



**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
REGULAR MEETING OF DECEMBER 9, 2025**

PROJECT: 140 & 180 N Leadville Ave ARCH Workforce Housing Project

APPLICATION TYPES: Design Review (Application File No. P25-033) & Lot Consolidation Preliminary Plat (Application File No. P25-039)

ASSOCIATED APPLICATIONS: Pre-Application Design Review File No. P25-006

PROPERTY OWNER: ARCH Community Housing Trust

REPRESENTATIVE: Martin Henry Kaplan, AIA

REQUEST: Final Design Review and Lot Consolidation Preliminary Plat applications for the ARCH workforce housing project at 140 & 180 N Leadville Avenue

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

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

REVIEWER: Abby Rivin – Senior Planner

NOTICE: 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. The public hearing for the project was continued from the regular Planning & Zoning Commission meetings on November 12 and November 25, 2025.

BACKGROUND

Process to Date

The Planning and Zoning Commission (Commission) conducted their first public hearing on the ARCH workforce housing project during their regular meeting on November 25, 2025. The final

Design Review and Lot Consolidation Preliminary Plat application materials, staff report, and meeting recording is published on the city's website and may be viewed by clicking the link [here](#).

Commission Feedback

The Commission supported the proposed scale and massing of the buildings. While appreciative of the relief provided by the separation between the buildings, the Commission expressed concerns that the façade design lacked sufficient articulation and detailing needed to reduce flatness and add visual interest. The Commission expressed concerns that the cool color palette and expanses of undifferentiated black and dark gray surfaces appeared stark and monotonous (see Figure 1).



Figure 1: Cool Color Palette

The Commission requested the applicant change the color palette to include warmer tones that are more compatible with the surrounding neighborhood and add additional landscaping. The Commission noted that while a warmer color palette and additional landscaping could address some of their feedback, further articulation, detailing, or ornamentation may be needed to fully resolve their design concerns.

Proposed Changes

The applicant has proposed modifying the color palette and additional landscaping to address the Commission's feedback. The applicant has provided two different color palette options for the Commission's consideration. The color options are included as Attachment A to the staff report. Staff's evaluation of the color options is included in the analysis section of the staff report. The applicant has added two more flowering crabapple trees to the landscape plan on sheet L1. The applicant has proposed 10 total trees, which satisfies the tree replacement requirement. Aside from the color palette, the applicant has not proposed any additional changes to the façade design.

In addition to the color and landscaping changes, the applicant has addressed several other issues identified in the November 25 staff report. The applicant has updated the exterior lighting fixture specifications on sheet E.3 to note that the color temperature of the light source for each of the three fixtures is 2700K. As presented by staff and the applicant at the November 25 hearing, the

garbage disposal plan has been modified to address the Streets Department concerns about bins lingering in the alley. Sheet A.3 has been revised to include a garbage bin staging area in the south carport building and add bike storage for each unit. The revised landscape plan (sheet L1), exterior lighting specifications (sheet E.3), and garbage disposal plan (sheet A.3) are included as Attachment B to the staff report.

ANALYSIS
Color Palette Options

The applicant has proposed two different color options—a brown palette and a gray palette (see Figure 2). Staff believes the brown palette better reflects the Commission’s feedback than the gray palette, due to its warmer tones.

Staff believes the brown palette significantly enhances the façade design. The warm tones help define and highlight the texture of both the Hardie Plank and Board & Batten siding. The lighter brown color distinguish and differentiate the horizontal Hardie Plank siding at the ground level from the vertical Board & Batten siding above. The dark brown color of the belly band capping the ground floor emphasizes this detail. The dark brown window trim further articulate the façade. The Svelte Sage color proposed for the stucco projections matches the trim of the historic home. Staff appreciates this thoughtful visual connection between the new buildings and the historic home.



Figure 2: Color Palette Options



Figure 3: Brown Palette

With its cooler tones, the gray palette appears starker and less inviting than the brown palette. Staff believes the dark gray Hardie Plank siding at the ground level diminishes the visibility of its texture compared to the light brown. Similarly, the dark gray window trim is less pronounced against the dark siding. Additionally, staff believes the off-white parapets and belly band capping the ground level appear fragmented and lack overall cohesiveness.



Figure 4: Gray Palette

Staff believes the brown color palette significantly improves the design and adds visual interest by highlighting and distinguishing the depth and texture of the exterior materials. Staff believes the brown palette is more compatible with the surrounding built environment (see Figure 5).



Figure 5: Surrounding Built Environment

Staff recommends the Commission provide feedback on the color palette options. Except for the color palette, no further modifications to the façade design have been proposed. Incorporating additional architectural features and ornamentation, such as Juliet balconies, could enhance visual interest and help further animate the facade. If the Commission believes the color palette change and additional landscaping resolve their design concerns, then staff recommends the Commission approve the ARCH Workforce Housing Project Design Review application with the brown color palette option. If the Commission believes additional design changes are needed, then staff recommends the Commission provide feedback to the applicant and continue review of the project.

Pedestrian Amenity

The project is required to provide pedestrian amenities pursuant to KMC §17.96.060.J1, which states, “Where sidewalks are required, pedestrian amenities shall be installed.” 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. Preliminary design plans for these historic building plaques may be viewed by clicking the link [here](#). These historic building plaques are intended to have a consistent design theme. Staff recommends the Commission add the following condition of approval to ensure the historic monument proposed by the applicant matches the design of the city’s historic building plaques:

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.

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 (see Figure 6).



Figure 6: CMU Wall

Staff recommends the Commission add the following condition of approval to add visual interest to the CMU wall:

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.

STAFF RECOMMENDATION

If the Commission believes the updates proposed by the applicant sufficiently address their concerns, then staff recommends the Commission approve the ARCH Workforce Housing Project Design Review application and recommend approval of the Lot Consolidation Subdivision Preliminary Plat application to the City Council subject to the following recommended conditions of approval. Staff would return to the Commission with draft Findings of Fact for final review and approval.

If the Commission believes additional articulation or detailing is needed, then staff recommends the Commission provide feedback to the applicant and continue review of the project.

Recommended Design Review Conditions of Approval

1. This Design Review approval is based on the plans dated September 22, 2025 and information presented and approved at the December 9, 2025 Planning and Zoning Commission Meeting included as Exhibit A. 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 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.
8. In addition to the requirements set forth in this Design Review approval, this project shall comply with all applicable local, state, and federal laws.

Recommended Lot Consolidation Preliminary Plat Conditions of Approval

1. This Lot Consolidation Subdivision Preliminary Plat is subject to the ARCH Workforce Housing Project Design Review Application File No. P25-033.
2. As required by KMC 16.04.030.I, the applicant shall obtain final plat approval within two years of City Council's approval of the preliminary plat. If final plat approval is not obtained within this timeframe, the preliminary plat approval shall become null and void.
3. The lot consolidation subdivision final plat shall not be signed by the City Clerk or recorded until a building permit is issued for the ARCH Workforce Housing Project development pursuant to KMC §16.04.030.G.

ATTACHMENTS:

- A. Color Palette Options
- B. Revised Plan Sheets

Attachment A

Color Palette Options

SW 7026

Griffin

SW 9183

Dark Clove

SW 6164

Svelte Sage



SW 7067

Cityscape

SW 7674

Peppercorn

SW 7661

Reflection



Attachment B

Revised Plan Sheets



The designs and concepts shown are the sole property of NS Consulting. The drawings may not be used except with the expressed written consent of NS Consulting, PLLC.

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
	3	Street Trees (With Silva Cell) Spring Snow Crabapple - <i>Malus x 'Spring Snow'</i>	2" Cal.
	2	Radiant Crabapple - <i>Malus x 'Radiant'</i>	
	4	Flowering Deciduous Trees Crabapple - <i>Malus spp.</i>	2" Cal.
	1	Columnar Evergreen Screening Trees Skyrocket Juniper - <i>Juniperus virginiana 'Skyrocket'</i>	6'-8' Height
	13	Shrub Massing PekingCotoneaster - <i>Cotoneaster lcidus</i> Diablo Ninebark - <i>Physocarpus opulifolius 'Diablo'</i> Snowmound Spirea - <i>Spiraea x nipponica 'Snowmound'</i> Tor Birchleaf Spirea - <i>Spiraea betulifolia 'Tor'</i> Common Snowberry - <i>Symphoricarpos albus</i>	5 Gal.
	16	Evergreen Shrubs Massing Helga Austrian Pine - <i>Pinus nigra 'Helga'</i> Acroconda Norway Spruce - <i>Picea abies 'Acrocona'</i>	5 Gal.
	116	Ornamental Grasses & Perennials 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> Lavendar - <i>Lavandula</i> Salvia - <i>Salvia divinorum</i>	1 Gal.
	1,375 Sq.Ft.	Grasses Fine Fescue Mix Available Through Magic Valley Turf Grass	Sod

EXISTING TREE LEGEND

- Existing Tree**
(To Remain)
- Existing Tree**
(To Be Removed)
- Existing Shrubs**
(To Be Removed)

PLAN LEGEND

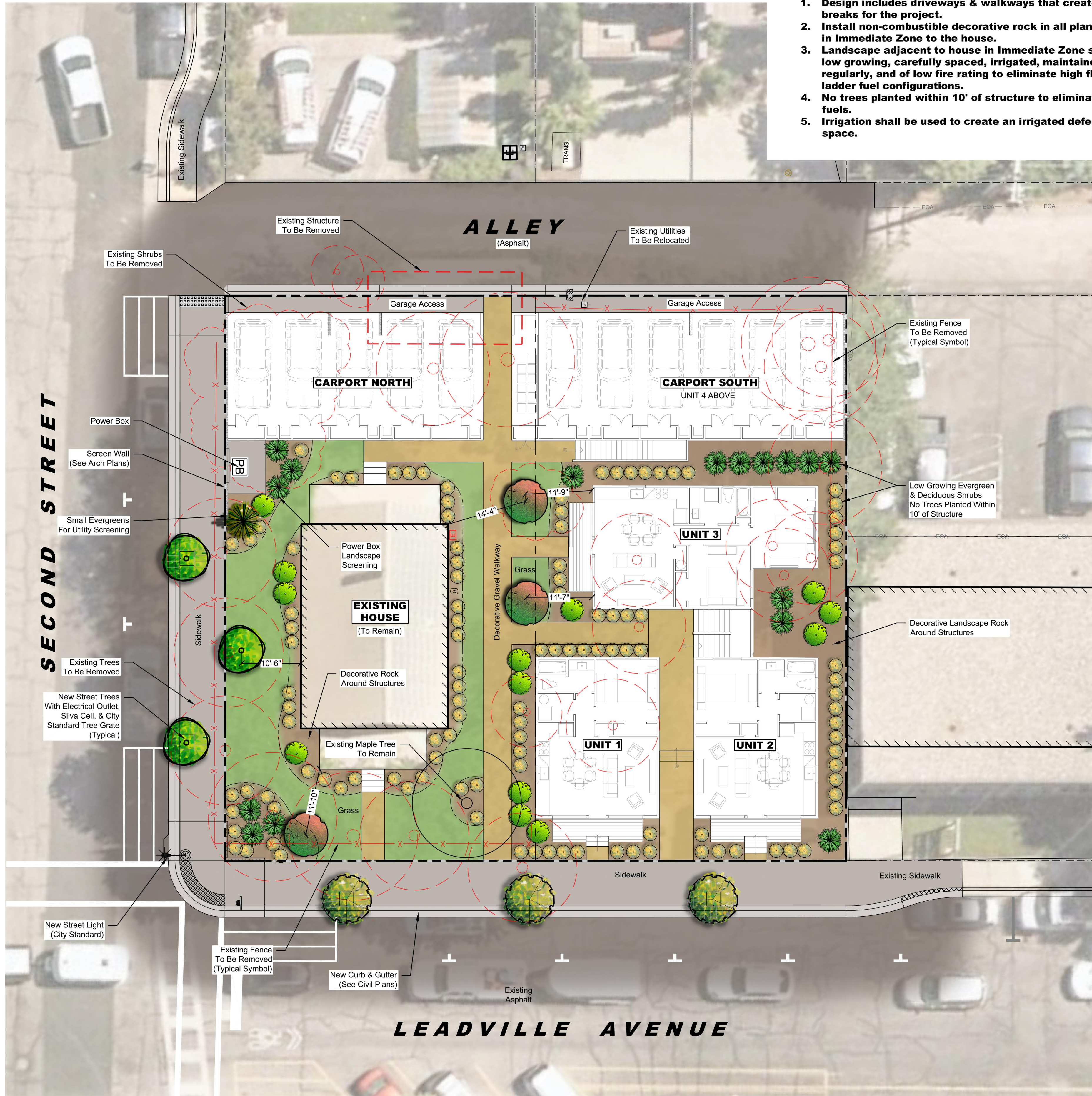
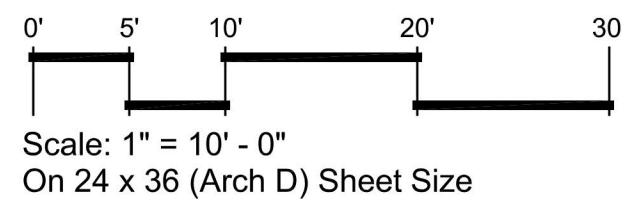
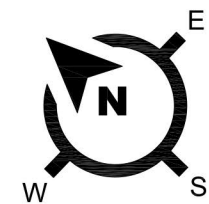
- Property Line**
(Per Survey)
- Decorative Gravel Walkway**
- Concrete Walkway**
- Asphalt**

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.



C

WAC LIGHTING - LEDGE LED PATH LIGHT 2700K MAX 6081 - DARK SKY COMPLIANT
MOTION ACTIVATED

Product Details

WAC Ledge 23" High Bronze 2700K LED Landscape Path Light

- ADA-compliant energy-efficient LED landscape path light from the Ledge collection by WAC Lighting.
- Bronze finish. K-alloy aluminum construction. Clear glass diffuser.
- K-Alloy aluminum construction offers enhanced protection against outdoor elements.
- Smooth and continuous dimming to 10-percent with a magnetic low voltage dimmer.
- LED averages 60,000 hours at 3 hours per day.
- Flood beam spread.
- Includes 6-feet of wire.
- Low voltage - 12V.
- Factory sealed water tight and IP66 rated for protection against high-pressure water jets and outdoor elements.
- Includes mounting accessory and direct burial gel filled wire nuts. Recommended spacing for installation 5-feet to 9-feet.
- High powered LED. Input: 9-15V AC. Power: 3W (4.5VA).

Product Attributes

Style	Contemporary
Finish	Bronze
Type	Low Voltage
Color	Brown
Brand	WAC

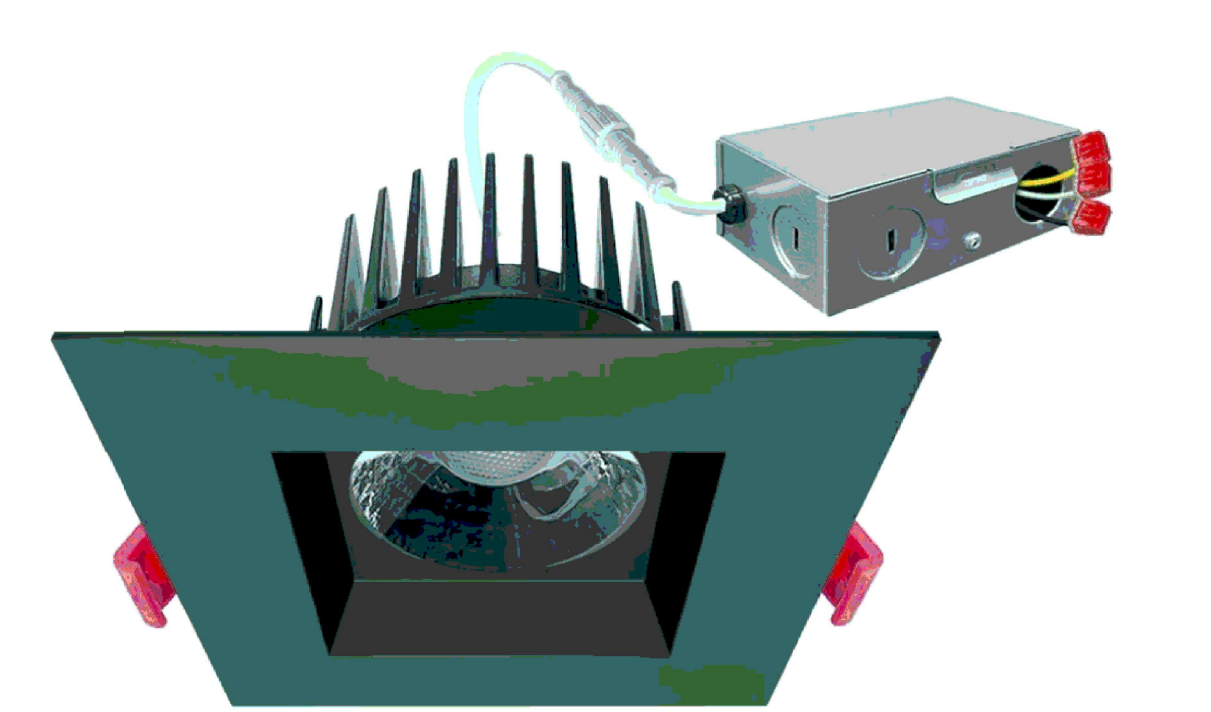
Technical Specifications

Height	23.00 inches
Depth	5.50 inches
Max Wattage	3 watts
Manufacturer Number	6081-27BZ



B

NUWATT 4" BLACK SQUARE ANTI-GLARE WARM <2700k LED RECESSED CAN
MOTION ACTIVATED



4 INCH BLACK SQUARE ANTI-GLARE WARM TO DIM CANLESS LED RECESSED LIGHTING - 120V - COB LED CHIP - WET RATED - WARM TO DIM
- 850LM 2700k

SKU: NW-DLJBX-4RG-12W-3WD-BLK-SQ

Specifications

Dimmability	Triac Dimmable
Size	4 Inch
Color Temperature	2700K
Indoor/Outdoor Usage	Indoor & Outdoor
Product Materials	Diecast Aluminum
Color	Black
Warranty	5 Years
GET 5% OFF!	NUWATT

Description

Watts: 12W
Lumens: 850
Voltage: 120v
Dimming: Triac (Standard Dimming)
IP Rating: Wet Location
Beam: 38°
CRI: >90
CCT: 30k-18k
Size: 4"

TMP SPEC 2700K

A

DESIGN CLASSICS LIGHTING <2700k LED BLACK OUTSIDE WALL CYLINDER - DARK SKY COMPLIANT
MOTION ACTIVATED

Product Number: 656786
Manufacturer: Design Classics Lighting
Model Number: 1773-07-59383 LED
Collection: Jack and Jill
Manufacturer Finish: Matte Black
Manufacturer Shade Color: Matte Black
Total Wattage: 6.5 w.
Voltage Type: Line Voltage
Average Rated Life: 25,000 hrs
Dimmable: With Standard Dimmer
Height: 5.62 in.
Width: 4.5 in.
Depth: 3.38 in.
Wattage: 6.5
Bulb Type: LED
Bulb Shape: MR-16
Base Type: Twist Lock (GU10)
Number Of Bulbs: 1
Bulb Included: Yes
Beam Spread: Flood

Beam Spread Degree: 40
Dark Sky: Yes
EnergyStar Compliant: No
Shade Material: Metal, Glass
Material: Aluminum, Glass
Shipping: UPS Regular
Certification Agencies: ETL
Backplate Dimension: 4.5
Wet Location: Yes
Damp Location: Yes
Harsh Environ/Coastal: No
Weight: 1.5 lbs
Kelvin Temperature: 3000
Lumens: 500
Color Rendering Index: 80
Made In America: No
Dusk To Dawn: No
Motion Sensor: No
Title 24: No

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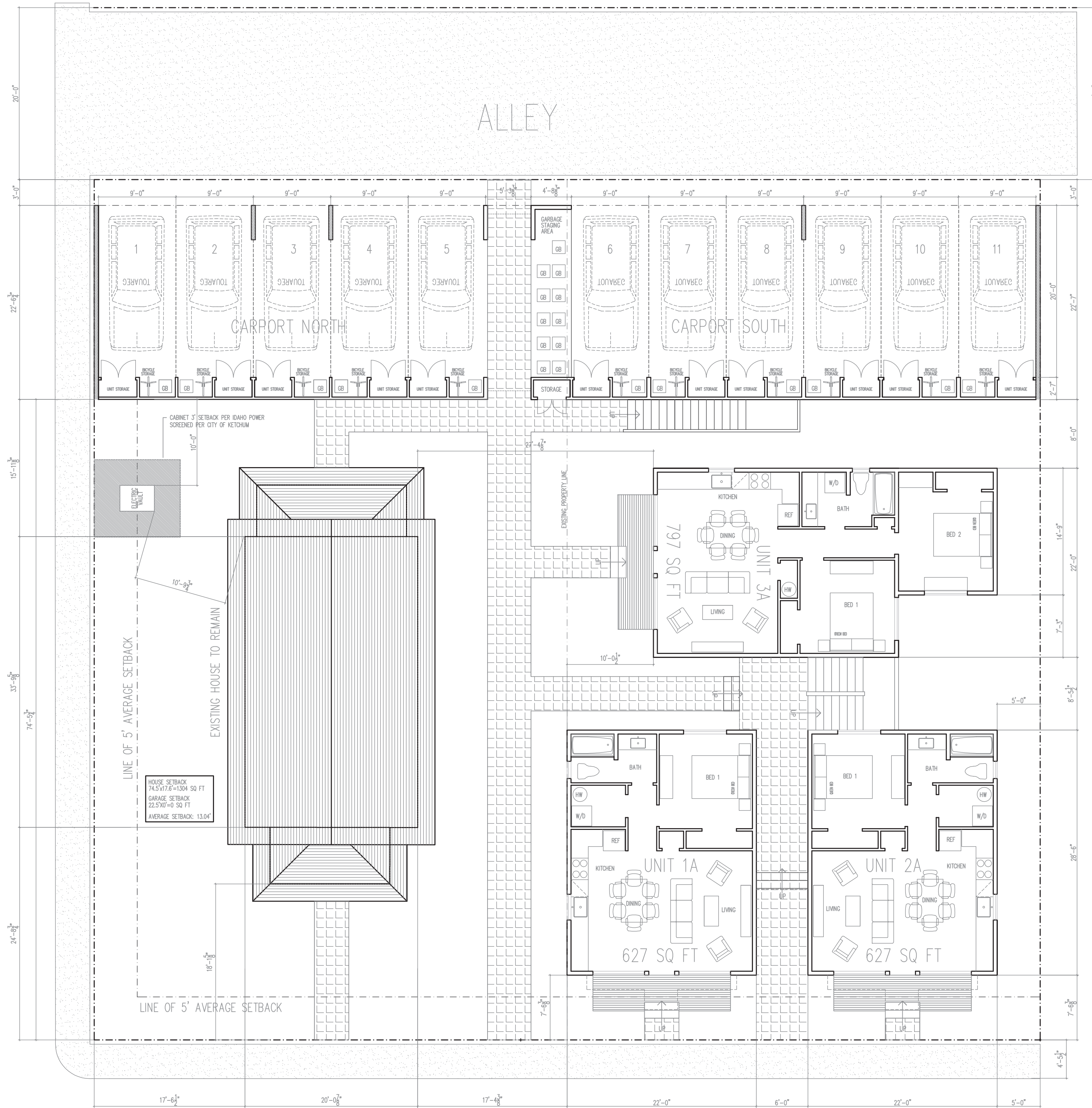
ARCH - S LEADVILLE & E 2ND
AN AFFORDABLE HOUSING PROJECT
140-180 N LEADVILLE, KETCHUM ID 83340

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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
2	PRE PLNG MTG	08.02.24
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I S S U E S		

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E.3

E 2ND STREET

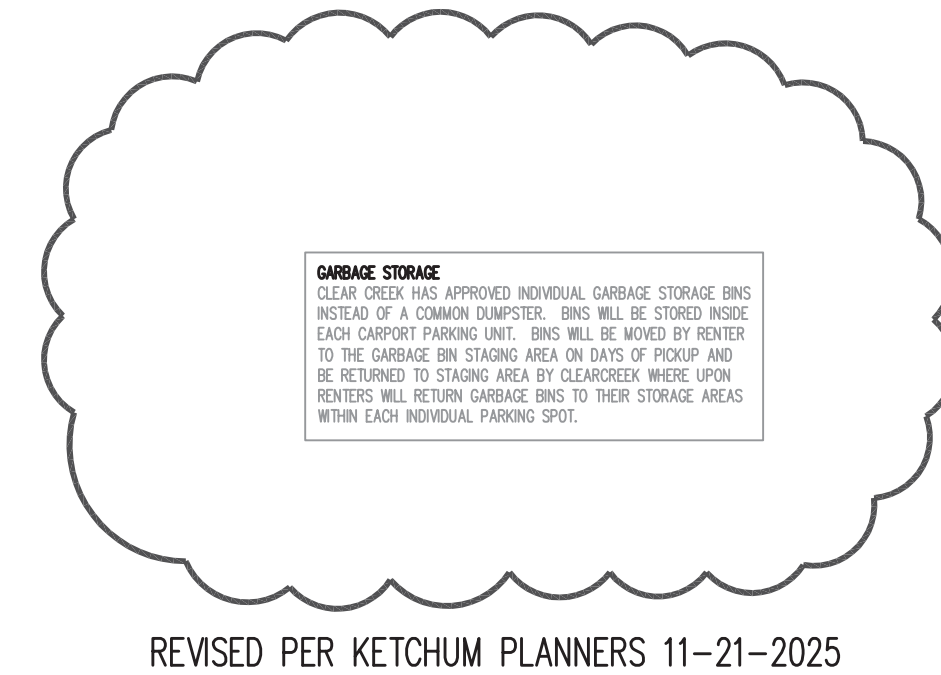


180 140

S LEADVILLE AVE
GROUND FLOOR
BIKE AND GARBAGE STORAGE REVISIONS

BUILDING A: 1,931 SQ FT GROSS LIVING AREA
BUILDING B: 1,931 SQ FT GROSS LIVING AREA
BUILDING C: 2,438 SQ FT GROSS LIVING AREA
BUILDING D: 1,356 SQ FT GROSS LIVING AREA
EXISTING HOUSE: 910 SQ FT GROSS LIVING AREA
GROSS LIVING AREA SQ FT PROPOSED: 8,566 SQ FT
FAR ALLOWED 2.25 (17,124.040 AFFORDABLE HOUSING 100% 24,765.75 SQ FT
FAR PROPOSED: .77
CARPORT: 2,334 SQ FT

PROPOSED BUILDING HEIGHT: 34.0' (52' ALLOWED PER 17.12.040 100% COMMUNITY HOUSING)

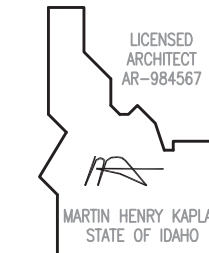


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140-180 N LEADVILLE, KETCHUM ID 83340

15	DES REV BIKE REV	11.21.25
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
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2	PRE PLNG MTG	08.02.24
NO	DESCRIPTION	DATE
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A.3