNER  
ARCH COMMUNITY HOUSING TRUST  
PO BOX 3569 HAILEY, ID 83333  
TELEPHONE: 208.721.7949

ARCHITECT  
MARTIN HENRY KAPLAN, ARCHITECT AIA  
PO BOX 482, KETCHUM ID 83340  
TELEPHONE: 206.972.9972

CIVIL ENGINEER  
OPAL ENGINEERING, PLLC  
SAMANTHA STAHLNECKER, P.E.  
101 E BULLION STREET, SUITE 3E, HAILEY ID 83333  
TELEPHONE: 208.720.9608

LANDSCAPE ARCHITECT  
NS CONSULTING, PLLC  
NATHAN SCHUTTE, ASLA  
380 US-26, SHOSHONE, ID 83352  
TELEPHONE: 208.320.2911

STRUCTURAL ENGINEER  
STRUX ENGINEERING LLC  
MATT CHRISTIAN, PE  
6015 W OVERLAND ROAD, SUITE 105  
BOISE, IDAHO 83709  
TELEPHONE: 512.676.9004

### SHEET INDEX

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ARCH - S LEADVILLE & E 2ND  
AN AFFORDABLE HOUSING PROJECT  
140-180 N LEADVILLE, KETCHUM ID 83340

NO.	DESCRIPTION	DATE
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
NO.	DESCRIPTION	DATE

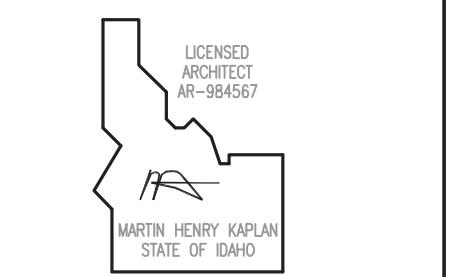
ISSUES

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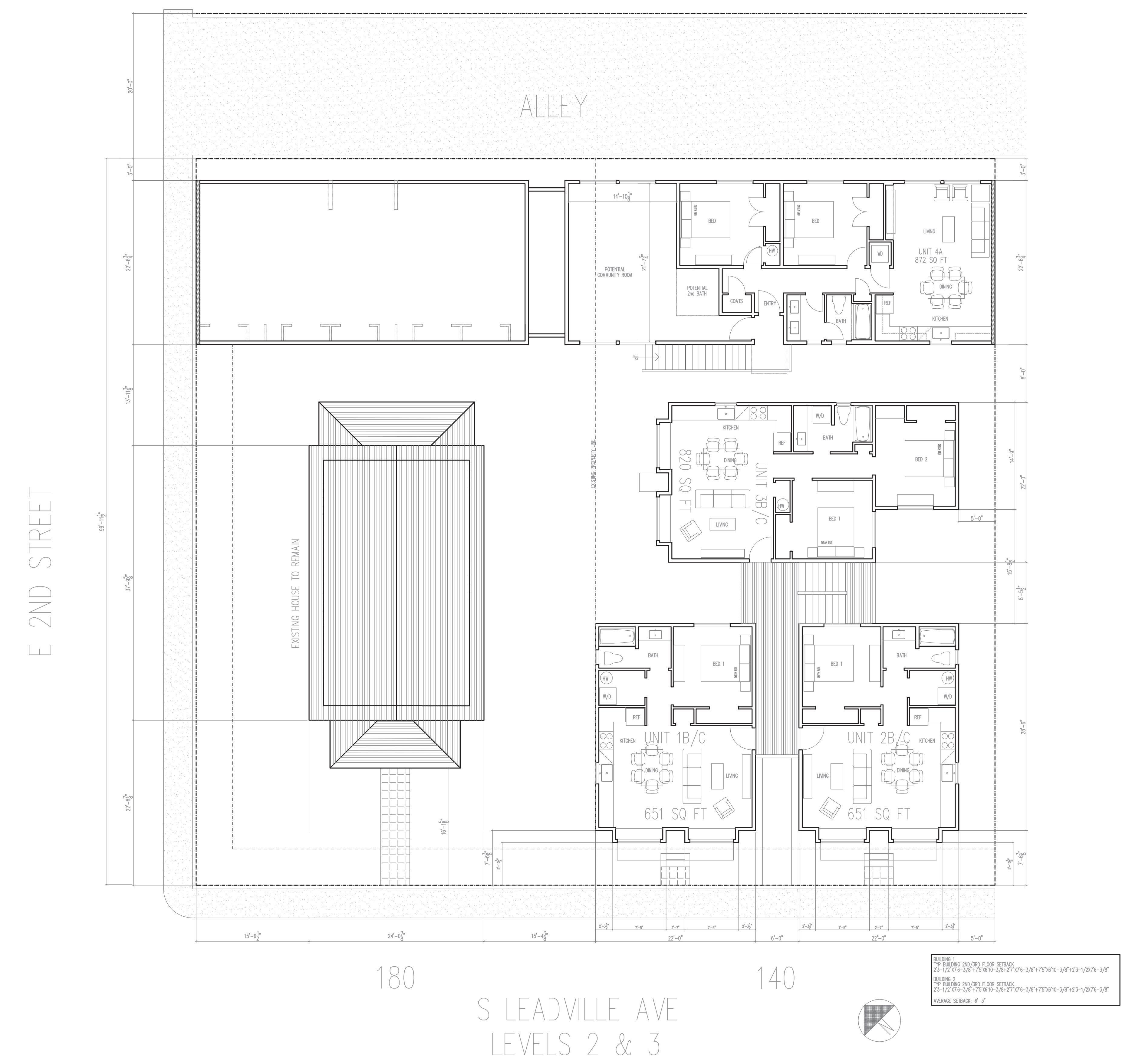


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	ISSUES	

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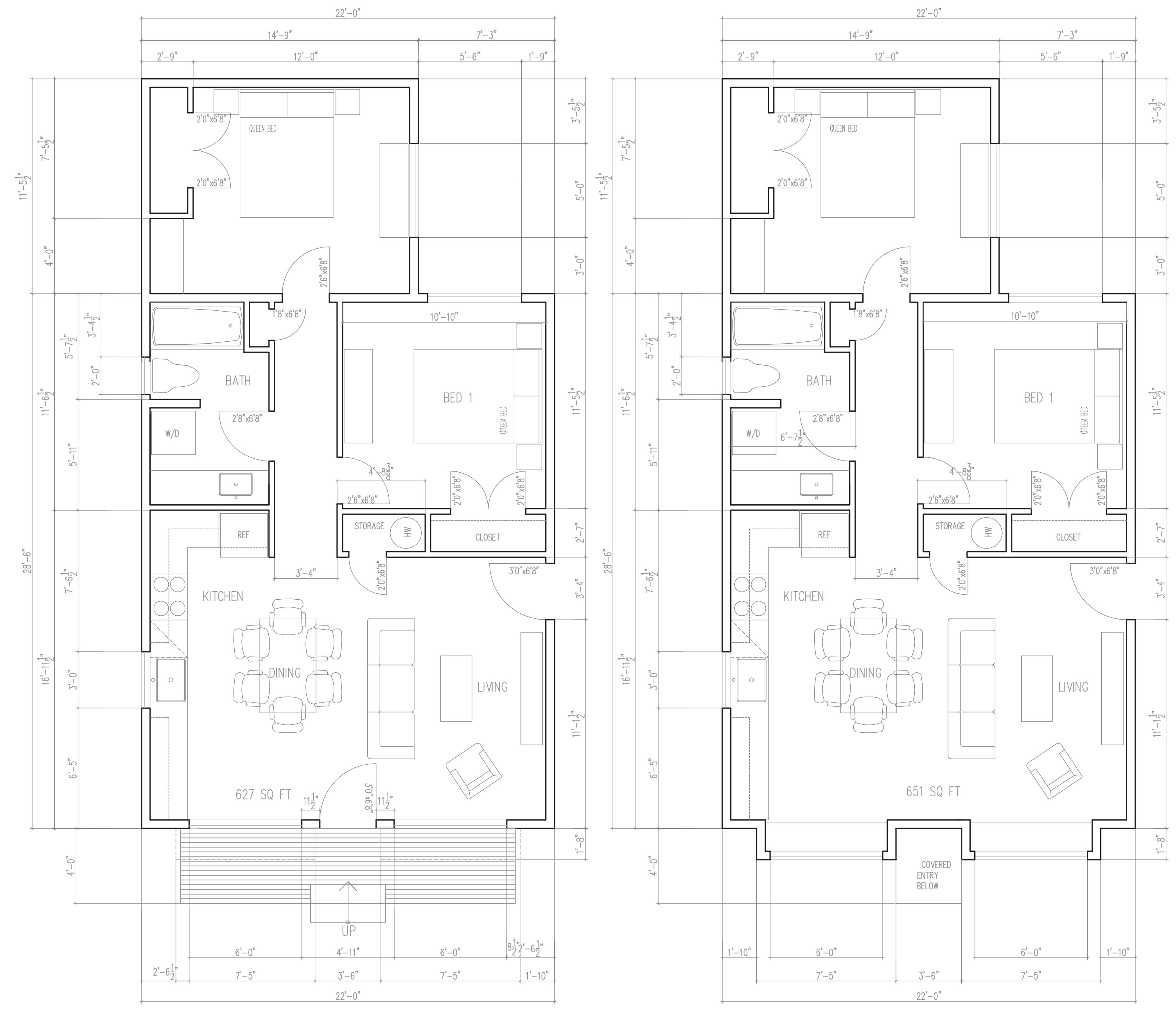
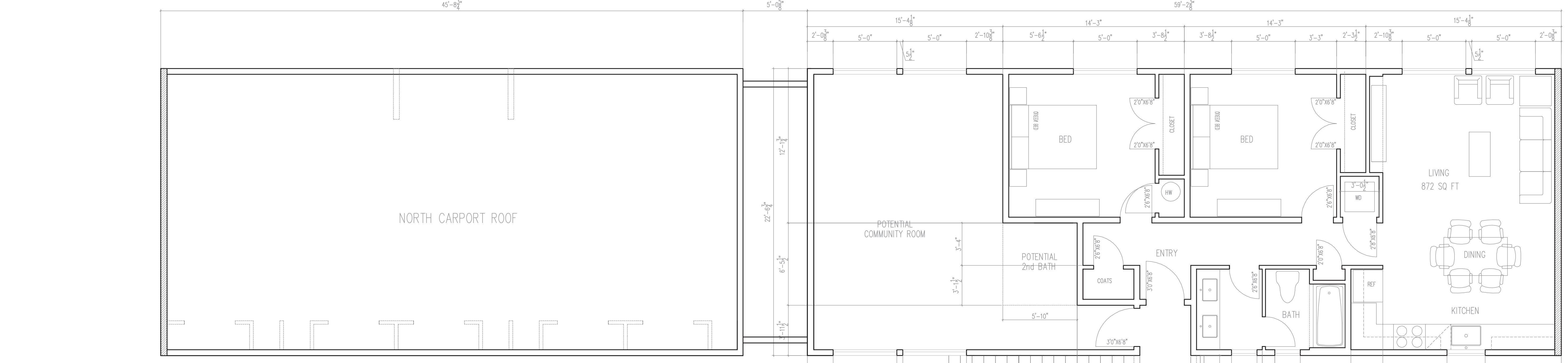


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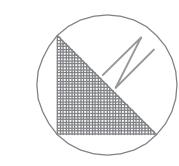
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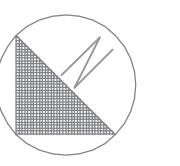
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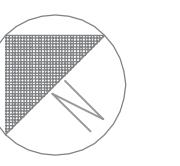
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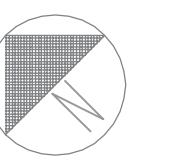
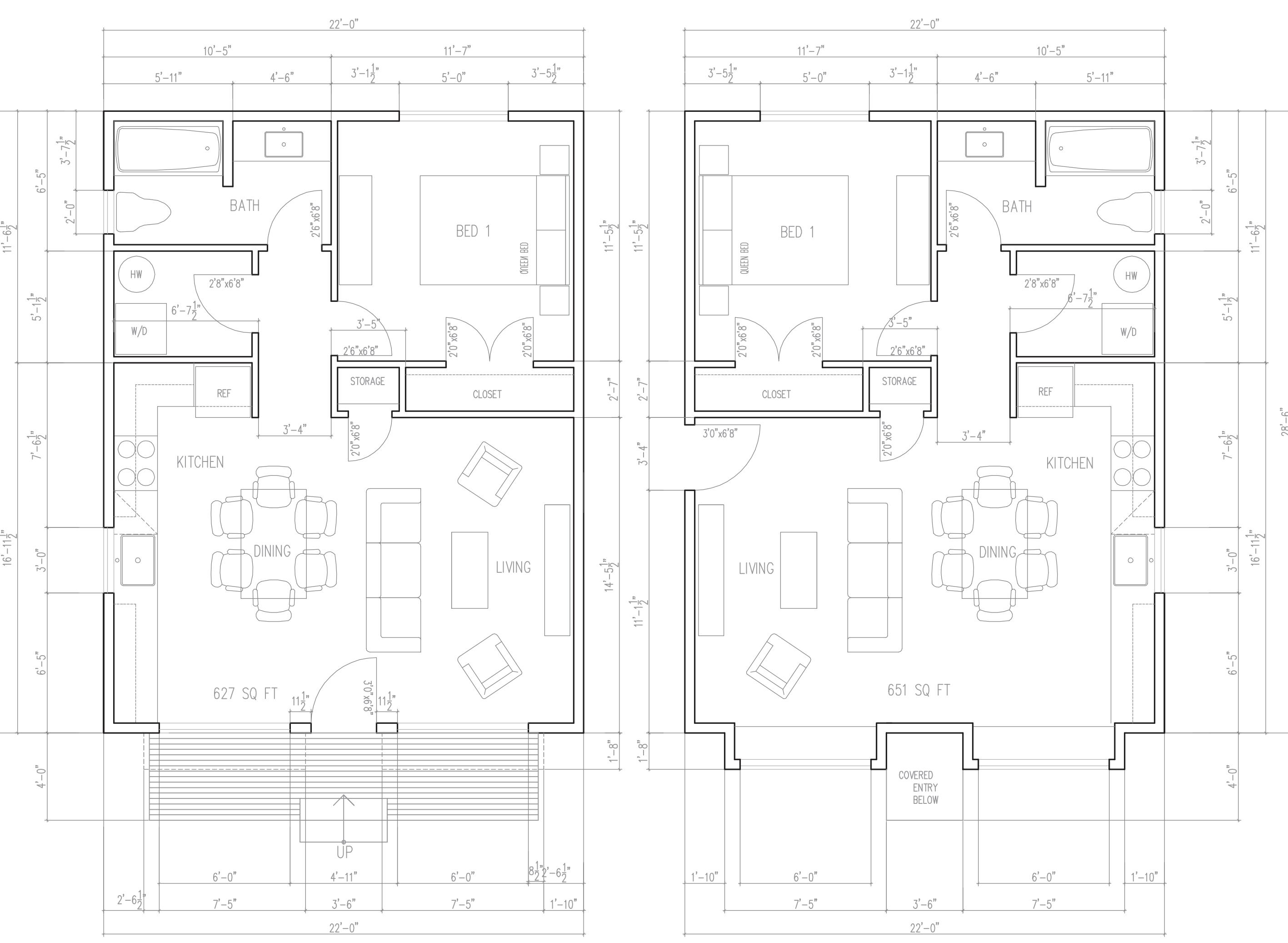
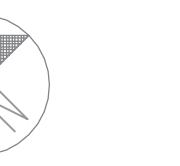
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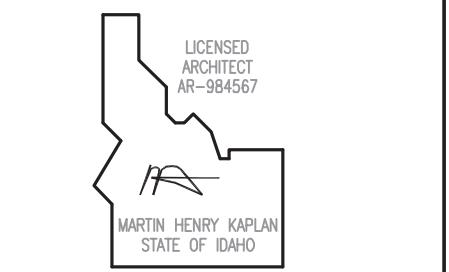


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UNIT 2B/C  
REVERSE UNIT 1B/C



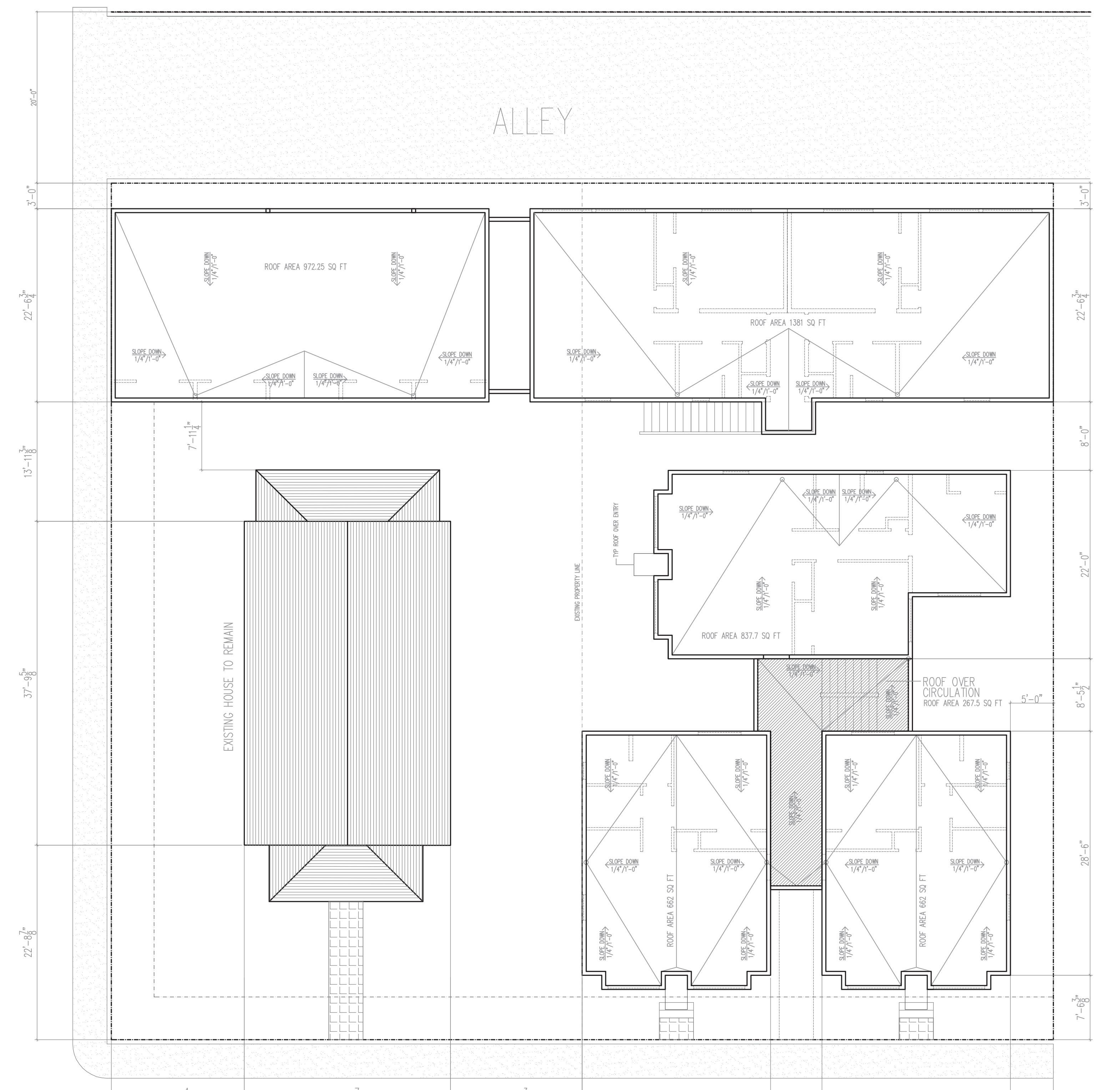


**ARCH - S LEADVILLE & E 2ND  
AN AFFORDABLE HOUSING PROJECT  
140-180 N LEADVILLE, KETCHUM ID 83340**

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4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
	ISSUES	

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**A.6**



LEADVILLE  
ROOF PLAN/CRICKETS

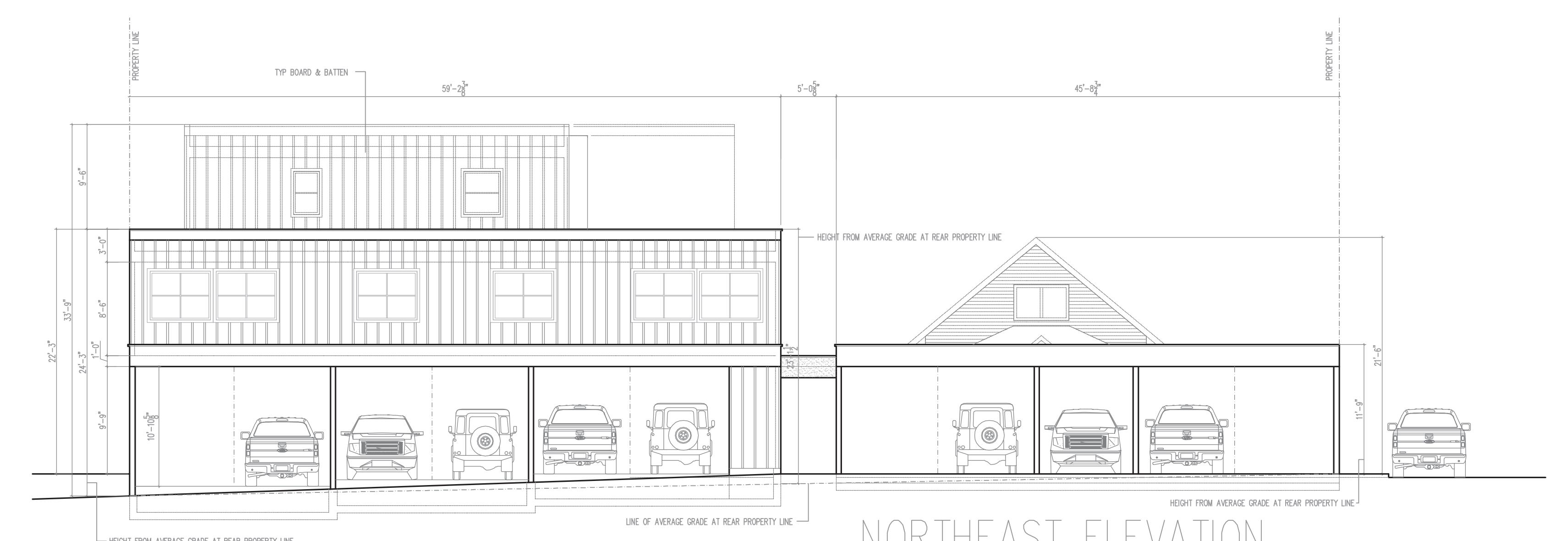
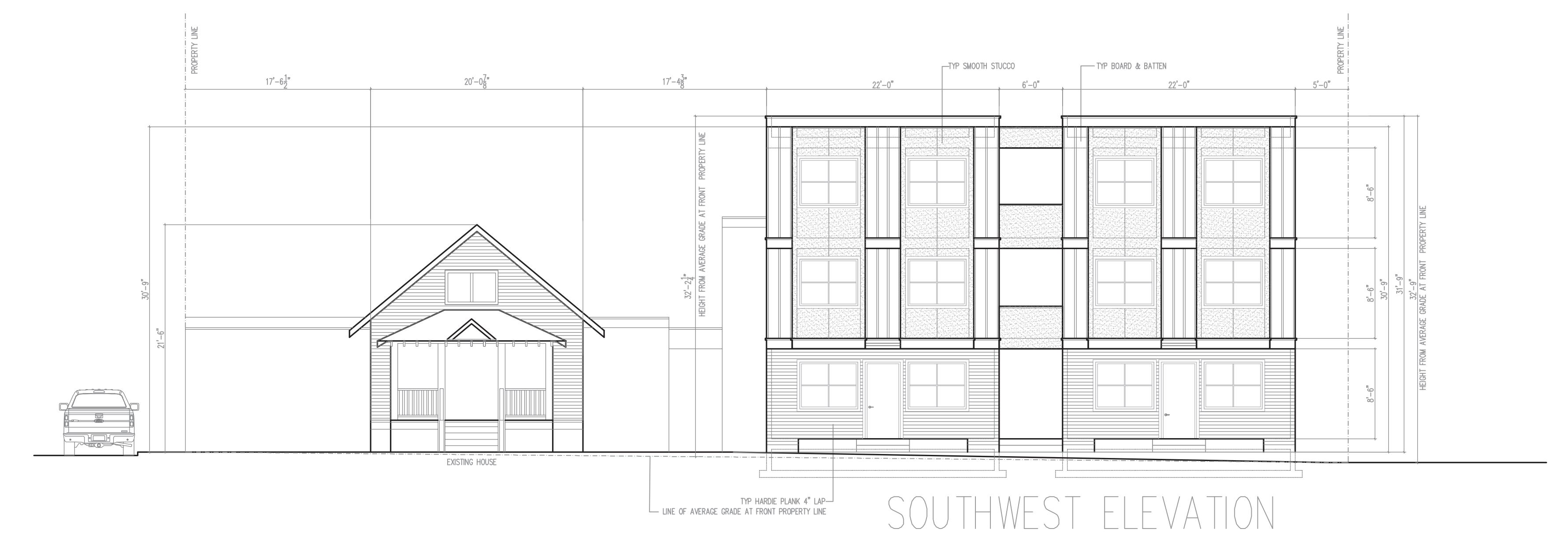
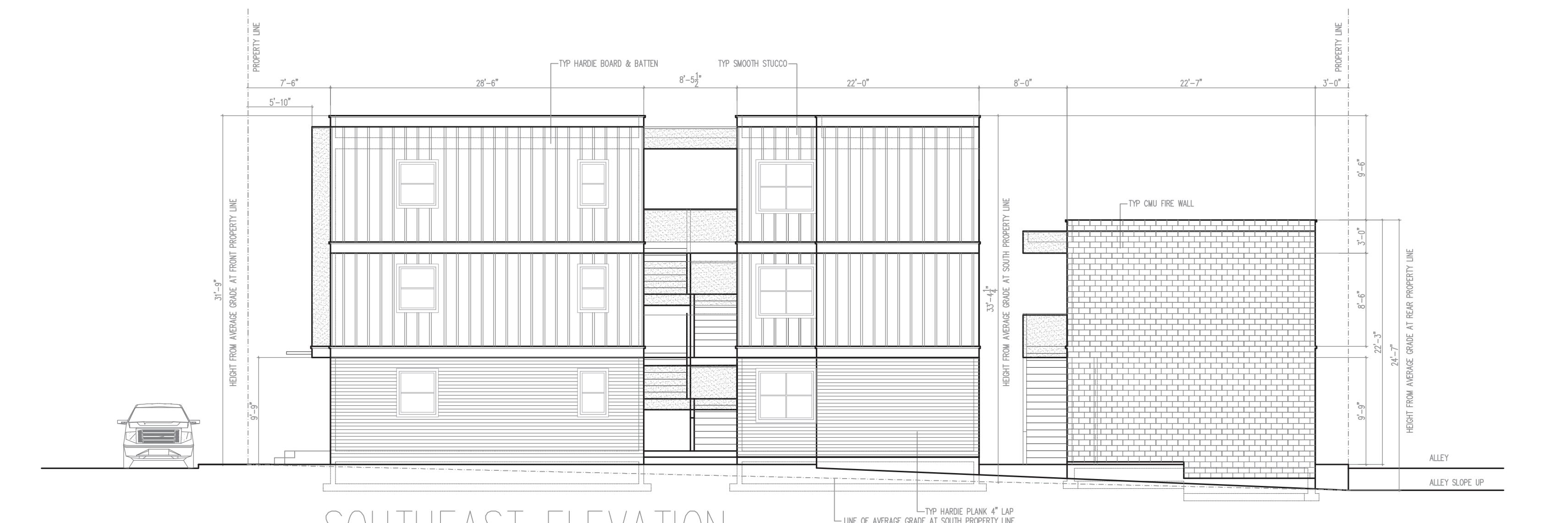
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**ARCH - S LEADVILLE & E 2ND  
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**A.7**



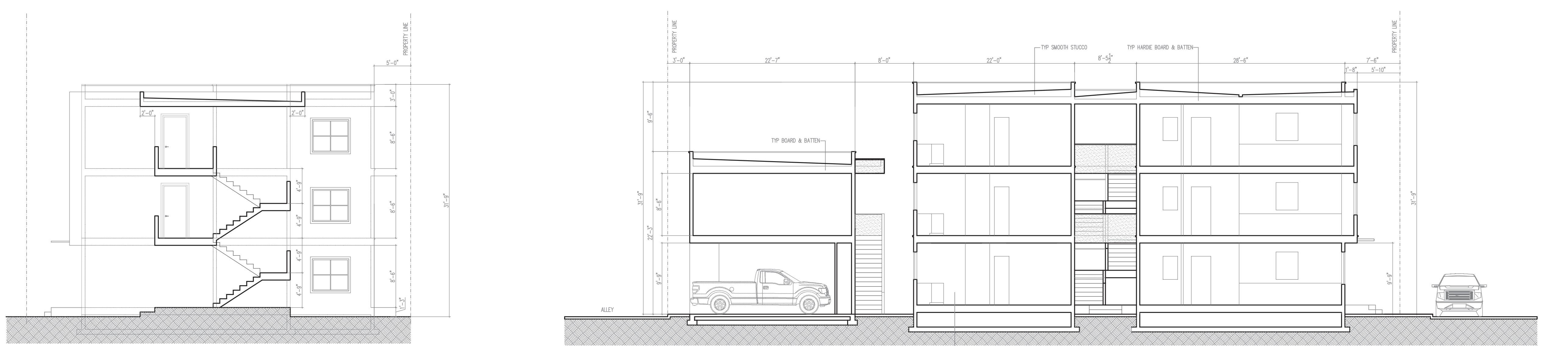


# NORTHWEST ELEVATION

## THRU CENTER OF PROPERTY



## NORTHWEST ELEVATION



## SECTION B.B

# SECTION A.A

DESCRIPTION	DATE
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DES REV APP G	08.21.25
DES REV APP F	06.21.25
DES REV APP E	06.16.25
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PRE DES REV APP	01.07.25
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PRE PLNG MTG B	10.07.24

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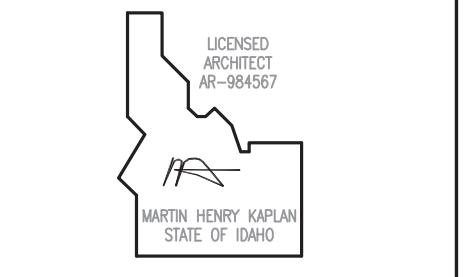
WEST AERIAL PERSPECTIVE

MARTIN HENRY KAPLAN  
**M·H·K**  
 ARCHITECTURE  
 THE M·H·K ARCHITECTS  
 AIA

251 HILLSIDE DR, P.O. BOX 482, KETCHUM, ID, 83340  
 TEL: 208-622-8690 • CELL: 208-972-9972

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 BY 



**ARCH - S LEADVILLE & E 2ND**  
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 140-180 N LEADVILLE, KETCHUM ID 83340

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4	PRE PLNG MTG C	10.25.24
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**A.10**



WEST AERIAL PERSPECTIVE ENLARGED

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140-180 N LEADVILLE, KETCHUM ID 83340**

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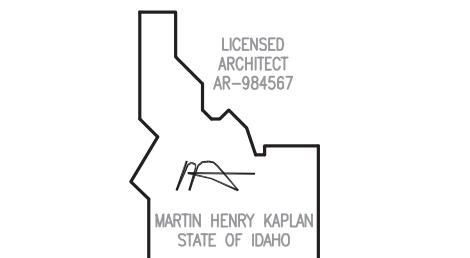
**A.11**

MARTIN HENRY KAPLAN  
**M . H . K**  
ARCHITECTURE  
THE MK ARCHITECTS  
AIA

251 HILLSIDE DR, P.O. BOX 482, KETCHUM ID 83340  
TEL: 208.682.8600 CELL: 208.972.9972

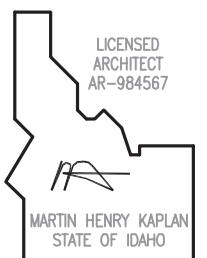
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WEST INTERSECTION AERIAL PERSPECTIVE



**ARCH - S LEADVILLE & E 2ND**  
 AN AFFORDABLE HOUSING PROJECT  
 140-180 N LEADVILLE, KETCHUM ID 83340

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14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
NO.	DESCRIPTION	DATE

ISSUES  
 DRAWN BY: MHK  
 SCALE: 1/8"=1'-0"

A.12



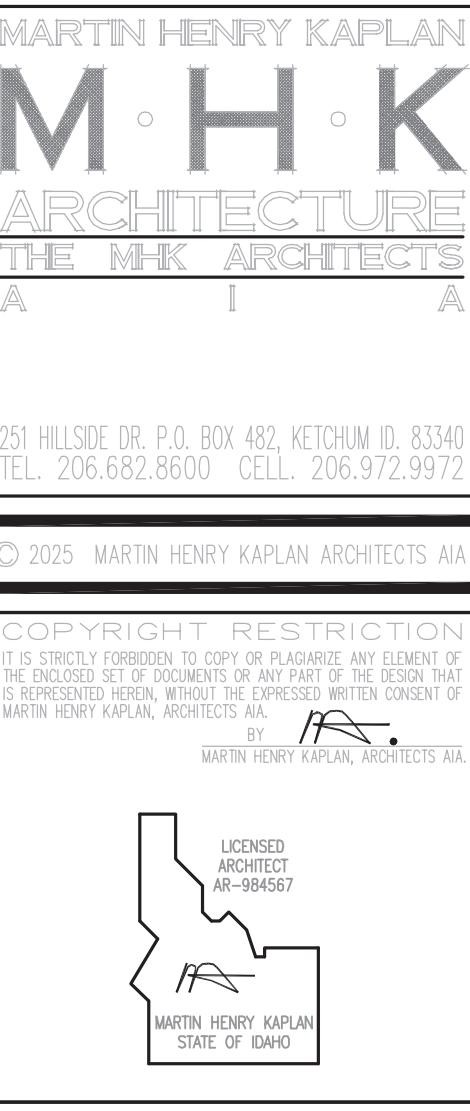
WEST INTERSECTION AERIAL EYE-LEVEL PERSPECTIVE

**ARCH - S LEADVILLE & E 2ND  
AN AFFORDABLE HOUSING PROJECT  
140-180 N LEADVILLE, KETCHUM ID 83340**

NO.	DESCRIPTION	DATE
<b>ISSUES</b>		
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15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP C	06.07.25
10	PRE DES REV APP B	05.14.25
9	PRE DES REV APP A	01.14.25
8	PRE DES REV APP 7	01.11.25
7	PRE DES REV APP 6	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

DRAWN BY: MHK  
SCALE: 1/8"=1'-0"

**A.13**





NORTH AERIAL LOOKING AT ALLEY VIEW

**ARCH - S LEADVILLE & E 2ND  
AN AFFORDABLE HOUSING PROJECT  
140-180 N LEADVILLE, KETCHUM ID 83340**

NO.	DESCRIPTION	DATE
ISSUES		

DRAWN BY: MHK  
SCALE: 1/8"=1'-0"

**A.14**



**ARCH - S LEADVILLE & E 2ND**  
 AN AFFORDABLE HOUSING PROJECT  
 140-180 N LEADVILLE, KETCHUM ID 83340

16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP C	06.07.25
10	PRE DES REV APP B	05.14.25
9	PRE DES REV APP A	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
NO.	DESCRIPTION	DATE

ISSUES

DRAWN BY: MHK  
 SCALE: 1/8"=1'-0"

**A.15**

NORTH AERIAL LOOKING AT ALLEY VIEW



NORTH ALLEY ENTRY/GARAGES

**ARCH - S LEADVILLE & E 2ND**  
 AN AFFORDABLE HOUSING PROJECT  
 140-180 N LEADVILLE, KETCHUM ID 83340

NO.	DESCRIPTION	DATE
ISSUES		
16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP	06.07.25
10	PRE DES REV APP	05.14.25
9	PRE DES REV APP	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24

DRAWN BY: MH  
 SCALE: 1/8"=1'-0"

**A.16**



TRANSFORMER SCREEN PLAN



TRANSFORMER SCREEN DETAIL

16	DES REV APP H	09.22.25
15	DES REV APP G	08.21.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP C	06.07.25
10	PRE DES REV APP B	05.14.25
9	PRE DES REV APP A	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
NO.	DESCRIPTION	DATE

ISSUES  
 DRAWN BY: MH  
 SCALE: 1/8"=1'-0"

**A.17**

# Color Palette Options

SW 7026

**Griffin**

SW 9183

**Dark Clove**

SW 6164

**Svelte Sage**



SW 7067

**Cityscape**

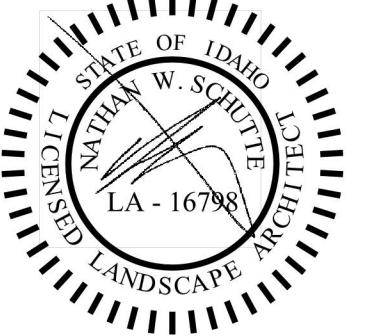
SW 7674

**Peppercorn**

SW 7661

**Reflection**





# ARCH-N LEADVILLE & E 2ND

PROJECT

Ketchum, Idaho

DOCUMENT DATE

May 27, 2025

DRAWN BY

Nathan Schutte

REVISION

No. Date Remark  
09/20/25 Revision  
09/18/25 Revision  
12/01/25 Revision

## DESIGN REVIEW SUBMITTAL

LANDSCAPE PLAN

L1



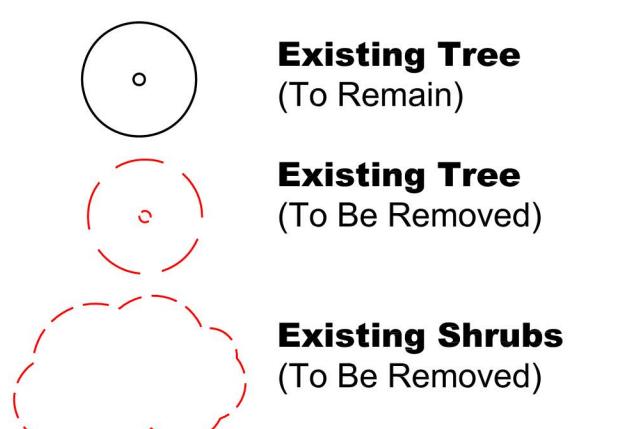
## FIREWISE NARRATIVE

1. Design includes driveways & walkways that create fuel breaks for the project.
2. Install non-combustible decorative rock in all planting beds in Immediate Zone to the house.
3. Landscape adjacent to house in Immediate Zone shall be low growing, carefully spaced, irrigated, maintained regularly, and of low fire rating to eliminate high flammable ladder fuel configurations.
4. No trees planted within 10' of structure to eliminate ladder fuels.
5. Irrigation shall be used to create an irrigated defensible space.

## PLANT LEGEND

symbol	quan	description	planted size
Street Trees (With Silva Cell)	2" Cal.	Spring Snow Crabapple - <i>Malus x 'Spring Snow'</i>	3
	2	Radiant Crabapple - <i>Malus x 'Radiant'</i>	
Flowering Deciduous Trees	2" Cal.	Crabapple - <i>Malus spp.</i>	4
Columnar Evergreen Screening Trees	6'-8' Height	Skyrocket Juniper - <i>Juniperus virginiana 'Skyrocket'</i>	1
Shrub Massing	5 Gal.	Peking Cotoneaster - <i>Cotoneaster lycidus</i> Diablo Ninebark - <i>Physocarpus opulifolius 'Diablo'</i> Snowmound Spirea - <i>Spirea x nipponica 'Snowmound'</i> Tor Birchleaf Spirea - <i>Spirea betulifolia 'Tor'</i> Common Snowberry - <i>Symphoricarpos albus</i>	13
Evergreen Shrubs Massing	5 Gal.	Helga Austrian Pine - <i>Pinus nigra 'Helga'</i> Acrocona Norway Spruce - <i>Picea abies 'Acrocona'</i>	16
Ornamental Grasses & Perennials	1 Gal.	Reed Grass - <i>Calamagrostis x a. 'Karl Foerster'</i> Flame Grass - <i>Miscanthus sinensis</i> Blue Oat Grass - <i>Helictotrichon sempervirens</i> Black Eye Susan - <i>Rudbeckia hirta</i> Lavender - <i>Lavandula</i> Salvia - <i>Salvia divinorum</i>	116
Grasses	Sod	Fine Fescue Mix Available Through Magic Valley Turf Grass	1,375 Sq.Ft.

## EXISTING TREE LEGEND



Existing Tree (To Remain)

Existing Tree (To Be Removed)

Existing Shrubs (To Be Removed)

## PLAN LEGEND

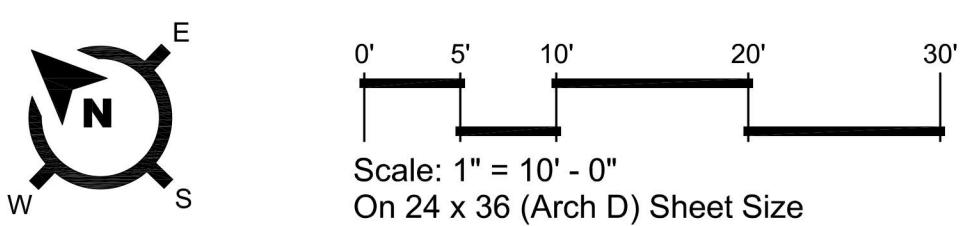
Property Line (Per Survey)	
Decorative Gravel Walkway	
Concrete Walkway	
Asphalt	

## LANDSCAPE NOTES

1. All disturbed areas shall be landscaped and drip irrigated with an automatic underground irrigation system.
2. Native compatible plant material will be used to provide a drought tolerant, low water use, & low maintenance landscape to blend seamlessly with the surrounding landscape.
3. Planting beds shall have 3" of 'soil aid' bark.

## IRRIGATION NOTES

1. Verify utility locations prior to starting irrigation.
2. Irrigation system to be automatically controlled with smart controller and rain sensor for a water wise system.
3. This is a Drip irrigation only system and shall be installed at the base of all plantings & trees.
4. Irrigation supply connected to the units domestic water system. The point of connection will include an approved backflow prevention device and water meter.



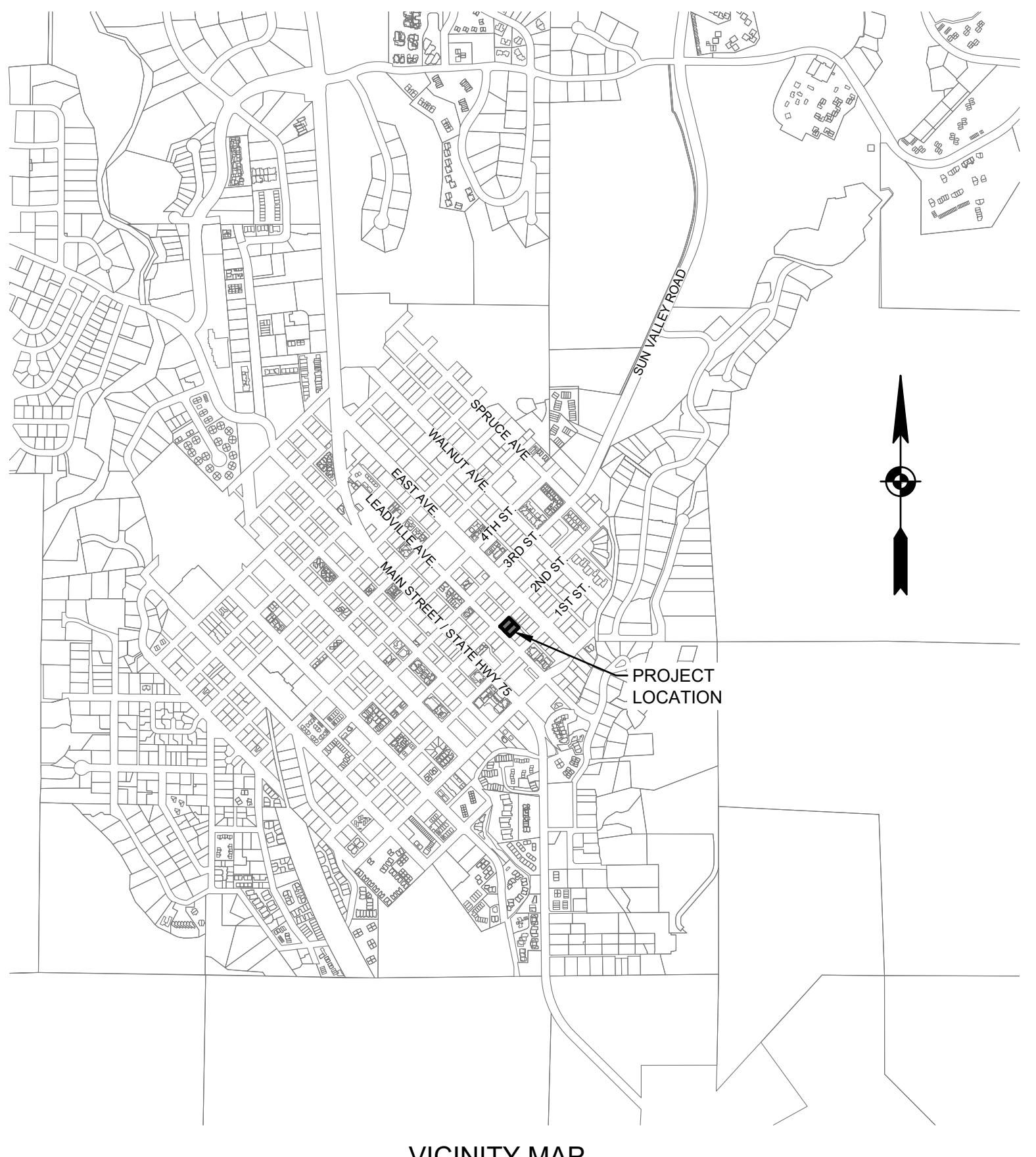
# 140 & 180 N LEADVILLE

KETCHUM, IDAHO

JUNE 2025

## GENERAL CONSTRUCTIONS NOTES

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE "IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION" (ISPWC) AND CITY OF KETCHUM STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND KEEPING A COPY OF THE ISPWC AND CITY OF KETCHUM STANDARDS ON SITE DURING CONSTRUCTION.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO COMMENCING AND DURING THE CONSTRUCTION. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH RESULT FROM HIS FAILURE TO ACCURATELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL CALL DIGLINE (1-800-342-1585) TO LOCATE ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS IN ADVANCE OF EXCAVATION.
- OPAL ENGINEERING, PLLC IS NOT RESPONSIBLE FOR IDAHO POWER OR OTHER DRY UTILITY SERVICE REQUESTS.
- CONTRACTOR SHALL COORDINATE RELOCATIONS OF DRY UTILITY FACILITIES (POWER, CABLE, PHONE, TV) WITH THE APPROPRIATE UTILITY FRANCHISE.
- THE CONTRACTOR SHALL CLEAN UP THE SITE AFTER CONSTRUCTION SO THAT IT IS IN A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION (THIS INCLUDES, BUT IS NOT LIMITED TO, ENCROACHMENT PERMITS AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT (CGP) PERMIT COVERAGE).
- ALL CLEARING & GRUBBING SHALL CONFORM TO ISPWC SECTION 201.
- ALL EXCAVATION & EMBANKMENT SHALL CONFORM TO ISPWC SECTION 202. SUBGRADE SHALL BE EXCAVATED AND SHAPED TO LINE, GRADE, AND CROSS-SECTION SHOWN ON THE PLANS. THE SUBGRADE SHALL BE COMPACTION TO 95% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D-698. THE CONTRACTOR SHALL WATER OR AERATE SUBGRADE AS NECESSARY TO OBTAIN OPTIMUM MOISTURE CONTENT. IN-LIEU OF DENSITY MEASUREMENTS, THE SUBGRADE MAY BE PROOF-ROLLED TO THE APPROVAL OF THE ENGINEER.
- PROOF-ROLLING: AFTER EXCAVATION TO THE SUBGRADE ELEVATION AND PRIOR TO PLACING COURSE GRAVEL, THE CONTRACTOR SHALL PROOF-ROLL THE SUBGRADE WITH A 5-TON SMOOTH DRUM ROLLER, LOADED WATER TRUCK, OR LOADED DUMP TRUCK, AS ACCEPTED BY THE ENGINEER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF UNSUITABLE SUBGRADE MATERIAL AREAS, AND/OR AREAS NOT CAPABLE OF COMPACTION ACCORDING TO THESE SPECIFICATIONS. UNSUITABLE OR DAMAGED SUBGRADE IS WHEN THE SOIL MOVES, PUMPS AND/OR DISPLACES UNDER ANY TYPE OF PRESSURE INCLUDING FOOT TRAFFIC LOADS.
- IF, IN THE OPINION OF THE ENGINEER, THE CONTRACTOR'S OPERATIONS RESULT IN DAMAGE TO, OR PROTECTION OF, THE SUBGRADE, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR THE DAMAGED SUBGRADE BY OVER-EXCAVATION OF UNSUITABLE MATERIAL TO FIRM SUBSOIL, LINE EXCAVATION WITH GEOTEXTILE FABRIC, AND BACKFILL WITH PIT RUN GRAVEL.
- ALL 2" MINUS GRAVEL SHALL CONFORM TO ISPWC 802, TYPE II (ITD STANDARD 703.04, 2"). SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 801 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 90% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99.
- ALL 3/4" MINUS CRUSHED GRAVEL SHALL CONFORM TO ISPWC 802, TYPE I (ITD STANDARD 703.04, 3/4" B). SHALL BE PLACED IN CONFORMANCE WITH ISPWC SECTION 802 AND COMPACTED PER SECTION 202. MINIMUM COMPACTION OF PLACED MATERIAL SHALL BE 95% OF MAXIMUM LABORATORY DENSITY AS DETERMINED BY AASHTO T-99 OR ITD T-91.
- ALL ASPHALTIC CONCRETE PAVEMENT WORK SHALL CONFORM TO ISPWC SECTION(S) 805, 810, AND 811 FOR CLASS II PAVEMENT. ASPHALT AGGREGATE SHALL BE 1/2" (13MM) NOMINAL SIZE CONFORMING TO TABLE 803B IN ISPWC SECTION 803. ASPHALT BINDER SHALL BE PG 58-28 CONFORMING TO TABLE A-1 IN ISPWC SECTION 805.
- ASPHALT SAWCUTS SHALL BE AS INDICATED ON THE DRAWINGS, OR 24" INCHES FROM EDGE OF EXISTING ASPHALT, IF NOT INDICATED OTHERWISE SO AS TO PROVIDE A CLEAN PAVEMENT EDGE FOR MATCHING. NO WHEEL CUTTING SHALL BE ALLOWED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PER THE CURRENT EDITION OF THE US DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). UNDER NO CIRCUMSTANCES WILL TRAFFIC CONTROL AND ASSOCIATED CONSTRUCTION HINDER ANY EMERGENCY VEHICLE ACCESS, BLOCK PRIVATE DRIVEWAYS FOR EXTENDED PERIODS, OBSTRUCT BUSINESS DELIVERIES, OBSTRUCT SCHOOL BUS OPERATION, OBSTRUCT MAIL/PACKAGE DELIVERY, OR IMPACT TRASH/RECYCLING SERVICES.
- ALL CONCRETE WORK SHALL CONFORM TO ISPWC SECTIONS 701, 703, AND 705. ALL CONCRETE SHALL BE 4,000 PSI MINIMUM, 28 DAY, AS DEFINED IN ISPWC SECTION 703, TABLE 1. IMMEDIATELY AFTER PLACEMENT PROTECT CONCRETE BY APPLYING MEMBRANE-FORMING CURING COMPOUND, TYPE 2, CLASS A PER ASTM C 309-94. APPLY CURING COMPOUND PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- ALL TRENCHING SHALL CONFORM TO ISPWC STANDARD DRAWING SD-301. TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- PER IDAHO CODE § 55-1613, THE CONTRACTOR SHALL RETAIN AND PROTECT ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS; ALL MONUMENTS, ACCESSORIES TO CORNERS, BENCHMARKS AND POINTS SET IN CONTROL SURVEYS THAT ARE LOST OR DISTURBED BY CONSTRUCTION SHALL BE REESTABLISHED AND RE-MONUMENTED, AT THE EXPENSE OF THE AGENCY OR PERSON CAUSING THEIR LOSS OR DISTURBANCE AT THEIR ORIGINAL LOCATION OR BY SETTING OF A WITNESS CORNER OR REFERENCE POINT OR A REPLACEMENT BENCHMARK OR CONTROL POINT, BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR.
- IF AUTOCAD ELECTRONIC FILES ARE MADE AVAILABLE TO THE CONTRACTOR, IN THE EVENT OF A DISCREPANCY BETWEEN THE STAMPED PAPER DRAWINGS AND THE ELECTRONIC FILES, THE STAMPED PAPER DRAWINGS WILL GOVERN.
- EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN HEREON ARE PER A SURVEY CONDUCTED BY BENCHMARK AND ASSOCIATES 06/09/22.
- WHEN DRIVEWAY ACCESS WILL BE RESTRICTED, NOTIFY THE RESIDENT OR BUSINESS 48 HOURS IN ADVANCE AND ARRANGE FOR AN ALTERNATE PARKING LOCATION (ON- OR OFF-STREET) WITHIN 100 FEET OF THE PROPERTY. MINIMIZE DISRUPTIONS TO INDIVIDUAL DRIVEWAY ACCESS ACTIVE CONSTRUCTION PERIODS AT THE DRIVEWAY, WITH ACCESS RESTORED DURING NON-CONSTRUCTION HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A MATERIALS TESTING COMPANY DURING CONSTRUCTION TO VERIFY ALL COMPACTION AND MATERIAL PLAN AND SPECIFICATION REQUIREMENTS ARE MET FOR ALL CONSTRUCTION WITHIN THE PUBLIC RIGHTS-OF-WAY. TESTING LOCATION AND FREQUENCY SHALL MEET ISPWC AND ADA COUNTY HIGHWAY DISTRICT (ACHD) REQUIREMENTS. REPORTS SHALL BE SUBMITTED TO THE ENGINEER WITHIN TWO WEEKS OF TESTING.
- CONSTRUCTION OF WATER MAINS AND ALL OTHER RELATED APPURTENANCES SHALL BE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS AND THE CITY OF KETCHUM UTILITIES DEPARTMENT STANDARDS.
- CONTRACTOR SHALL PRESSURE TEST, DISINFECT, AND CONDUCT BIOLOGICAL TESTING IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS, AND THE PRESSURE TESTING, DISINFECTION, AND MICROBIOLOGICAL TESTING PROCEDURES.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL BE ANSI/NSF STD. 61 COMPLIANT.
- ALL WATER SUPPLY FIXTURES, FITTINGS, PIPING, AND ALL RELATED APPURTENANCES SHALL COMPLY WITH THE LOW LEAD ACT REQUIRING ALL MATERIALS TO HAVE A LEAD CONTENT EQUAL TO OR LESS THAN 0.25%.
- THE CONTRACTOR SHALL USE ANSI/NSF STANDARD 60 CHEMICALS AND COMPOUNDS DURING INSTALLATION & DISINFECTION OF POTABLE WATER MAIN.



VICINITY MAP

## LEGEND

### EXISTING ITEMS

—	Right-of-way
—	Adjacents Lot Line
—	Right of Way Centerline
—	5' Contour Interval
—	1' Contour Interval
—	Edge of Asphalt
—	6" Vertical Curb & Gutter
—	Fence
—	Asphalt
—	Building / Structure
—	Concrete
—	Gravel Driveway
—	Pavers
—	Tree
—	Sign

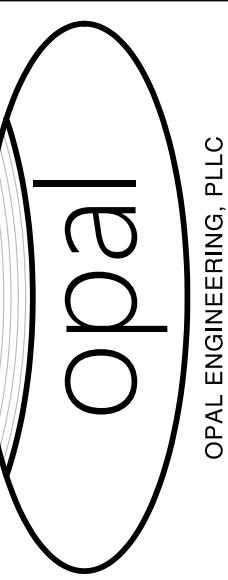
Gas Meter  
Cable Tv Riser  
Electric Meter  
Power Transformer  
Power Vault  
Power Box  
Air Conditioning Unit  
Power Buried  
Sever Main  
Sewer Service  
Sewer Cleanout  
Sewer Manhole  
Water Main  
Water Service  
Fire Hydrant  
Water Valve  
Water Meter

## COVER SHEET

140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)

PREPARED FOR: ARCH-COMMUNITY HOUSING TRUST

REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Opal Engineering, PLLC.



OPAL ENGINEERING, PLLC  
101 E. BULLION ST. STE 3E, HAILEY, ID 83333  
WWW.OPALENGINEERING.COM

PURPOSE: ISSUE FOR DESIGN REVIEW 06/27/2025		
REVISION NO.	DATE	CITY COMMENTS

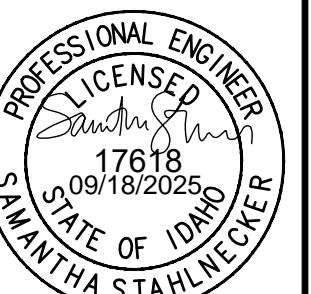


PRELIMINARY  
NOT FOR  
CONSTRUCTION

25015  
PROJECT NUMBER

C0.10

PURPOSE: ISSUE FOR DESIGN REVIEW (06/27/2025)		
REVISION NO.	DATE	DESCRIPTION
A	09/19/2025	CITY COMMENTS: 07/31/2025



PRELIMINARY  
NOT FOR  
CONSTRUCTION

## SITE DEMOLITION PLAN

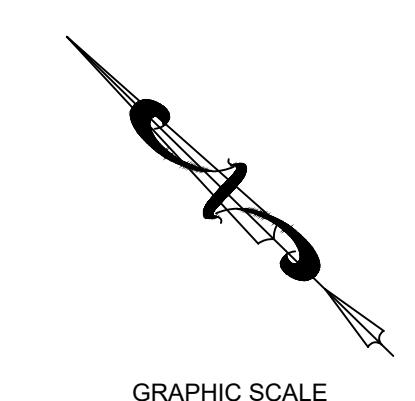
140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)  
PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

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0 10 20  
GRAPHIC SCALE  
Scale in Feet

25015  
PROJECT NUMBER

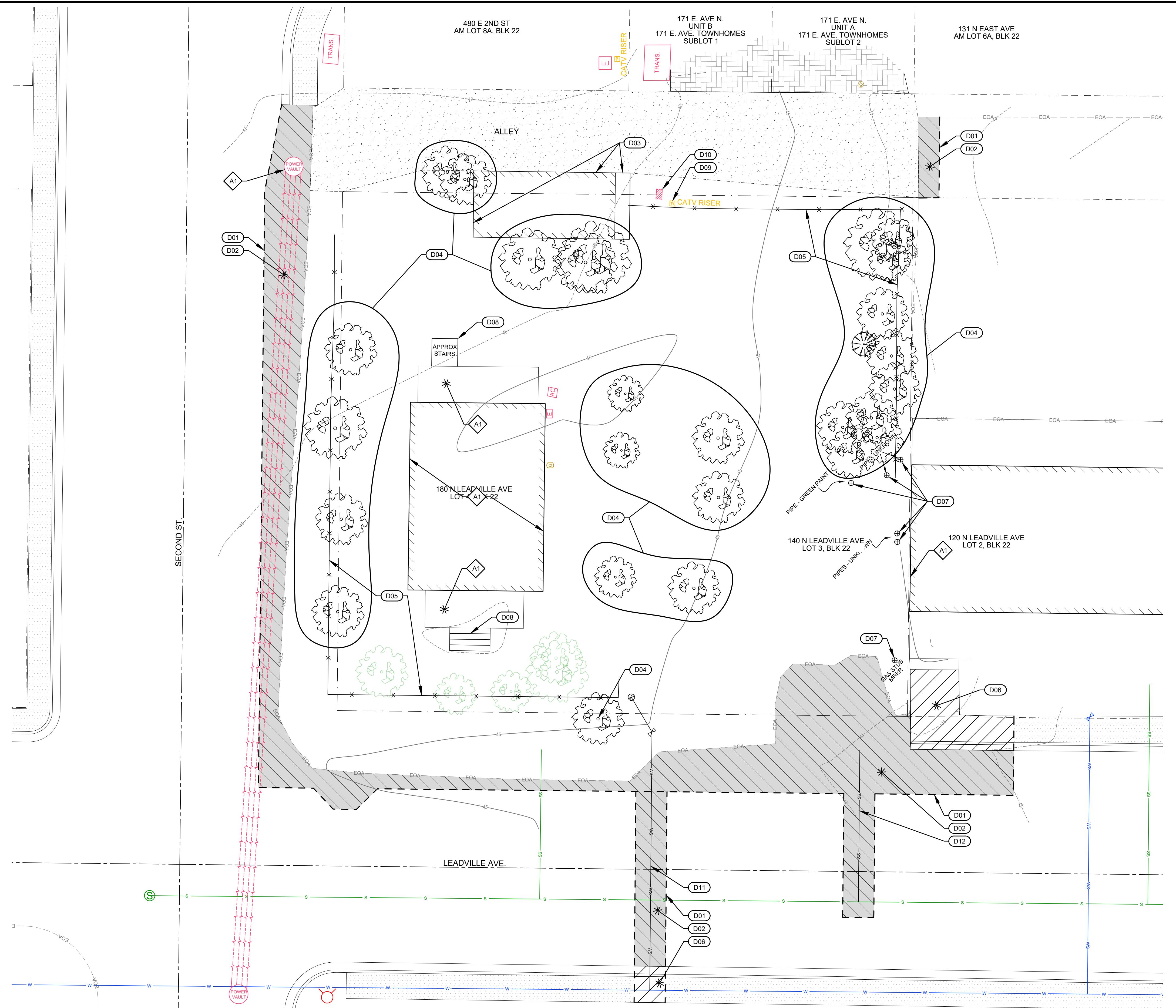
C0.90



**SITE DEMOLITION KEY NOTES**

- (D01) SAWCUT ASPHALT TO PROVIDE FOR A CLEAN VERTICAL EDGE.
- (D02) REMOVE AND DISPOSE OF ASPHALT.
- (D03) REMOVE AND DISPOSE OF BUILDING / STRUCTURE.
- (D04) REMOVE AND DISPOSE OF TREE AND ROOTBALL.
- (D05) REMOVE AND DISPOSE OF FENCE.
- (D06) REMOVE AND DISPOSE OF CONCRETE SIDEWALK, CURB, AND GUTTER.
- (D07) REMOVE AND DISPOSE OF MISCELLANEOUS PIPES AND/OR UTILITY RISERS.
- (D08) REMOVE AND DISPOSE OF STEPS / STAIRS.
- (D09) RELOCATE CABLE TV UTILITY RISER (BY OTHERS).
- (D10) RELOCATE POWER VAULT (BY OTHERS).
- (D11) REMOVE AND DISPOSE OF WATER SERVICE.
- (D12) REMOVE AND DISPOSE OF SEWER SERVICE.

RETAIN AND PROTECT  
1. BUILDING AND WOOD DECKS.  
2. POWER VAULT



PURPOSE: ISSUE FOR DESIGN REVIEW 06/27/2025		
REVISION NO.	DATE	DESCRIPTION
00	09/10/2025	CITY COMMENTS 07/31/2025

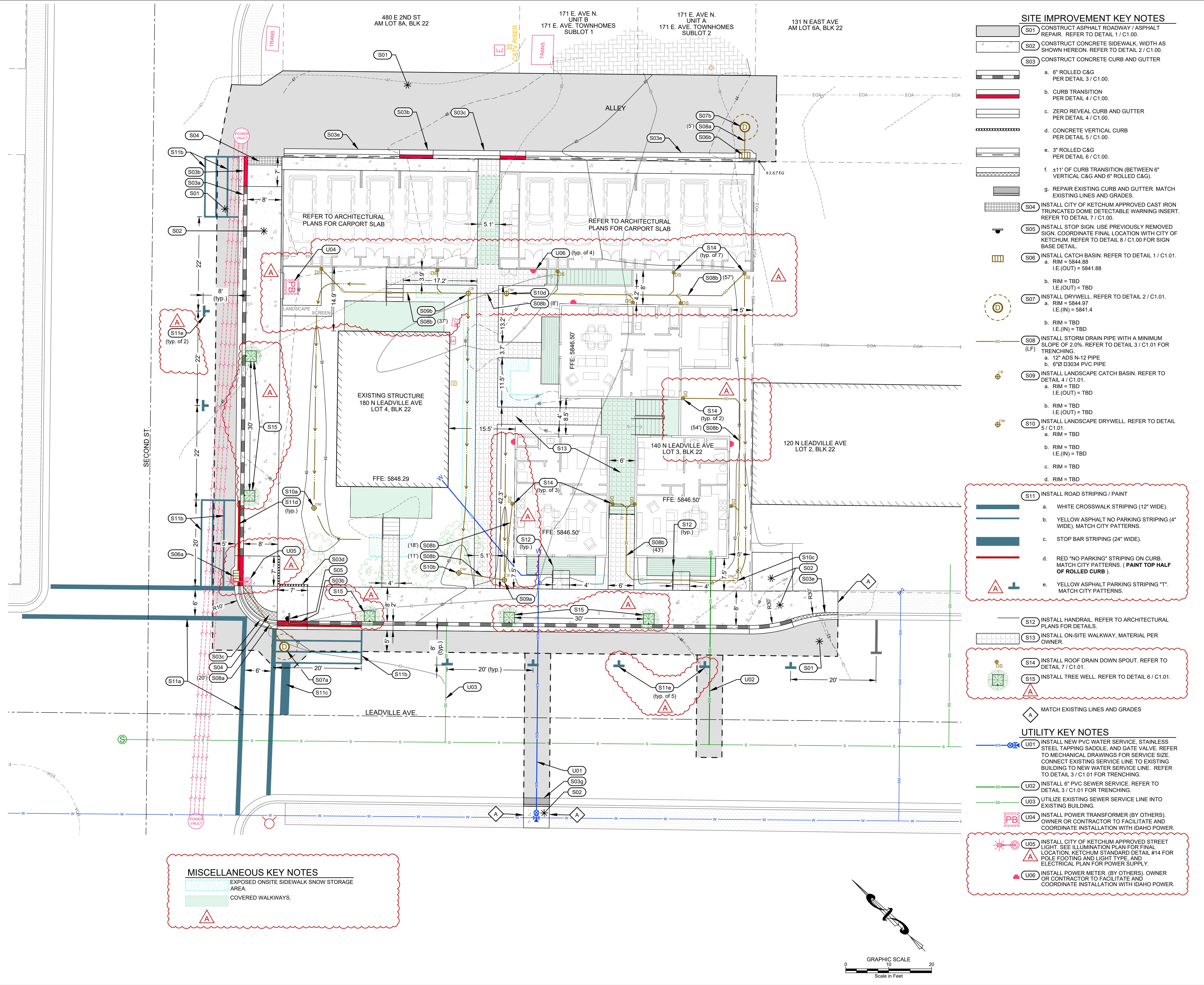


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NOT FOR  
CONSTRUCTION

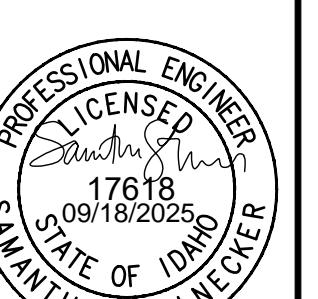
## SITE IMPROVEMENT PLAN

140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)  
PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

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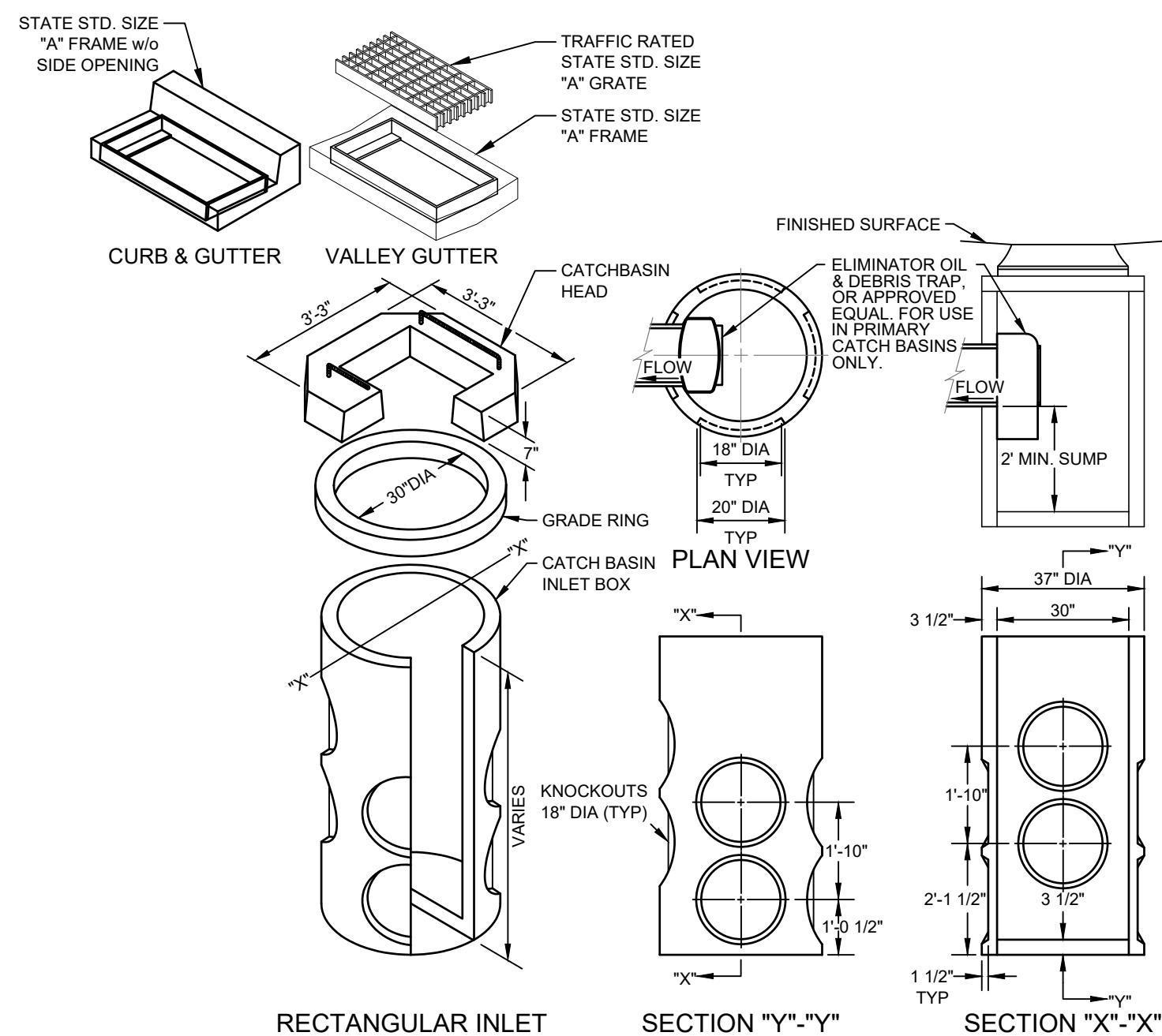


PRELIMINARY  
NOT FOR  
CONSTRUCTION

DETAIL SHEET

140 & 180 N LEADVILLE (KETCHUM BLOCK 22 LOTS 3 AND 4)  
PREPARED FOR: ARCH COMMUNITY HOUSING TRUST

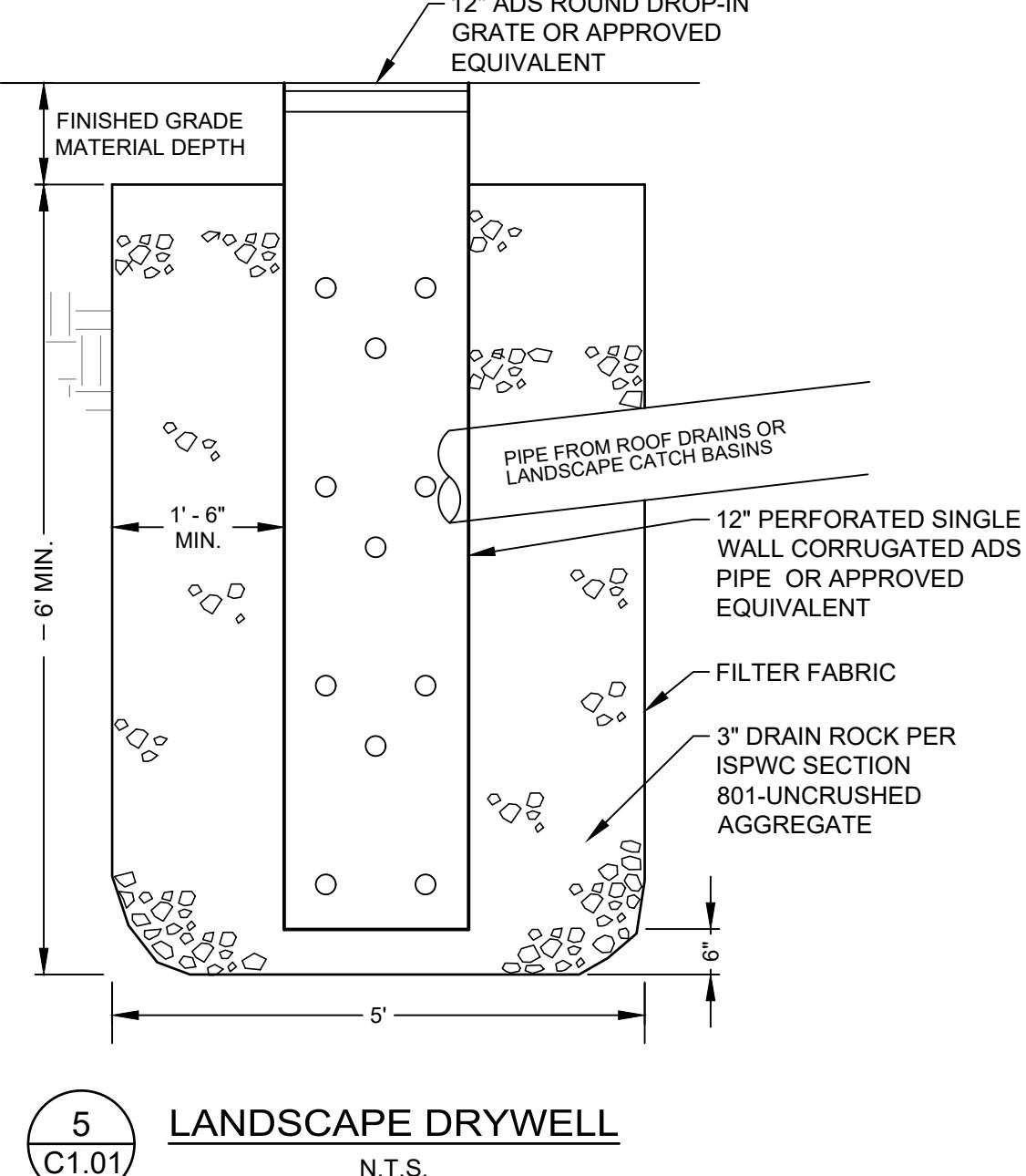
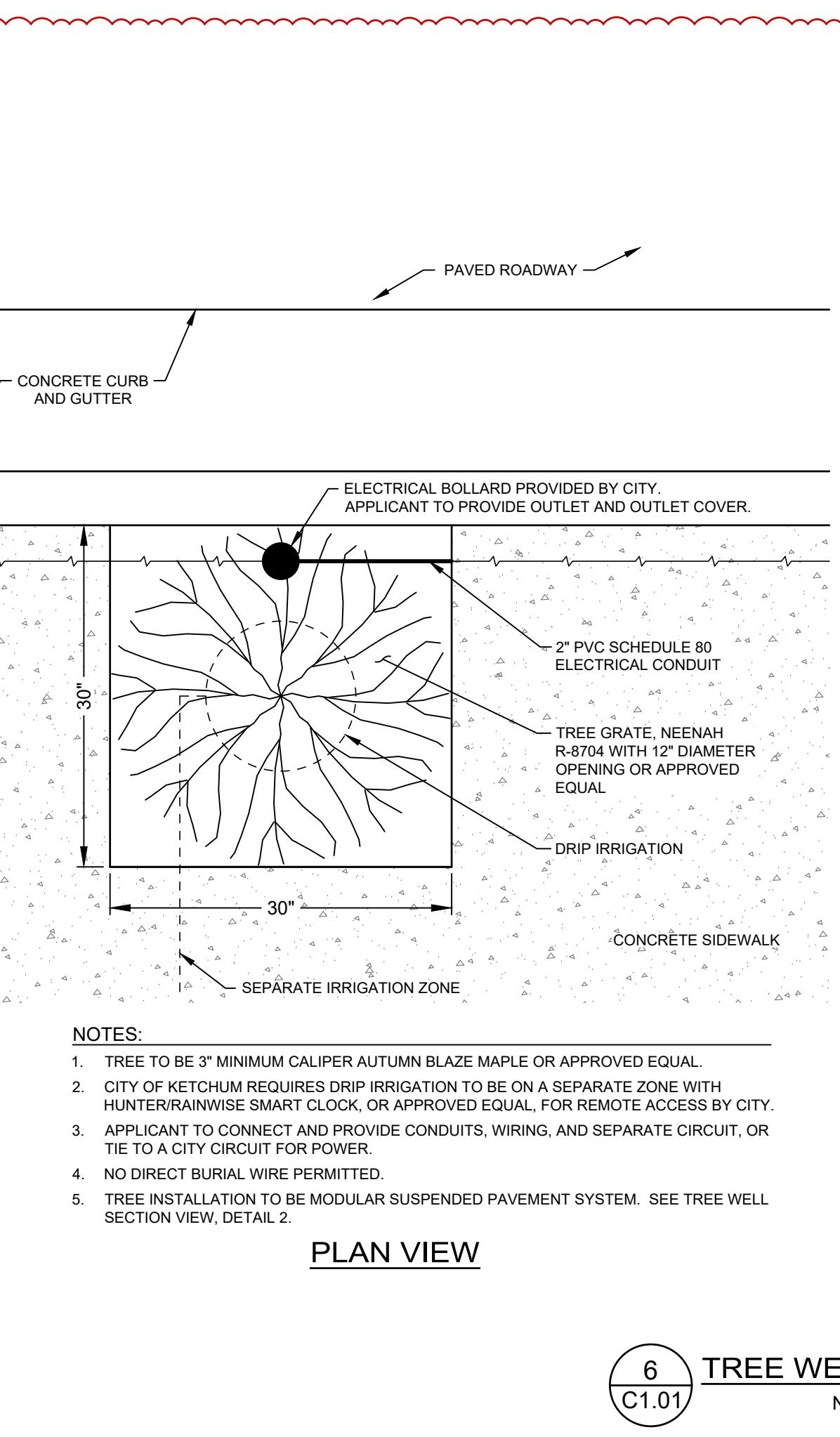
REUSE OF DRAWINGS: These drawings, or any portion thereof, shall not be used on any project or extension of this project except by agreement in writing with Opal Engineering, PLLC.



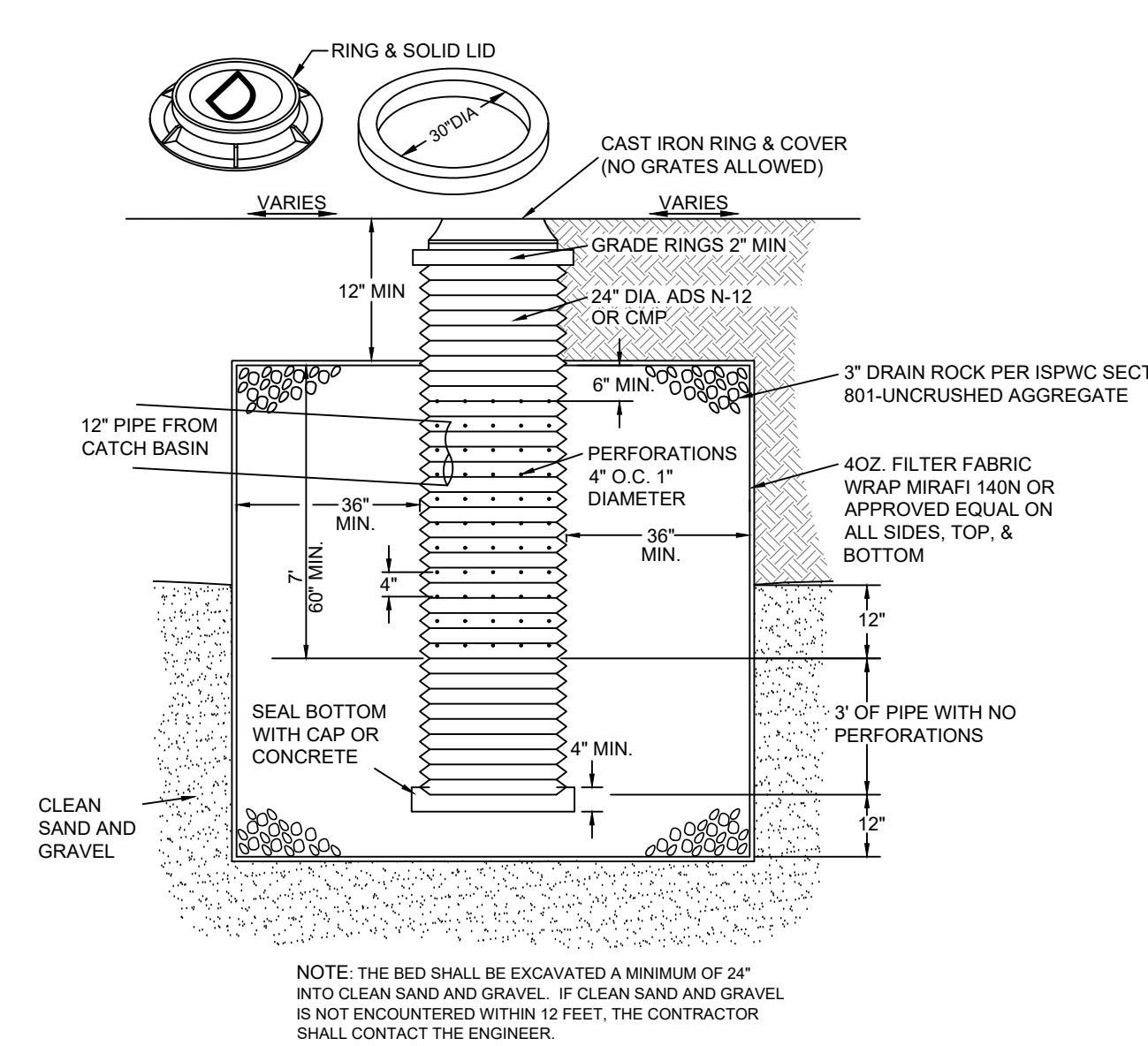
RECTANGULAR INLET SECTION "Y"- "Y" SECTION "X"- "X"

CATCH BASIN INSTALLATION NOTES:  
1. A PRIMARY CATCH BASIN IS DEFINED AS THE FIRST STORM STRUCTURE UPSTREAM OF A DRYWELL. A SATELLITE CATCH BASIN IS DEFINED AS THE STORM STRUCTURE UPSTREAM OF THE PRIMARY CATCH BASIN.  
2. THE OIL & DEBRIS TRAP SHALL BE INSTALLED ON THE OUTLET OF THE PRIMARY CATCH BASIN ONLY.  
3. PLACE A MINIMUM OF 4" OF COMPAKED BEDDING ON PREPARED SUBGRADE AS SPECIFIED IN ISPWC SECTION 305 - PIPE BEDDING. EXTEND BEDDING EITHER TO THE LIMITS OF THE EXCAVATION OR AT LEAST 12" OUTSIDE THE LIMITS OF THE BASE SECTION.  
4. FILL THE BALANCE OF THE EXCAVATED AREA WITH SELECT MATERIAL COMPAKED LEVEL TO THE TOP OF THE BEDDING.  
5. PROVIDE A SMOOTH AND LEVEL BEARING SURFACE ON THE BEDDING SURFACE.

1 30" DIAMETER CATCH BASIN  
N.T.S.  
C1.01

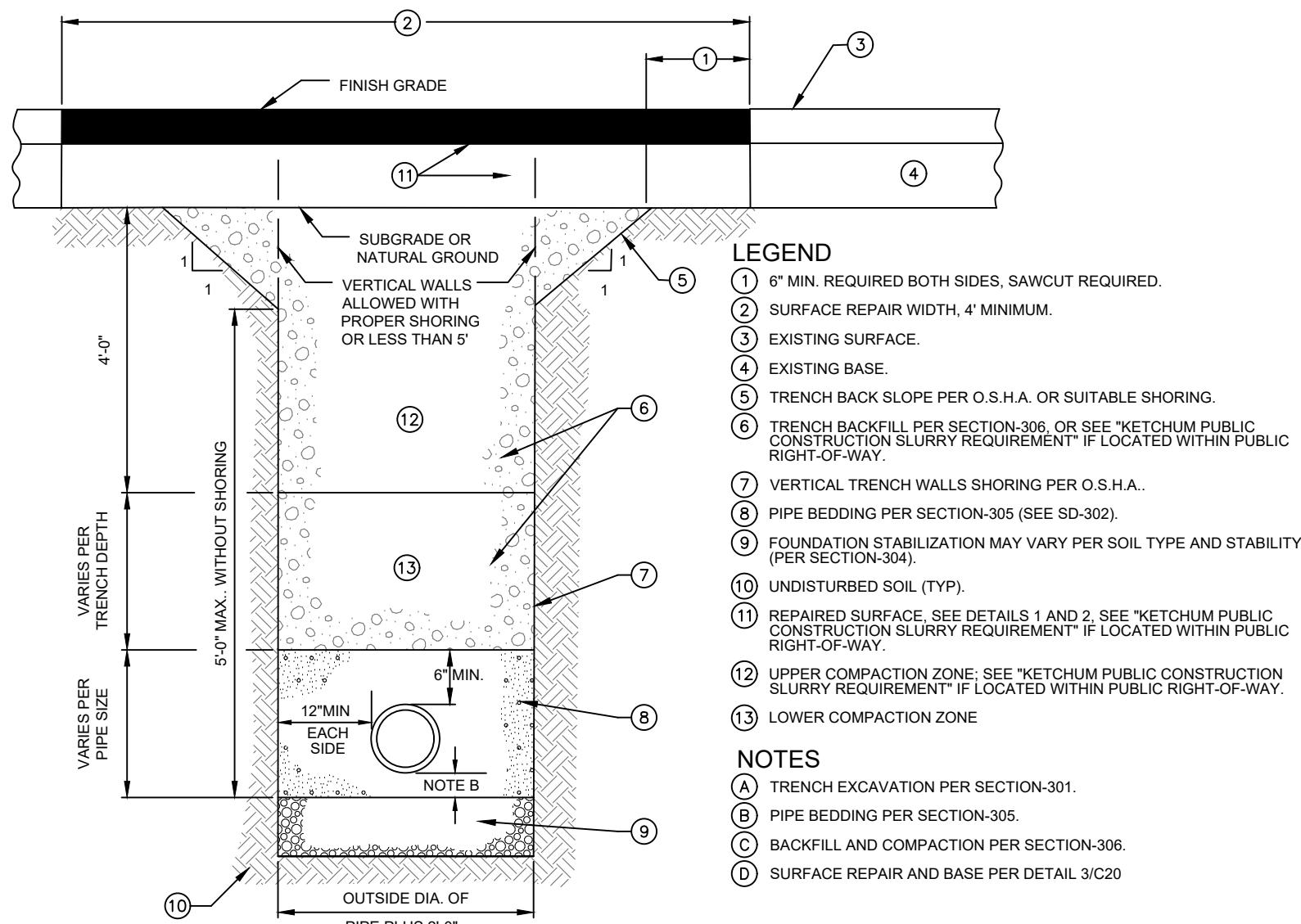


5 LANDSCAPE DRYWELL  
N.T.S.  
C1.01



2 DRYWELL DETAIL  
N.T.S.  
C1.01

NOTE: THE BED SHALL BE EXCAVATED A MINIMUM OF 24" IN DEPTH. IF CLEAN SAND AND GRAVEL IS NOT ENCOUNTERED WITHIN 12 FEET, THE CONTRACTOR SHALL CONTACT THE ENGINEER.



KETCHUM PUBLIC CONSTRUCTION SLURRY REQUIREMENT

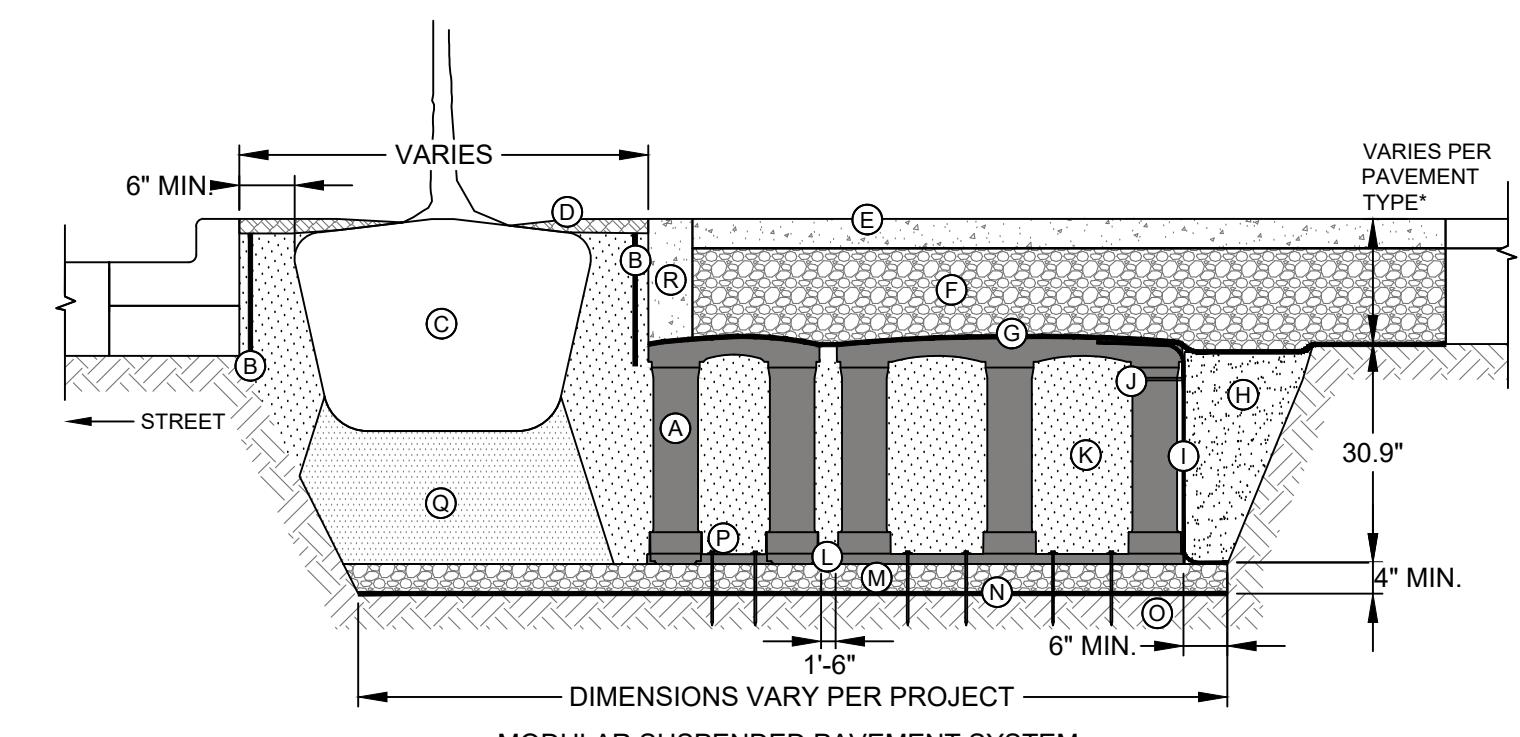
NOTE: WHERE IT IS NECESSARY TO CUT THE ASPHALT PAVEMENT AND DIG A TRENCH FOR BURIAL OF CONDUIT CABLE OR OTHER CITY UTILITY, THE TRENCH SHALL BE BACKFILLED WITH A LEAN CONCRETE MIX TO THE BOTTOM OF FINISH SURFACE MATERIAL WITH THE FOLLOWING PROPORTIONS OF MATERIALS:

COARSE AGGREGATE (% minus) : 2,600 LBS  
SAND : 890 LBS  
PORTLAND CEMENT : 94 LBS  
WATER : 11 GAL (MAX.)

WATER CONTENT IS MAXIMUM AND MAY BE REDUCING DOWNWARD. CARES SHALL BE TAKEN TO ASSURE THAT EXCESS WATER IS NOT PRESENT IN THE MIXING DRUM PRIOR TO CHARGING THE MIXER WITH MATERIALS. THOROUGH MIXING WILL BE REQUIRED PRIOR TO DISCHARGE.

NO COMPACTION, VIBRATION OR FINISHING IS REQUIRED. THE LEAN CONCRETE MIX SHALL BE STRUCK OFF AT OR BELOW THE ELEVATION OF THE PLANTMIX SURFACING WITH A SQUARE-NOSE SHOVEL OR SIMILAR HAND TOOL. THE BACKFILL MIX SHALL BE ALLOWED TO SET FOR A MINIMUM OF 2 HOURS BEFORE THE PERMANENT PLANTMIX SURFACING IS PLACED TO COMPLETE THE TRENCH REPAIR. TEMPORARY PLACEMENT OF ASPHALT COLD MIX SURFACING MAY BE NECESSARY TO ACCOMMODATE TRAFFIC WITHIN THE FIRST 2 HOURS OF BACKFILL PLACEMENT PRIOR TO COMPLETING THE PERMANENT REPAIR.

3 TYPICAL TRENCH SECTION  
N.T.S.  
C1.01

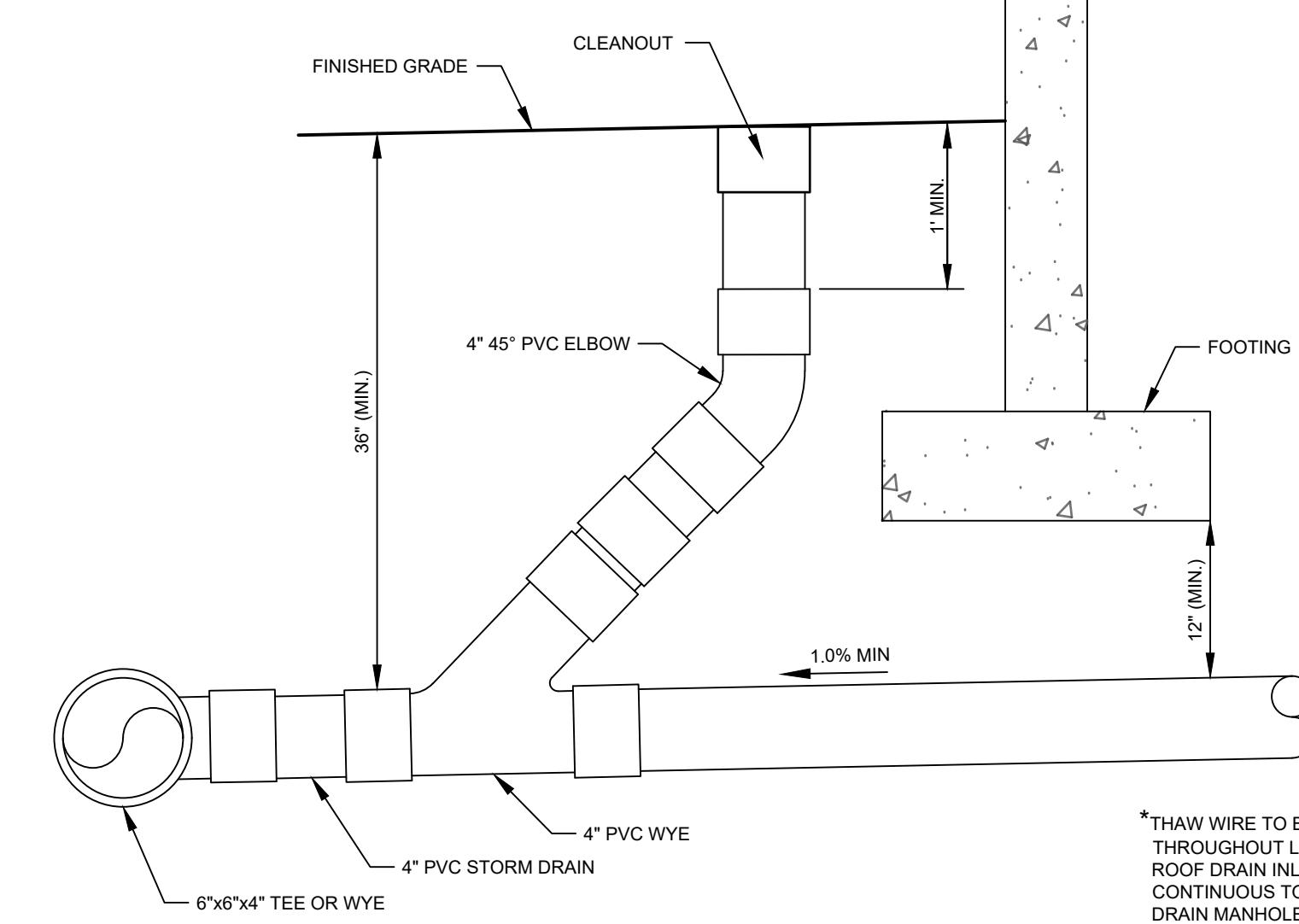


KEY PLAN:  
MODULAR SUSPENDED PAVEMENT SYSTEM

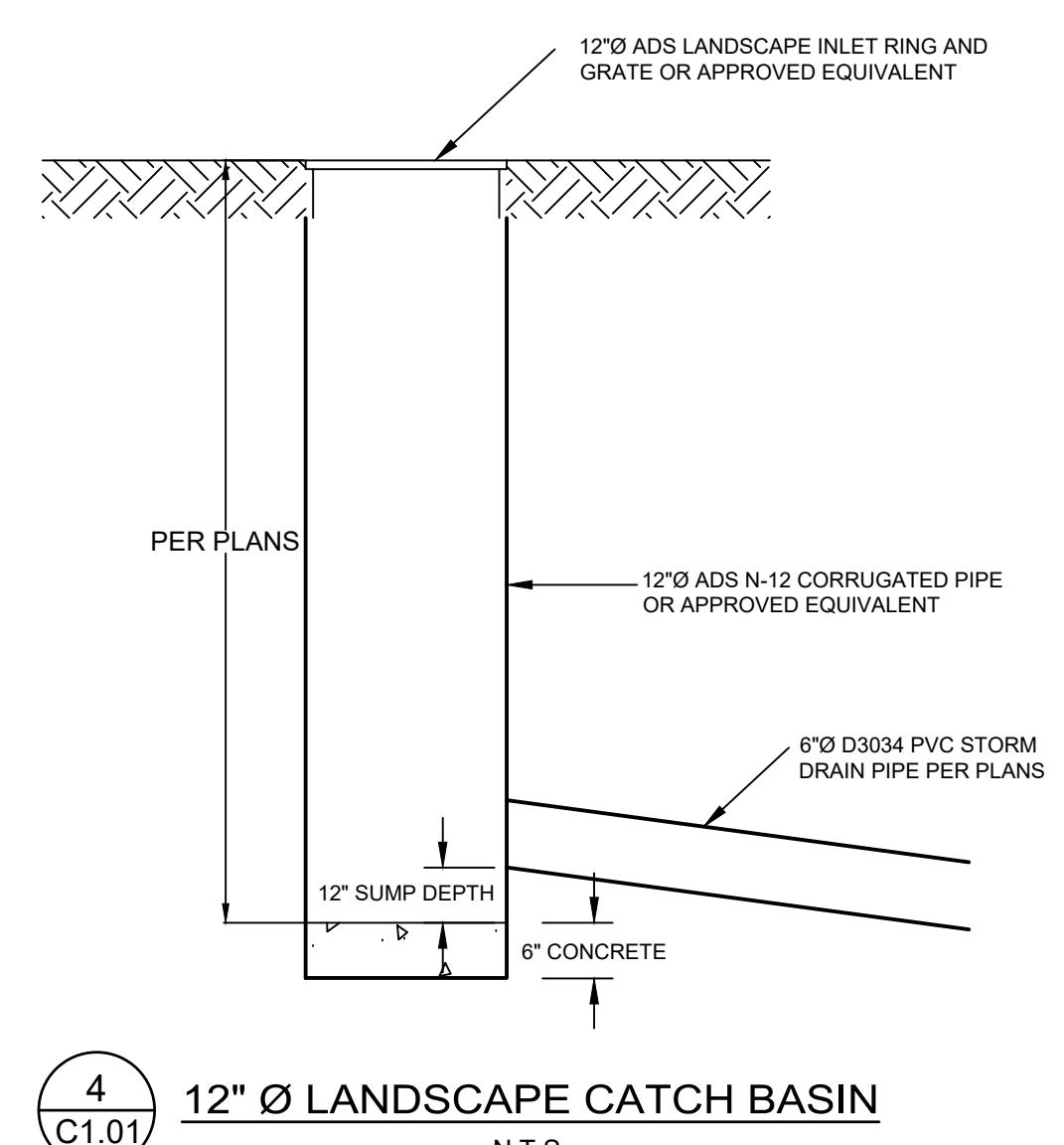
- SILVA CELL SYSTEM (DECK, BASE, AND POSTS) OR APPROVED EQUAL.
- DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT. PREVENTS ROOTS FROM DISTURBING PAVEMENT.
- TREE ROOT PACKAGE, SIZE VARIES
- TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
- SURFACE TREATMENT, PER PROJECT
- AGGREGATE BASE COURSE, DEPTH VARIES PER PROJECT
- GEOTEXTILE TO KEEP AGGREGATE FROM MIGRATING DOWN THROUGH CELL DECK
- BACKFILL, PER PROJECT SPECIFICATIONS
- GRID TO PROVIDE FOR VERTICAL SEPARATION BETWEEN PLANTING SOILS AND BACKFILL WHILE ALLOWING ROOT PENETRATION INTO ADJACENT SOILS. 6" (150 mm) TOE (OUTWARD FROM BASE) AND 12" (305 mm) EXCESS (OVER TOP OF DECK).
- CABLE TIE, ATTACHING GRID TO SILVA CELL AT BASE OF UPPER POST FLARE
- PLANTING SOIL, PER PROJECT SPECIFICATIONS, COMPAKTED TO 70-80% PROCTOR
- SILVA CELL BASE SLOPE, 10% MAX
- 4" (100 mm) MIN AGGREGATE SUB BASE, COMPAKTED TO 95% PROCTOR
- GEOTEXTILE, TO PROVIDE SEPARATION BETWEEN SUBGRADE AND AGGREGATE BASE
- SUBGRADE, COMPAKTED TO 95% PROCTOR
- PIN, PER SILVA CELL SPECIFICATIONS, TO KEEP CELLS IN PLACE DURING CONSTRUCTION
- PLANTING SOIL BELOW TREE ROOT PACKAGE, COMPAKTED TO 85-90% PROCTOR
- CONCRETE EDGE RESTRAINT TO STABILIZE EDGE AND PREVENT AGGREGATE MIGRATION INTO TREE OPENING.

NOTES:  
SECTION VIEW

- EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- A PROJECT SPECIFIC DETAIL WILL NEED TO BE PROVIDED TO CITY FOR REVIEW AND APPROVAL.



7 INTERIOR ROOF DRAIN CONNECTION DETAIL  
N.T.S.  
C1.01



4 12" Ø LANDSCAPE CATCH BASIN  
N.T.S.  
C1.01

PURPOSE: ISSUE FOR DESIGN REVIEW 06/27/2025			
REVISION NO.	DATE	DESCRIPTION	CITY COMMENTS 07/31/2025
4	06/19/25		

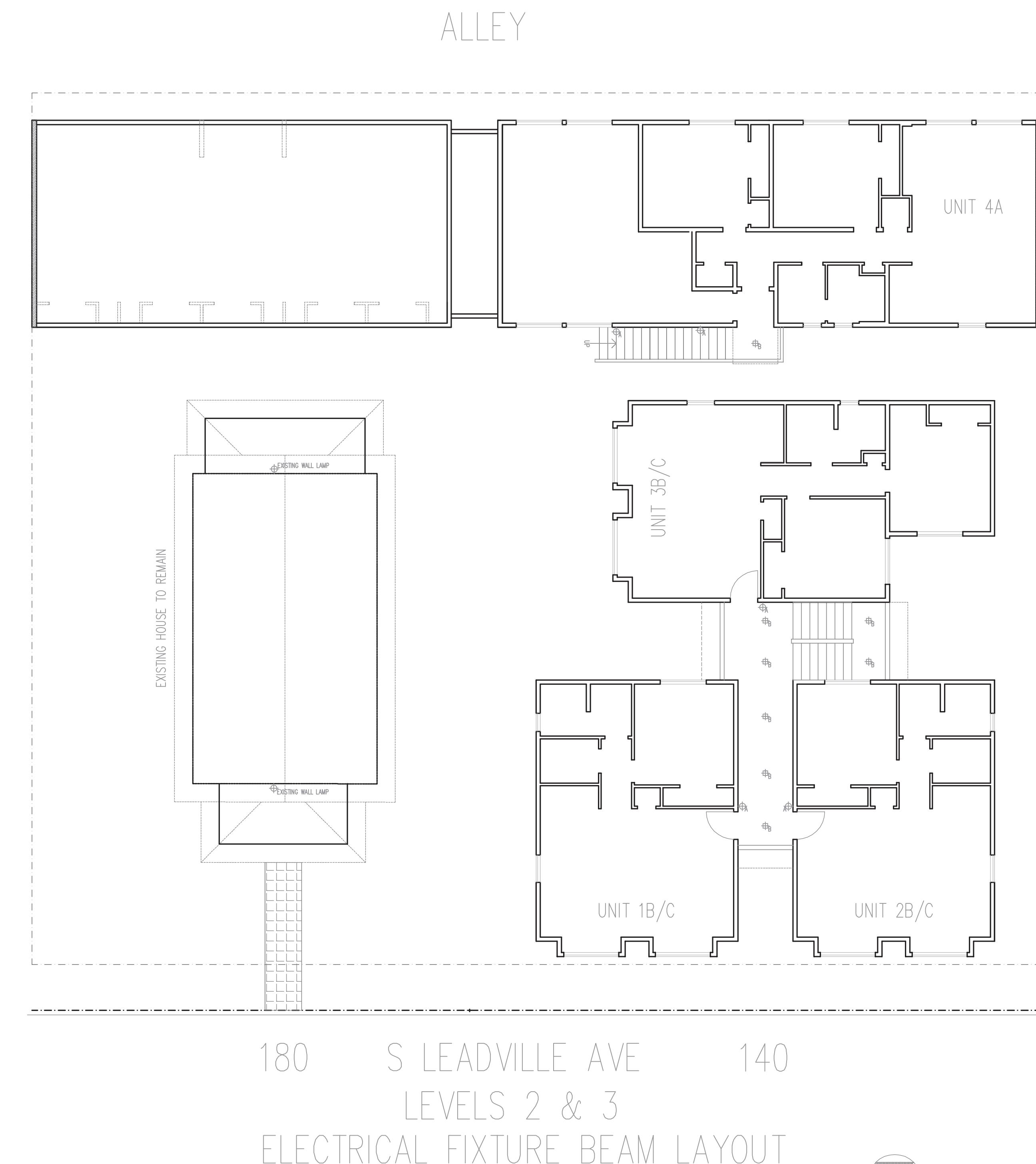
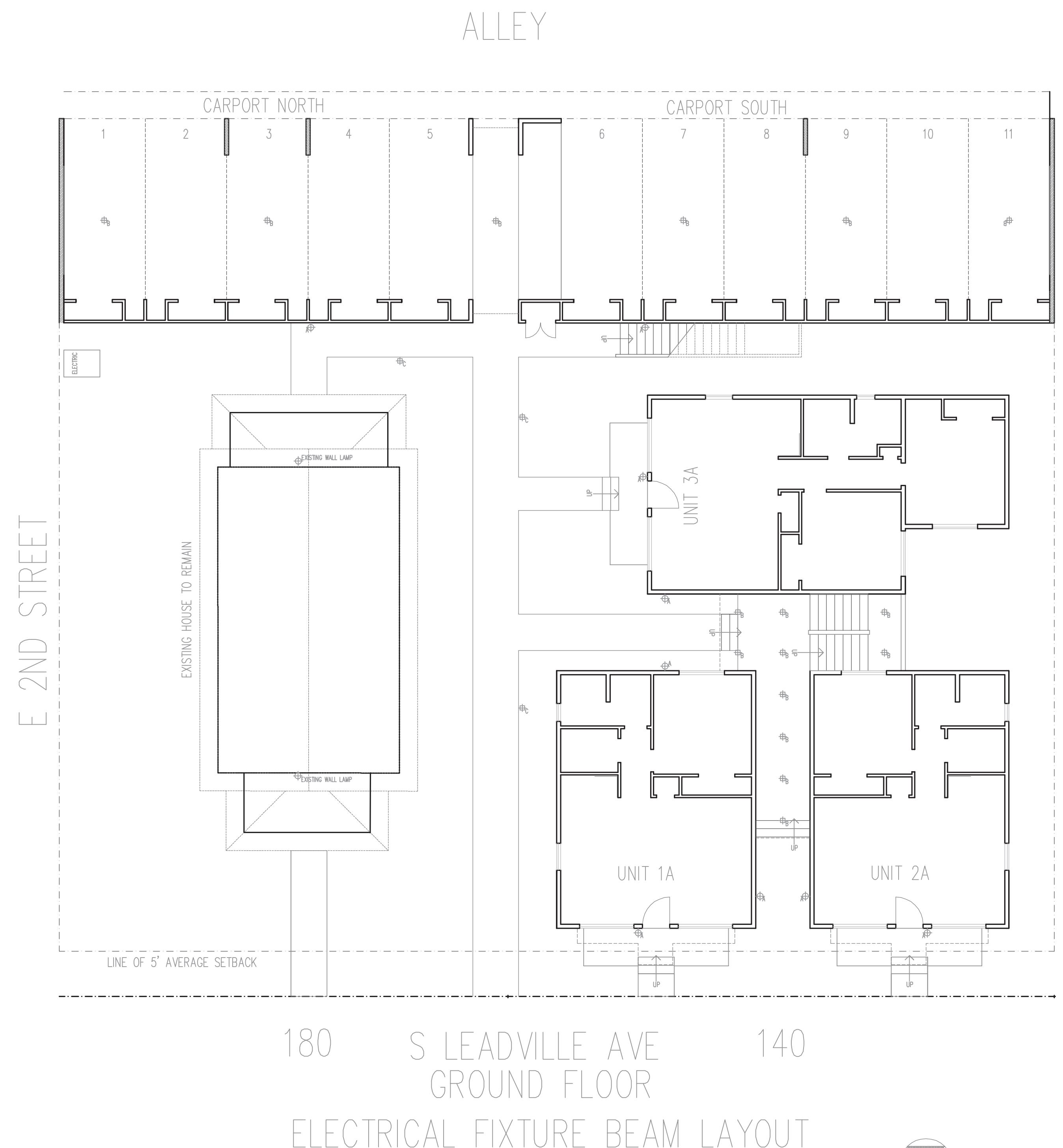
25015	PROJECT NUMBER
C1.01	

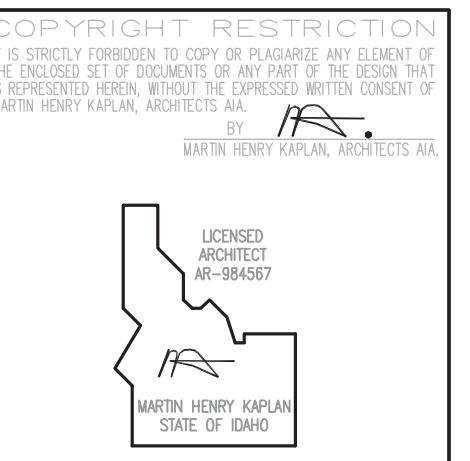


**ARCH - S LEADVILLE & E 2ND  
 AN AFFORDABLE HOUSING PROJECT  
 140-180 N LEADVILLE, KETCHUM ID 83340**

ISSUE	DESCRIPTION	DATE
15	DES REV APP G	09.22.25
14	DES REV APP F	06.21.25
13	DES REV APP E	06.16.25
12	DES REV APP D	06.14.25
11	DES REV APP C	06.07.25
10	PRE DES REV APP B	05.14.25
9	PRE DES REV APP A	01.14.25
8	PRE DES REV APP	01.11.25
7	PRE DES REV APP	01.07.25
4	PRE PLNG MTG C	10.25.24
3	PRE PLNG MTG B	10.07.24
2	PRE PLNG MTG	08.02.24
1	PRE PLNG MTG	08.02.24
0	DESCRIPTION	DATE

DRAWN BY: MHK  
 SCALE: 1/8"=1'-0"



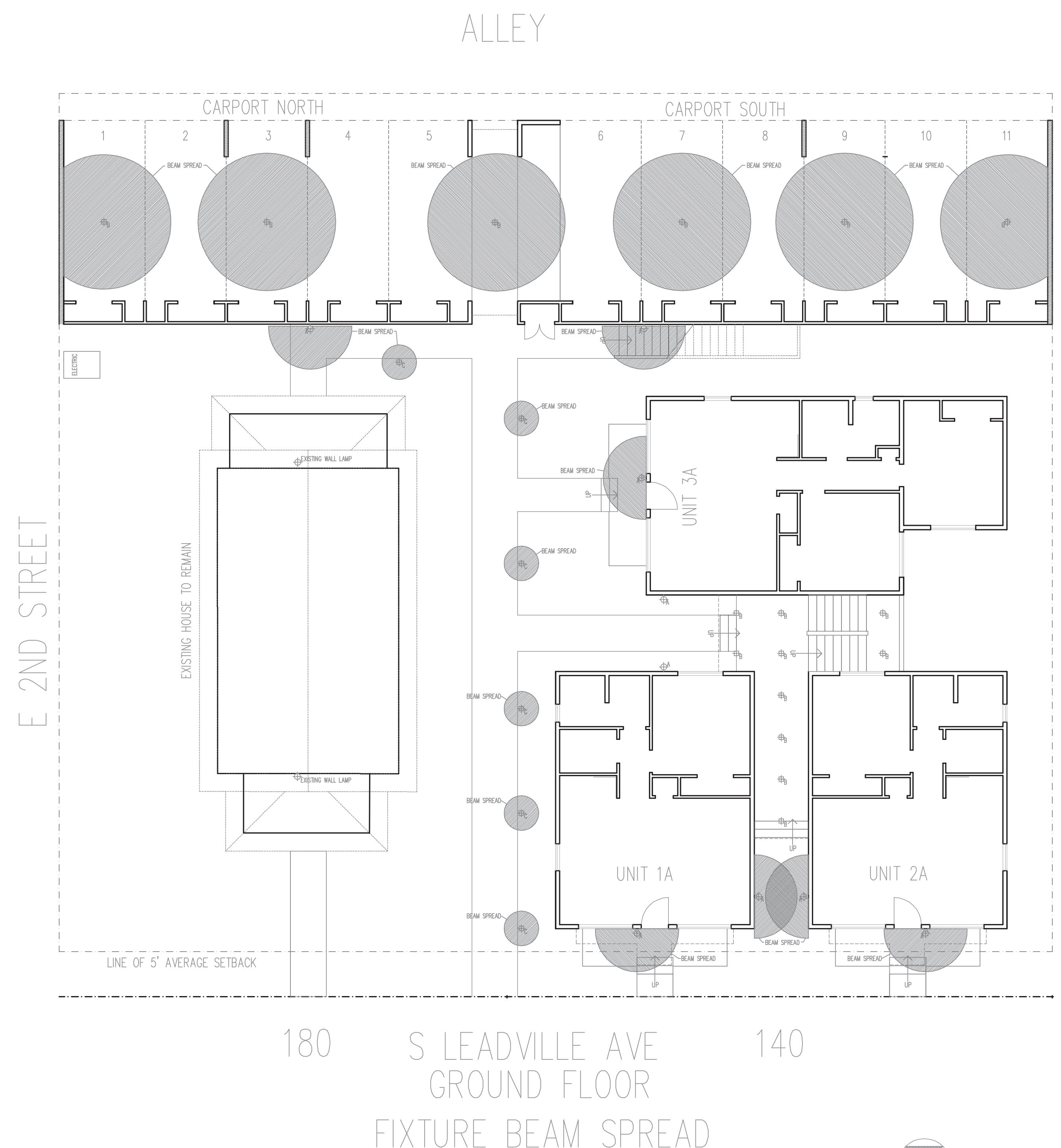


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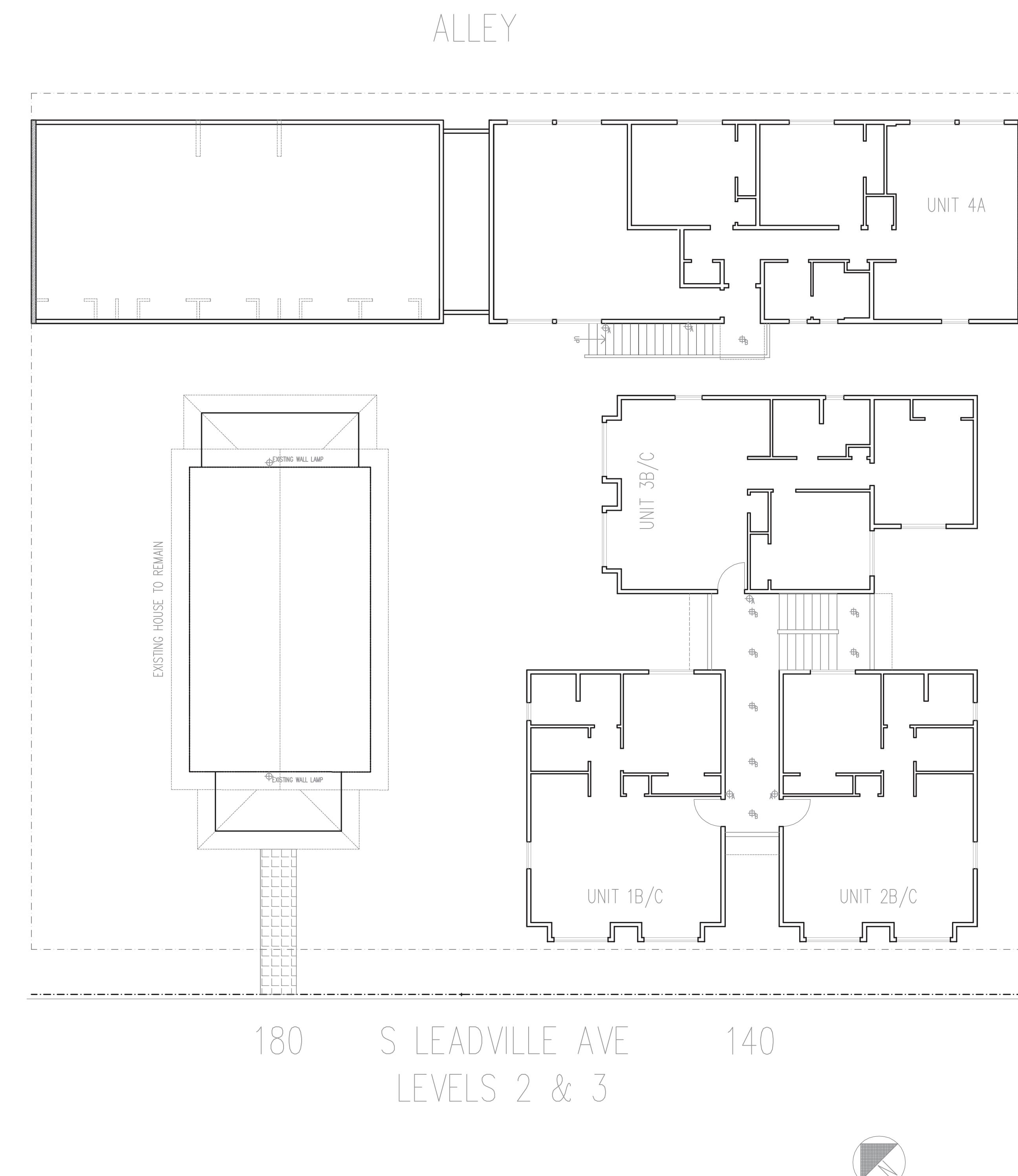
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3 PRE PLNG MTG B	10.07.24
2 PRE PLNG MTG	08.02.24
10 DESCRIPTION	DATE

DRAWN BY: MHK  
SCALE: 1/8"=1'-0"

**E.2**



NOTES:  
1. ALL FUTURE SPECIFICATIONS ON SHEET E.3  
2. ALL RECESSED CAN FIXTURES (B) WILL BE ACTIVATED BY MOTION SENSORS  
3. ALL BOLLARD LUMINAIRES (C) ARE DARK SKY CERTIFIED AND WILL BE  
ACTIVATED BY MOTION SENSORS TO RESPECT DARK SKY GOALS AND  
PROVIDE SAVINGS IN ELECTRICAL COSTS  
4. THE EXISTING EXTERIOR LIGHTS ON THE EXISTING LANDMARKED HOUSE WILL REMAIN  
AND ARE LOCATED WELL BEHIND THE EXISTING OVERHANGS  
5. THE DOWNLIGHTS (A) LOCATED ADJACENT TO EVERY ENTRY DOOR ARE DARK  
SKY COMPLIANT AND ONLY EMIT LIGHT DOWNWARD



NOTES:  
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