



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING  
SUMMIT COUNTY, UTAH  
June 4, 2026**

The Planning Department of Park City, Utah, will hold a Public Hearing in person at the Marsac Municipal Building, Planning Department Conference Room, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.

Zoom Link: <https://us02web.zoom.us/j/88167820277>

**1. REGULAR AGENDA - 12:00PM**

- 1.A. **841 Lowell Avenue – Historic District Design Review** – The Applicant Proposes a New Single-Family Dwelling on a Non-Historic Site in the Historic Residential - 1 District. PL-26-06903  
(A) Public Hearing; (B) Action

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or [planning@parkcity.gov](mailto:planning@parkcity.gov) at least 24 hours prior to the meeting.

**\*Parking is available at no charge for meeting attendees who park in the China Bridge parking structure.**

# Planning Department Staff Report



**Subject:** 841 Lowell Avenue Lot 9  
**Application:** PL-26-06903  
**Author:** Meredith Covey, Planner II  
**Date:** June 4, 2026  
**Type of Item:** Historic District Design Review

## Recommendation

(I) Review the Historic District Design Review (HDDR) at 841 Lowell, (II) conduct a public hearing, and (III) consider approving the HDDR based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

## Description

Applicant: Chris Goff  
Location: 841 Lowell Avenue  
Zoning District: Historic Residential – 1  
Adjacent Land Uses: Residential  
Reason for Review: The Planning Director reviews and takes Final Action on HDDRs.<sup>1</sup>

HDDR Historic District Design Review  
HR-1 Historic Residential – 1  
LMC Land Management Code  
SFD Single-Family Dwelling

*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).*

## Background

841 Lowell includes Lots 8, 9, and 10 of Block 30 of Snyder’s Addition to Park City. There is an existing Single-Family Dwelling (SFD) on site that straddles three Lots. The three Lots are under one parcel ID (Parcel No. SA-311-A), and upon demolition of the existing SFD, the Applicant will coordinate with Summit County to create three individual parcel numbers for the three Old Town Lots. The Applicant proposes to then construct three SFDs, one on each Lot. This Application is for the SFD proposed on Lot 9.

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<sup>1</sup> LMC [§ 15-2.1-6\(B\)](#)



*Image 1: 841 Lowell with the existing residence as viewed from Lowell Avenue*

Lot 9 is a 1,875-square-foot Lot in the Historic Residential – 1 (HR-1) Zoning District.



*Image 2: Context map of 841 Lowell Avenue (highlighted in orange), the HR-1 Zoning District is shown in light blue.*

### **Analysis**

**(I) The proposal to construct a Single-Family Dwelling complies with Historic Residential – 1 Zoning District requirements outlined in Land Management Code Chapter 15-2.2.**

The Land Management Code (LMC) [§ 15-2.2-1](#) establishes that the purpose of the Historic Residential HR-I District is to:

1. preserve present land Uses and character of the Historic residential Areas of Park City;
2. encourage the preservation of Historic Buildings and/or Structures;
3. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
4. define Development parameters that are consistent with the General Plan policies for the Historic core; and
5. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

The proposed Single Family Dwelling is compatible with the character and scale of the Historic District and is compliant with the established purposes of the HR-1 Zoning

District.

LMC [§ 15-2.2-2](#) establishes an SFD as an allowed Use in the HR-1 Zoning District.

LMC [§ 15-2.2-3](#) outlines Lot and Site requirements in the HR-1 Zoning District, shown in the table below:

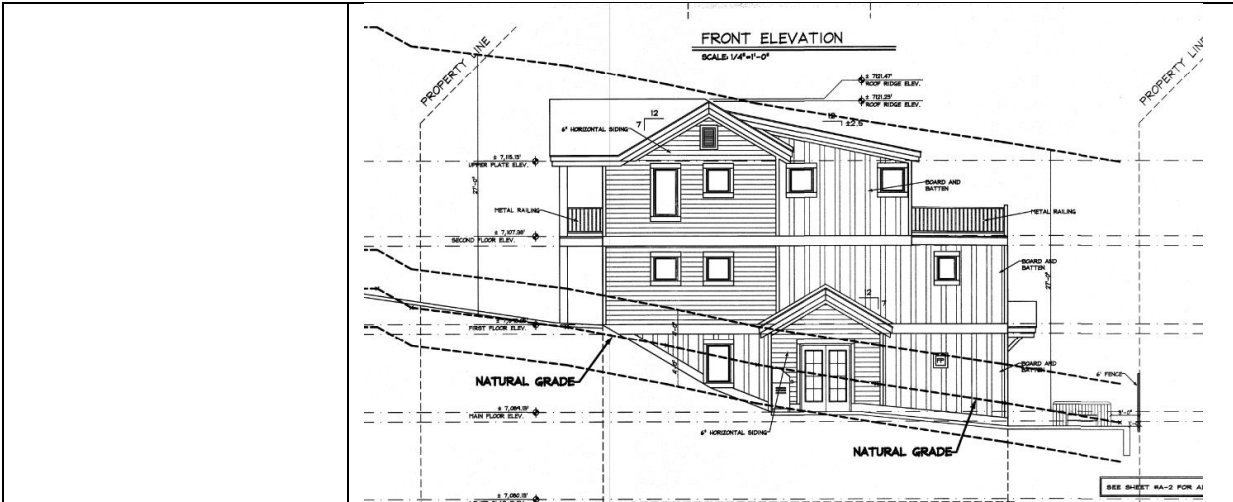
Zoning Requirement	Analysis
Minimum Lot Size – 1,875 square feet	<b>Complies:</b> The Lot is 1,875 square feet.
Maximum Lot Size – 3,750 square feet	
Minimum Lot Width – 25 feet	<b>Complies:</b> 25 feet
Maximum Building Footprint – 843 square feet <sup>2</sup>	<b>Complies:</b> 842 square feet
<p>Front and Rear Setbacks are established based on Lot Depth pursuant to LMC <a href="#">§ 15-2.2-3</a>. For a Lot that is 75 feet deep, the Front and Rear Setbacks must be 10 feet each and a total of 20 feet.</p>	<p><b>Complies:</b>            17-foot 7-inch Front Setback            14-foot 8-inch Rear Setback</p> <p>The proposed plans (Attachment 1) show an at grade patio that encroaches into the Rear Setback. Pursuant to LMC <a href="#">§ 15-2.2-3(H)(10)</a>, patios not more than 30” above Final Grade are permitted within one foot from the Rear Lot Line. The proposed patio is located one foot from the Rear Lot Line and is compliant.</p> <p>Pursuant to LMC <a href="#">§ 15-4-2</a>, Fences are permitted in the Rear Setback if they are 6 feet or less in height. The proposed Fence is 6 feet and is compliant.</p> <p>Pursuant to LMC <a href="#">§ 15-2.2-3(H)(8)</a>, hot tubs are permitted no closer than 3 feet from the Lot Line. The proposed hot tub is 3 feet from the Rear Lot Line; Condition of Approval 20 requires that the hot tub be screened.</p> <p>Pursuant to LMC <a href="#">§ 15-2.2-3(H)(10)</a>, pathways or steps not more than 30 inches above Final Grade are permitted one foot from the Rear Lot Line. The proposed pathway is at grade and is compliant.</p>

<sup>2</sup> MAXIMUM FP = (A/2) x 0.9<sup>A/1875</sup> where FP = maximum Building Footprint and A = Lot Area.

<p>Side Setbacks are established based on Lot width pursuant to LMC <a href="#">§ 15-2.2-3</a>. For a Lot 25 feet wide the Side Setbacks must be 3 feet each with a total of 6 feet.</p>	<p><b>Complies as Conditioned:</b></p> <p>The Structure is set back 3 feet from each Side Lot Line. The proposed hot tub is located outside of the Side Setback.</p> <p>Pursuant to LMC <a href="#">§ 15-2.2-3(J)(4)</a>, 1-foot roof overhangs are permitted on Lots with a Side Setback of less than five feet. The proposed roof overhangs are one foot and are compliant.</p> <p>Pursuant to LMC <a href="#">§ 15-2.2-3(J)(6)</a>, patios, decks, pathways, and steps are permitted Side Setback exceptions so long as they are no more than 30 inches above Final Grade. The proposed pathway and patio are at grade and are compliant.</p> <p>Pursuant to LMC <a href="#">§ 15-4-2</a>, Fences are permitted in the Side Setback so long as they are no greater than 6 feet from Final Grade. The proposed Fence is 6 feet tall and is compliant.</p> <p>There is a grill shown within the Side Setback. The proposed grill is not a Side Setback exception. Condition of Approval 30 required that the Applicant relocate the grill outside of the Side Setback.</p>

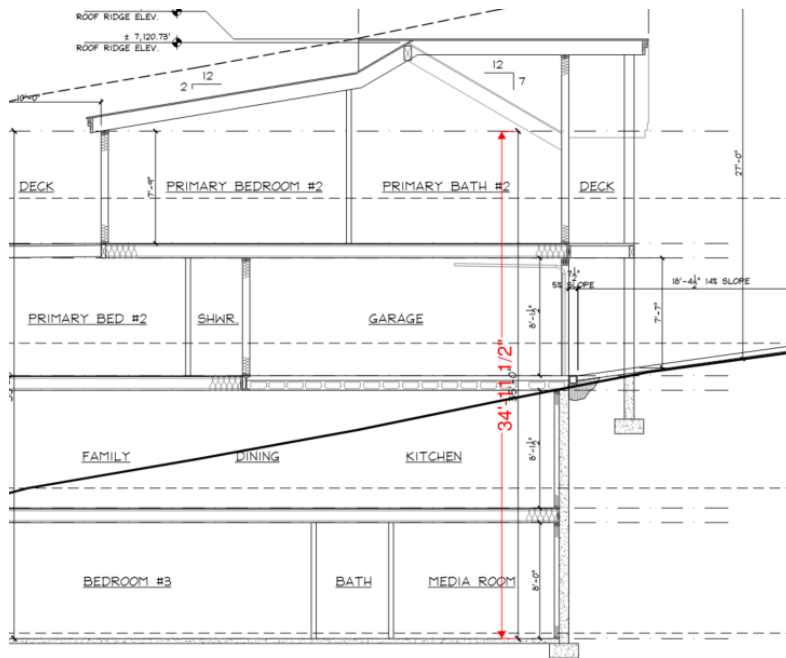
LMC [§ 15-2.2-5](#) outlines structure’s height requirements, shown in the table below:

Zoning Requirement	Analysis
Building Height – 27 feet above Existing Grade	<b>Complies:</b> The Applicant proposes a maximum exterior height of 26.98 feet above Existing Grade



Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters

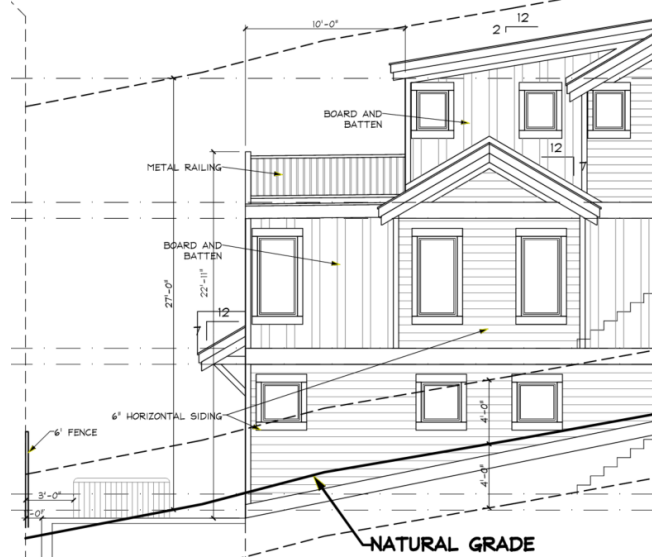
**Complies:** The proposed maximum interior height of the Structure is 35 feet, measured from the lowest finished basement floor to the highest wall top plate.



A ten foot (10') minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23') from where the

**Complies:** The Applicant proposes a 10-foot horizontal stepback on the rear, downhill façade at a vertical height of 22 feet, 11 inches:

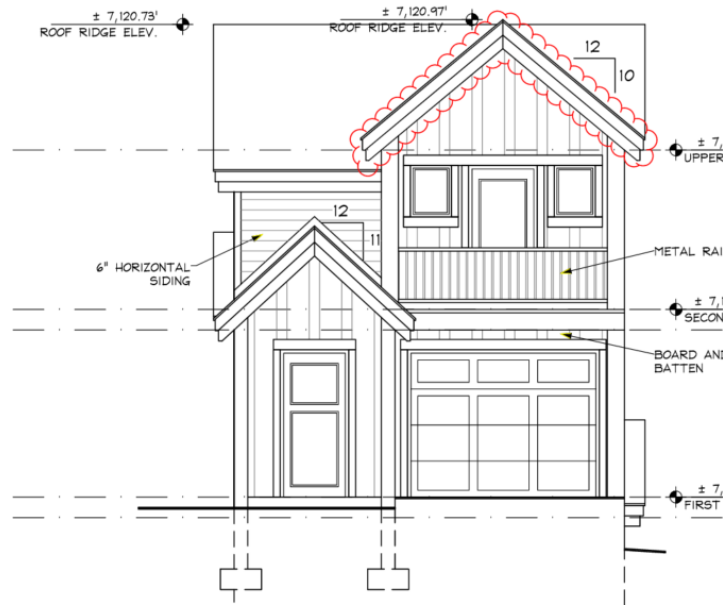
Building Footprint meets the lowest point of existing Grade.



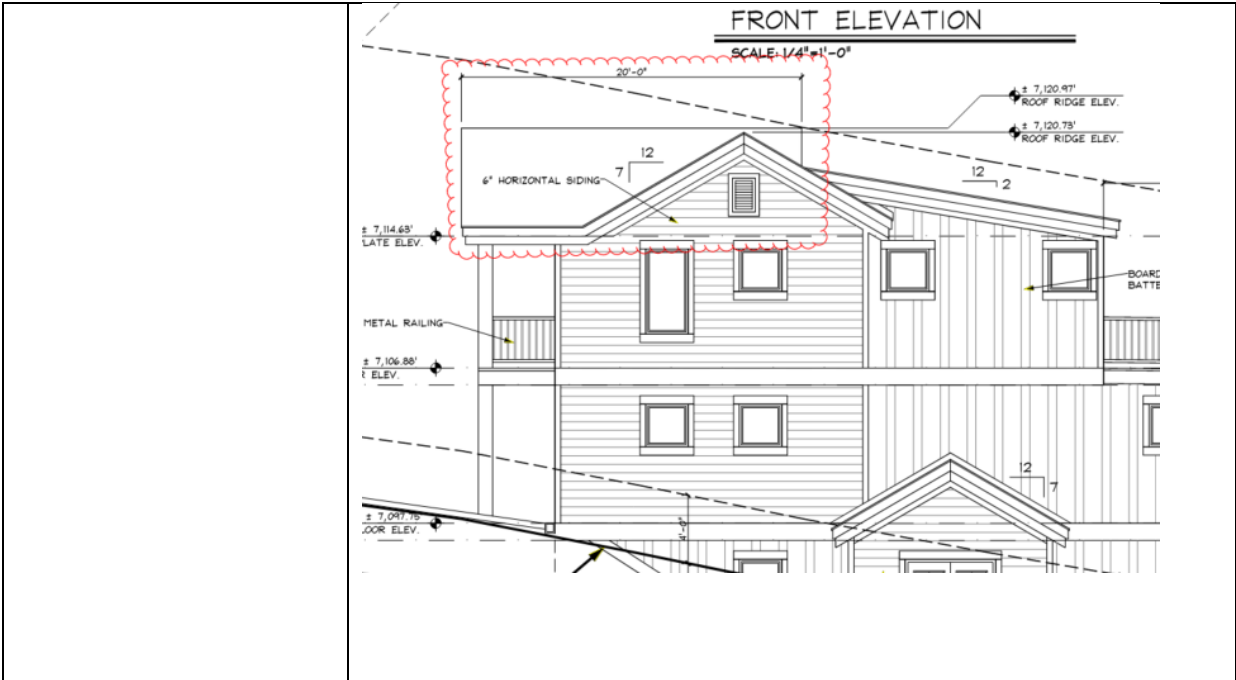
The roof pitch of a Structure's Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.).

**Complies:**

When viewed from the primary public Right-of-Way, the contributing roof form is a 10:12 pitch:

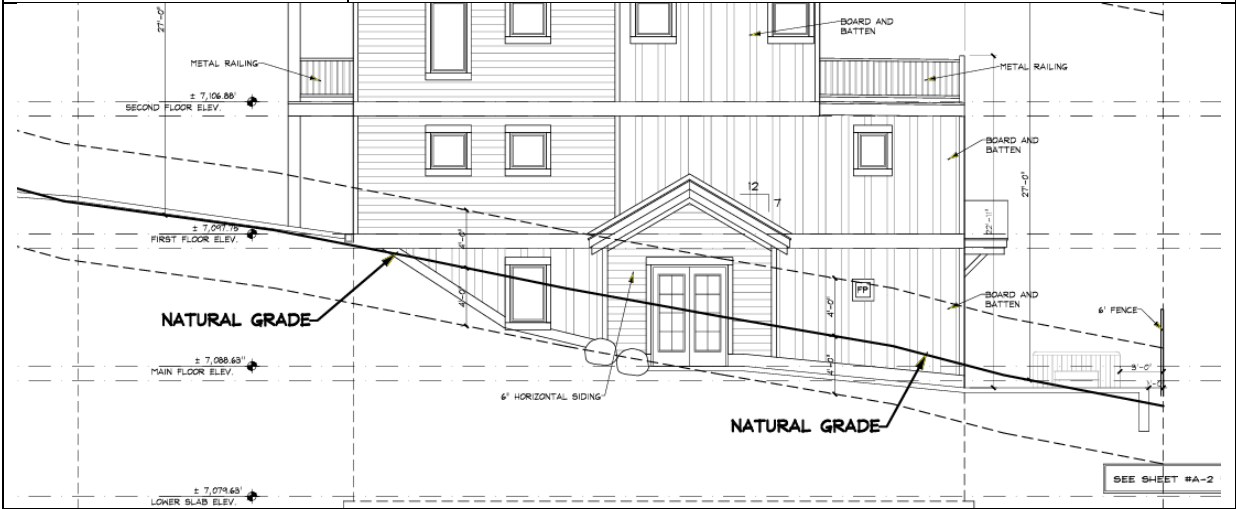


The 10:12 Contributing roof form occupies a horizontal distance of 20 feet back from the primary façade to the rear of the building when viewed from Lowell Avenue:



Final Grade within 4 feet of Existing Grade

**Complies:** The Applicant was issued a Determination of Interpolated Grade by the Planning Director on October 14, 2025 (Exhibit B). The proposed Final Grade is within four feet of existing grade as shown below:



**(II) The proposal to construct a Single-Family Dwelling complies with criteria outlined in Land Management Code Chapter 15-3, *Off-Street Parking*.**

Pursuant to LMC [§ 15-3-6\(A\)](#), two parking spaces are required for an SFD. LMC [§ 15-3-4\(A\)\(1\)](#) requires single garages be 11 feet wide by 20 feet deep. The proposed garage is 11 feet wide by 22 feet and 4 inches deep and is compliant.

[LMC § 15-3-3\(F\)](#) requires that Parking Spaces be 9 feet wide by 18 feet long. The proposed Parking Space in front of the garage is 10 feet wide and 18 feet, 4 inches long. The Applicant proposes parking in tandem, satisfied by the garage and parking in the driveway.

Pursuant to LMC [§ 15-3-3\(A\)\(4\)](#) driveways must not exceed a 14% slope. The proposed driveway will not exceed a 14% slope and is compliant.

**(III) The proposal, as conditioned, complies with LMC § 15-13-8 Regulations for New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.**

The proposal is analyzed for compliance with LMC [§ 15-13-8](#) Regulations For New Residential Infill Construction (and Non-Historic Residential Sites) In Historic District:

LMC Requirement	Analysis of Proposal
B. Specific Regulations	
1. Site	
<i>a. Building Setbacks &amp; Orientation</i>	
(1) Lot coverage of new buildings shall be compatible with the surrounding Historic Sites.	<b>Complies:</b> The proposed Structure meets the Zoning District requirements for Building Setbacks and maximum Building Footprint and is compatible with surrounding Historic Sites.
(2) Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space.	<b>Complies:</b> The proposed Structure has a front entrance that is oriented towards the street. The proposed Structure is compliant with the HR-1 Zoning District Lot and Site requirements.
(3) The historic town grid shall be preserved by retaining the formal street pattern, maintaining historic lot sizes rather than aggregating the historic-sized lots into larger lots, and preserving the regular rhythm and pattern of lot sizes in a way that reinforces the perception of the grid.	<b>Complies:</b> The Lot size is compliant with the maximum Lot size for the HR-1 Zoning District and preserves the regular rhythm and pattern of Lot sizes in the Historic District.
(4) A new building shall be oriented parallel to the site's lot lines, similar to that of historic building orientations. When similar front yard setbacks are characteristic of the Streetscape or character area, a new building's façade shall be aligned with neighboring buildings' facades. When a variety of building setbacks is part of the historic context, a new building shall be located within the range	<b>Complies:</b> The proposed Structure is oriented parallel to the site's Lot Lines with the Front Facade aligned with the neighboring Building's Facades facing toward the primary public Right-Of-Way.

of setbacks seen historically.	
(5) New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area. Entrances on secondary or tertiary facades of a building shall be clearly subordinate to the entrance on the primary façade	<b>Complies:</b> The proposed Structure's primary entrance is oriented towards the Street and is consistent with Historic Buildings within the character area.
(6) Side yard setbacks similar to those seen historically within the Streetscape or character area shall be established in order to reinforce the pattern of built and open space. The historic rhythm of building spacing in the immediate Streetscape or character area shall be especially considered.	<b>Complies:</b> The proposed Structure has Side Setbacks compliant with the regulations of the HR-1 Zoning District, as reviewed in Analysis section I of this report.
<i>b. Topography &amp; Grading</i>	
(1) The natural topography and original grading of a site shall be maintained when feasible.	<b>Complies:</b> The applicant proposes maintaining the Natural Grade of the site, which slopes down toward the rear of the site.
(2) Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes.	<b>Complies:</b> The proposed Building design includes a step down to follow the downward Slope toward the rear of the Site.
(3) A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.	<b>Complies:</b> The proposed Building design follows the natural Slope of the site, which slopes downhill toward the rear of the site.
<i>c. Landscaping and Vegetation</i>	
(1) Existing landscape features that contribute to the character of the Historic District and existing landscape features that provide environmental sustainability benefits shall be respected and	<b>Condition of Approval Recommended:</b> The Applicant proposes to install landscaping on the Site to include trees and shrubs to replace the vegetation on Site proposed to be removed. Condition of Approval 8 requires that the Applicant

maintained.	replace any Significant Vegetation removed in an equivalent manner on site.
(2) Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.	<b>Condition of Approval Recommended:</b> The Applicant will be required to submit a landscaping plan prior to Building Permit issuance. Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC <a href="#">§ 15-5-5(N)</a> to the Planning Department for review and approval prior to Building Permit issuance.
(3) A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.	<b>Condition of Approval Recommended:</b> The Applicant has not proposed detailed landscaping plans. Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC <a href="#">§ 15-5-5(N)</a> to the Planning Department for review and approval prior to Building Permit issuance.
(4) Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character of the Historic District.	<b>Condition of Approval Recommended:</b> Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC <a href="#">§ 15-5-5(N)</a> to the Planning Department for review and approval prior to Building Permit issuance.
(5) Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the soil water retention and permeability of a site.	<b>Condition of Approval Recommended:</b> The Applicant has not submitted detailed stormwater/drainage mitigation plans. Condition of Approval 10 requires the Applicant to submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
(6) The use of Water Wise	<b>Condition of Approval Recommended</b>

<p>Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.</p>	<p>Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC <a href="#">§ 15-5-5(N)</a> to the Planning Department for review and approval prior to Building Permit issuance.</p>
<p><i>d. Retaining Walls</i></p>	<p><b>Condition of Approval Recommended:</b> Staff Recommends Condition of Approval 24 that at the time of Building Permit submittal, any proposed retaining walls must be clearly identified on the plans, showing height and material.</p>
<p><i>e. Fences</i></p>	<p>The Applicant proposes a new Fence along the Rear and Side Lot line. The proposed Fence is cedar wood.</p>
<p><i>f. Paths, Steps, Handrails, &amp; Railings (Not Associated with Porches)</i></p>	
<p>(1) New paths and walkways should have a modest, unobtrusive appearance in order to support the sense of a natural setting.</p>	<p><b>Complies:</b> The Applicant proposes a concrete path to lead to the entry of the Structure, as well as a simple pathway along the east side of the Structure.</p>
<p>(2) New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing. To break up the mass of longer-run stairs, changes in the materials of the stairs shall be considered.</p>	<p><b>Complies:</b> The Applicant proposes minor stairs on the hillside that are visually unobtrusive.</p>
<p><i>g. Gazebos, Pergolas, and other Shade Structures</i></p>	<p>The Applicant does not propose any gazebos, pergolas or other shade Structures as part of this application.</p>

<i>h. Parking Areas &amp; Driveways</i>	
<p>1. Off-street parking areas shall be located within the rear yard and beyond the rear wall plane of the primary structure when feasible. When locating a parking area in a rear yard is not physically possible, the off street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Providing a driveway along the side yard of a site shall be considered when feasible.</p>	<p><b>Complies:</b> As outlined above, the Applicant proposes a single-car garage with tandem parking, which will visually minimize the impact of vehicles on the Streetscape.</p>
<p>2. Parking areas and vehicular access shall be visually subordinate to character-defining Streetscape or character area elements.</p>	<p><b>Complies:</b> The new driveway is at grade and the entry to the SFD is proud of the proposed garage.</p>
<p>3. The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in comprehensive, complimentary and integrated design.</p>	<p><b>Complies:</b> The Applicant proposes a driveway leading to a single-car garage that is visually subordinate to the Structure.</p>
<p>4. Landscape separations shall be provided between parking areas, drives, service areas, and public use areas, like walkways, plazas, and vehicular access points. When plant materials are used for screening, they shall be designed to function year-round.</p>	<p><b>Complies:</b> The Applicant does not propose multiple parking areas or driveways. The Applicant proposes mulch and shrubs surrounding the proposed driveway.</p>
<p>5. When locating new off-street parking areas and driveways, the existing topography of a site and integral site features shall be minimally impacted.</p>	<p><b>Complies:</b> The new driveway will not significantly impact the topography of the Building or any Significant Site features.</p>

<p>6. When locating new off-street parking areas and driveways, the existing topography of a building site and significant site features shall be minimally impacted.</p>	<p><b>Complies:</b> The new driveway will not significantly impact the topography of the Building or any Significant Site features.</p>
<p>7. For an approved two-car garage, driveway access to the two-car garage may be provided by one maximum 10-foot-wide curb cut and one maximum 10-foot-wide driveway is allowed to access each of the two garages. The two driveways:</p> <ul style="list-style-type: none"> <li>A. Shall be separated with at least 18 inches of landscaping; and</li> <li>B. Shall include a vertical element at least 18 inches in height, 18 inches in width, and in a length to be approved by the Engineering Department, depending on Right-of-Way encroachments, turning radii, and Sight Distance Triangle.</li> </ul>	<p><b>Complies:</b> The Applicant proposes one driveway.</p>
<p>8. Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way. Permeable paving may not be appropriate for all driveways and parking areas.</p>	<p><b>Complies:</b> The Applicant proposes concrete for the driveway.</p>
<p>9. Consider avoiding paving up to the building foundation in order to reduce heat-island effect, building temperature, damage to the foundation, and storm-water runoff problems.</p>	<p><b>Complies:</b> The Applicant proposes landscaping between the driveway and the foundation of the home to reduce the heat island effect.</p>
<p>10. Snow storage from driveways shall be provided on site.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes a heated</p>

	driveway to mitigate snow. Condition of Approval 12 requires the Applicant to obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.
2. Primary Structures	
a. Mass, Scale & Height	
(1) The size and mass of a new residential infill building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Streetscape or character area.	<b>Complies:</b> The new SFD complies with the maximum Building Footprint requirements for the HR-1 Zoning District as outlined above. The size and massing of the proposed Building on the Site does not differ significantly from other Sites in the character area.
(2) Buildings that utilize traditional building forms – rectangular, cross-wing, pyramid-roof – are encouraged.	<b>Complies:</b> The proposed SFD design utilizes rectangular Building forms and gable roofs.
(3) Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area.	<b>Complies:</b> The proposed SFD design complies with the Lot and Site and Building Height requirements for the HR-1 Zoning District.
(4) Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.	<b>Complies:</b> The larger massing of the new SFD is stepped back and located at the rear of the Lot such that the massing and building design aligns with the natural topography of the site, which slopes downhill toward the rear of the Lot.
(5) The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change	<b>Complies:</b> The proposed SFD respects the scale of the Historic character and does not represent any abrupt changes in scale.

<p>of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.</p>	
<p>(6) A larger building shall be divided into 'modules' that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.</p>	<p><b>Complies:</b> The SFD includes distinct modules to break up massing.</p>
<p>(7) Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.</p>	<p><b>Complies:</b> The proposed SFD design includes variations in roof Height.</p>
<p>(8) Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.</p>	<p><b>Complies:</b> The proposal will reinforce visual unity of the Streetscape, as an SFD will be constructed on a Lot that would otherwise be vacant.</p>
<p>(9) Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area.</p>	<p><b>Complies:</b> The proposal complies with the Lot and Site Requirements of the HR-1 Zoning District.</p>

<p>Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.</p>	
<p>(10) When the overall length of a new structure is greater than seen historically, the design shall employ methods—changes in wall plane, roof heights, use of modules, etc. to diminish the visual impact of the overall building mass, form and scale.</p>	<p><b>Complies:</b> The length of the new SFD is approximately 52 feet. The SFD design includes a step back of 10 feet at 23 feet, such that the design follows the downward slope toward the rear of the Lot.</p>
<p>(11) New buildings shall not be significantly taller or shorter than adjacent buildings with special consideration given to surrounding historic buildings.</p>	<p><b>Complies:</b> The proposed SFD is not significantly taller or shorter than adjacent Buildings.</p>
<p>(12) Primary facades shall be limited to one to two stories in height. (Generally, historic residential facades are about 15 to 20 feet in height from top of the foundation to the top of the gable.)</p>	<p><b>Complies:</b> The primary façade of the SFD is one story in height.</p>
<p>(13) Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale.</p>	<p><b>Complies:</b> The SFD design follows the topography of the downward slope toward the rear of the Lot.</p>
<p>(14) Beyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that</p>	<p><b>Complies:</b> The SFD design follows the topography of the downward slope toward the rear of the Lot.</p>

<p>relate to the height of the buildings along the street front shall be considered.</p>	
<p>(15) Secondary and tertiary elevations may be taller than the established norm when the change in scale cannot be perceived from designated vantage points including the cross-canyon view. This may be appropriate when taller portions will not be seen from a primary public right-of-way.</p>	<p><b>Complies:</b> The SFD design follows the topography of the downward slope toward the rear of the Lot. The secondary façade is stepped back and appears to be only two stories from the Street frontage.</p>
<p>(16) Taller portions of buildings shall be constructed so as to minimize obstruction of sunlight to adjacent yards and windows.</p>	<p><b>Complies:</b> The proposed SFD design leaves sufficient space between adjacent Properties such that sunlight to adjacent Yards and windows will not be obstructed.</p>
<p><i>b. Foundation</i></p>	
<p>(1) Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.</p>	<p><b>Complies:</b> The proposed foundation material is concrete and is minimally visible when viewed from the primary public right-of-way.</p>
<p>(2) A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than eight inches (8") of the new foundation shall be visible above Final grade on the primary façade. No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.</p>	<p><b>Condition of Approval Recommended:</b> Condition of Approval 13 requires that the proposed foundation is not more than 8" visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.</p>

<p>(3) A site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls.</p>	<p><b>Condition of Approval Recommended:</b> Condition of Approval 14 requires that the Site shall be re-graded to blend with the grade of adjacent Sites and not create the need for incompatible retaining walls.</p>
<p>(4) A site shall be re-graded so all water drains away from the structure and does not enter the foundation.</p>	<p><b>Condition of Approval Recommended:</b> Condition of Approval 14 requires that the Site shall be re-graded so all water drains away from the Structure and does not enter the foundation.</p>
<p>(5) Window or egress wells, when needed, shall not be located on the primary facade. Window or egress wells shall be located beyond the midpoint of the secondary facades, on the tertiary elevation, or in a location that is not visible from the primary public right-of-way.</p>	<p><b>Complies:</b> The Applicant proposes two window wells at the rear of the Structure. They are not visible from the primary public Right-Of-Way.</p>
<p><i>c. Doors</i></p>	
<p>(1) The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined primary entrance.</p>	<p><b>Complies:</b> The proposed SFD design includes a well-defined primary entrance fronting Lowell Avenue.</p>
<p>(2) New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historical buildings in the Historic District.</p>	<p><b>Complies:</b> The Applicant proposes a solid wood front door and aluminum-clad wood for all other exterior doors.</p>
<p>(3) Doors shall be designed and finished with trim elements similar to those used historically.</p>	<p><b>Complies:</b> The Applicant proposes a solid wood front door and aluminum-clad wood for all other exterior doors.</p>
<p><i>d. Windows</i></p>	
<p>(1) Ratios of solid-to-void that are compatible with surrounding</p>	<p><b>Complies:</b> The solid-to-void ratio is well balanced, and the amount of glazing is</p>

<p>historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.</p>	<p>appropriate on each side of the Structure.</p>
<p>(2) Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.</p>	<p><b>Complies:</b> The proposed windows are proportional in scale to the scale of the Building. The windows match the historic 2:1 ratio commonly found in the Historic District.</p>
<p>(3) The placement and grouping of windows shall be similar to those seen historically.</p>	<p><b>Complies:</b> The proposed windows are grouped together; there are no large expanses of glass proposed.</p>
<p>(4) Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.</p>	<p><b>Complies:</b> The majority of the proposed windows match the historic 2:1 ratio.</p>
<p>(5) The number of different window sizes and styles on a building or structure shall be limited.</p>	<p><b>Complies:</b> The windows are limited in design types, similar in style.</p>
<p>(6) Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.</p>	<p><b>Complies:</b> The Applicant proposes aluminum-clad wood windows.</p>
<p>(7) New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured,</p>	<p><b>Complies:</b> The proposed windows are clear in their glazing.</p>

<p>and reflective finishes are generally inappropriate for glazing on the primary façade.</p>	
<p>(8) Window muntins shall be true divided lights or simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.</p>	<p><b>Complies:</b> The Applicant is not proposing muntins</p>
<p><i>e. Roofs</i></p>	
<p>(1) Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.</p>	<p><b>Complies:</b> The dominant Roof Forms at the site are sloping and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area. The primary Roof Form that is visible from the right-of-way is 10:12.</p>
<p>(2) Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.</p>	<p><b>Complies:</b> The dominant Roof Forms on the Structure are sloping at a 10:12 pitch and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area.</p>
<p>(3) The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area.</p>	<p><b>Complies:</b> The proposed SFD complies with building height requirements of the HR-1 District and is not significantly taller or shorter than other Buildings within the Streetscape.</p>
<p>(4) Roofs shall be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths. Crickets,</p>	<p><b>Condition of Approval Recommended:</b> Staff recommends Condition of Approval 22, requiring that roofs be designed to minimize snow shedding onto adjacent</p>

<p>saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way.</p>	<p>properties. The Applicant does not propose any snow-guard devices.</p>
<p>(5) New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like photovoltaic panels (solar panels) and skylights should be installed parallel to the roof plane when feasible.</p>	<p><b>Complies:</b> The Applicant does not propose solar panels, skylights, ventilators, or mechanical equipment on the roof.</p>
<p>(6) Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective.</p>	<p><b>Condition of Approval Recommended:</b> Staff recommends Condition of Approval 16, requiring that roofing materials have a Solar Reflectivity Index (SRI) of 35 or less.</p>
<p>(7) Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.</p>	<p><b>Complies:</b> The Applicant proposes roof forms and features that are compatible with the Historic District regulations as outlined above.</p>
<p><i>f. Dormers</i></p>	<p>The Applicant does not propose any dormers as part of this Application.</p>
<p><i>g. Gutters and Downspouts</i></p>	

(1) Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.	<b>Complies:</b> Gutters are proposed to tie into a gravel sump drainage system.
<i>h. Chimneys and Stovepipes</i>	The Applicant does not propose any chimneys
<i>Porches</i>	
(1) Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.	<b>Complies:</b> The Applicant proposes a second-story porch that is 4 feet 8 inches deep and is set under the main roofline to minimize the impact on the Streetscape.
(2) Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings.	<b>Complies:</b> The second-story porch is small in scale and compatible with the proportions of the Character Area.
(3) The height of porch decks shall be similar to those found on historic building(s) in the Historic District.	<b>Complies:</b> The Applicant does not propose a porch deck.
(4) Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.	<b>Complies:</b> The proposed porch is small in scale and is set under the main roofline to minimize the impact on the Streetscape.
(5) The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.	<b>Complies:</b> The Applicant does not propose a porch deck.
(6) Porch columns and railings shall	<b>Complies:</b> The proposed railings are

<p>be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of four inches and a maximum of eight inches square.</p>	<p>metal and are simple in form and design.</p>
<p><i>j. Architectural Features</i></p>	
<p>(1) Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.</p>	<p><b>Complies:</b> The overall proposed design and materials are simple and compatible with the Historic District.</p>
<p><b>3. Mechanical and Utility Systems and Service Equipment</b></p>	
<p>a. Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. If located on a secondary façade, it shall be screened from view by incorporating it into the appearance as an element of the design.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes a hot tub on the rear patio. Staff recommends Condition of Approval 17, requiring that all mechanical equipment be fully Screened from adjacent Properties.</p>
<p>b. Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes a hot tub on the rear patio. Staff recommends Condition of Approval 17, requiring that all mechanical equipment, including the hot tub, be fully Screened from adjacent Properties.</p>
<p>c. Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public right-of-way shall be used. When this is not</p>	<p><b>Complies:</b> The Applicant does not propose any rooftop mechanical equipment.</p>

<p>possible, rooftop equipment shall be set back or screen from all views. Placement of rooftop equipment shall be sensitive to views from upper floors or neighboring buildings.</p>	
<p>d. New communications equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.</p>	<p><b>Complies:</b> The Applicant does not propose any new communication equipment.</p>
<p>e. Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.</p>	<p><b>Complies:</b> The Applicant does not propose any service equipment or trash containers.</p>
<p><b>4. Materials</b></p>	
<p>a. Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.</p>	<p><b>Complies:</b> Pursuant to LMC <a href="#">§ 15-13-8(B)(4)</a>, the proposed materials are wood, metal, and glass as outlined above. The Applicant proposes cedar wood for all exterior trim. The proposed cedar is demonstrated to be durable and reflect the appearance of wood siding used historically.</p>
<p>b. The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.</p>	<p><b>Complies:</b> The proposed siding is similar to those on Historic Structures in the character area. The Applicant proposes horizontal siding where visible from the primary public right of way to complement the streetscape. The Applicant proposes vertical siding on the secondary and tertiary facades.</p>
<p>c. Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used,</p>	<p><b>Complies:</b> The proposed materials follow a hierarchy with the concrete foundation located at the bottom of the Structure.</p>

<p>with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.</p>	
<p>5. <i>Paint and Color</i></p>	
<p>a. Paint color is not regulated by the Regulations.</p>	
<p>b. Original materials such as brick and stone that was historically left unpainted shall not be painted.</p>	<p><b>Complies:</b> The Applicant does not propose any brick or stone materials.</p>
<p>c. Wood siding that is not painted, shall be finished with a durable stain or treatment that complements and does not distract from adjacent Historic Structures or the character area. Refer to the Master List of Non-Historic Materials and Finishes on file with the Planning Department for wood finishes and treatments that are compatible with the Historic Districts..</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes cedar wood siding. Staff recommends Condition of Approval 27, requiring that the wood be finished with a durable stain or treatment.</p>
<p>d. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes cedar wood siding. Staff recommends Condition of Approval 27, requiring that the wood be finished with a durable stain or treatment.</p> <p>The Applicant proposes cedar for all exterior trim. The proposed cedar is demonstrated to be durable and reflect the appearance of wood siding used historically.</p>
<p>e. Low-VOC (volatile organic compound) paints and finishes should be used when possible.</p>	<p><b>Condition of Approval Recommended:</b> Staff recommends Condition of Approval 18, requiring that low-VOC (volatile organic compound) paints and finishes be used when possible.</p>

<b>6. Garages</b>	
<i>Attached Garages</i>	
1. A single-vehicle garage door not greater than 9 feet wide by 9 feet high shall be used to access a garage addition.	<b>Condition of Approval Recommended:</b> Staff recommends Condition of Approval 23, requiring the garage door be no greater than 9 feet wide by 9 feet tall.
2. Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.	<b>Complies:</b> The proposed garage is a single-car wide; the Applicant proposes Tandem Parking in the driveway. The proposed Parking Space in front of the garage is 18 feet 4 inches long and 10 feet wide.
3. Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.	<b>Complies:</b> The Applicant does not propose a side-by-side parking configuration.
4. Garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated. When excavation is not required, the pedestrian entrance shall be proud of the garage wall plane.	<b>Complies:</b> The proposed garage door is set back from the pedestrian entrance. The pedestrian entrance is articulated by being proud of the garage.
<b>7. Decks</b>	<i>The Applicant does not propose any Decks.</i>
<b>8. Balcony and Roof Decks</b>	
a. New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.	<b>Complies:</b> The Applicant proposes one rooftop Deck that is on the rear of the Structure and is not visible from the primary public Right-of-Way.
b. A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are	<b>Complies:</b> The proposed Rooftop Deck is simple in material. The proposed railings are metal.

appropriate for residential structures. Heavy timber and plastics are inappropriate materials.	
<i>9. New Accessory Structures</i>	The Applicant does not propose any Accessory Structures.
<i>10. Additions to Existing Non-Historic Structures</i>	The Applicant proposes the construction of a new SFD and does not include an addition of an existing Non-Historic Structure.
<i>11. Reconstruction of Non-Surviving Structures</i>	The Applicant does not propose reconstructing any non-surviving structures. There is no evidence of any non-surviving Historic Structure at the Site.

**(IV) The Development Review Committee reviewed the proposal on May 19, 2026, and confirmed the proposal, as conditioned, complies with their required standards.<sup>3</sup>**

The Sewer District requires that the unit utilize an ejector pump to connect to Lowell Avenue.

The Water Department requires that the water line along the north of the property be protected during construction of the three homes.

**Notice**

Staff published notice on the City’s website and posted notice to the property on May 21, 2026, Staff mailed courtesy notice to property owners within 100 feet on May 21, 2026.<sup>4</sup>

**Public Input**

Staff did not receive any public input at the time this report was published.

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<sup>3</sup> The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney’s Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

<sup>4</sup> LMC [§ 15-1-21](#)

### **Alternatives**

The Planning Director may:

- Approve the HDDR;
- Deny the HDDR and direct staff to make Findings for the denial; or
- Request additional information and continue the discussion to a date certain.

### **Exhibits**

A: Draft Final Action Letter

Attachment 1: Proposed Plans

B: Interpolated Grade Planning Director Determination; 2025



**Planning Department**

June 4, 2026

Chris Goff

**NOTICE OF PLANNING DIRECTOR ACTION**

**Description**

Address: 841 Lowell Avenue

Zoning District: Historic Residential – 1

Application: Historic District Design Review

Project Number: PL-26-06903

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: June 4, 2026

Project Summary: The Applicant proposes a new Single-Family Dwelling in the Historic Residential – 1 Zoning District.

**Action Taken**

On June 4, 2026, the Planning Director conducted a public hearing and approved the Historic District Design Review for 841 Lowell Avenue according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

**Findings of Fact**

1. 841 Lowell contains Lots 8, 9, and 10 of Block 30 of Snyder’s Addition to Park City.
2. There is an existing Single-Family Dwelling (SFD) on site that straddles the three Lots, which are owned by the Applicant under one parcel ID (Parcel No. SA-311-A).
3. The Applicant proposes to demolish the existing SFD and construct three SFDs – one on each of Lot.
  - a. This application is only for the SFD proposed on Lot 9.
4. The Land Management Code (LMC) § 15-2.2-1 establishes that the purpose of the Historic Residential HR-I District is to:
  - a. preserve present land Uses and character of the Historic residential Areas of Park City;



**Planning Department**

- b. encourage the preservation of Historic Buildings and/or Structures;
  - c. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
  - d. define Development parameters that are consistent with the General Plan policies for the Historic core; and
  - e. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.
5. The proposed Single Family Dwelling is compatible with the character and scale of the Historic District and is compliant with the established purposes of the HR-1 Zoning District.
  6. LMC § 15-2.2-2 establishes that a SFD is an allowed Use.
  7. LMC § 15-2.2-3 outlines lot and site requirements for the Zoning District, shown in the table below:

<b>Zoning Requirement</b>	<b>Analysis</b>
Minimum Lot Size – 1,875 square feet	<b>Complies:</b> The Lot is 1,875 square feet.
Maximum Lot Size – 3,750 square feet	
Minimum Lot Width – 25 feet	<b>Complies:</b> 25 feet
Maximum Building Footprint – 843 square feet <sup>1</sup>	<b>Complies:</b> 842 square feet
Front and Rear Setbacks are established based on Lot Depth pursuant to LMC § 15-2.2-3. For a Lot that is 75 feet deep the Front and Rear Setbacks must be 10 feet each and a total of 20 feet.	<p><b>Complies:</b>            17-foot 7-inch Front Setback            14-foot 8-inch Rear Setback</p> <p>The proposed plans (Attachment 1) show an at grade patio that encroaches into the Rear Setback. Pursuant to LMC § 15-2.2-3(H)(10), patios not more than 30” above Final Grade are permitted within one foot from the Rear Lot Line. The proposed patio is located one foot from the Rear Lot Line and is compliant.</p> <p>Pursuant to LMC § 15-4-2, Fences are permitted in the Rear Setback if they are 6</p>

<sup>1</sup> MAXIMUM FP = (A/2) x 0.9<sup>A/1875</sup> where FP = maximum Building Footprint and A = Lot Area.



**Planning Department**

	<p>feet or less in height. The proposed Fence is 6 feet and is compliant.</p> <p>Pursuant to LMC § 15-2.2-3(H)(8), hot tubs are permitted no closer than 3 feet from the Lot Line. The proposed hot tub is 3 feet from the Rear Lot Line; Condition of Approval 20 requires that the hot tub be screened.</p> <p>Pursuant to LMC § 15-2.2-3(H)(10), pathways or steps not more than 30 inches above Final Grade are permitted one foot from the Rear Lot Line. The proposed pathway is at grade and is compliant.</p>
<p>Side Setbacks are established based on Lot width pursuant to LMC § 15-2.2-3. For a Lot 25 feet wide the Side Setbacks must be 3 feet each with a total of 6 feet.</p>	<p><b>Complies as conditioned:</b></p> <p>The Structure is set back 3 feet from each Side Lot Line. The proposed hot tub is located outside of the Side Setback.</p> <p>Pursuant to LMC § 15-2.2-3(J)(4), 1-foot roof overhangs are permitted on Lots with a Side Setback of less than five feet. The proposed roof overhangs are one foot and are compliant.</p> <p>Pursuant to LMC § 15-2.2-3(J)(6), patios, decks, pathways and steps are permitted Side Setback exceptions so long as they are no more than 30 inches above Final Grade. The proposed pathway and patio are at grade and are compliant.</p> <p>Pursuant to LMC § 15-4-2, Fences are permitted in the Side Setback so long as they are no greater than 6 feet from Final Grade. The proposed Fence is 6 feet tall and is compliant.</p> <p>There is a grill shown within the Side</p>



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	Setback. The proposed grill is not a Side Setback exception. Condition of Approval 30 required that the Applicant relocate the grill outside of the Side Setback.
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8. LMC § 15-2.1-5 outlines structure’s height requirements, shown in the table below:

Zoning Requirement	Analysis
Building Height – 27 feet above Existing Grade	<b>Complies:</b> 26.98 feet from Existing Grade
Maximum interior height of 35 feet, measured from the lowest finished floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters	<b>Complies:</b> The proposed maximum interior height of the Structure is 35 feet.
A ten foot (10’) minimum horizontal step in the downhill façade is required. The horizontal step shall take place at a maximum height of twenty-three feet (23’) from where the Building Footprint meets the lowest point of existing Grade.	<b>Complies:</b> The Applicant proposes a 10-foot horizontal stepback on the rear, downhill façade at a vertical height of 22 feet, 11 inches.
The roof pitch of a Structure’s Contributing Roof Form shall be between seven: twelve (7:12) and twelve: twelve (12:12) and shall occupy a minimum horizontal distance of 20 feet measured from the primary façade to the rear of the	<b>Complies:</b> When viewed from the primary public Right-Of-Way, the contributing roof form is a 10:12 pitch. The 10:12 Contributing roof form occupies a horizontal distance of 20 feet back from the primary façade to the rear of the building when viewed from Lowell Avenue.

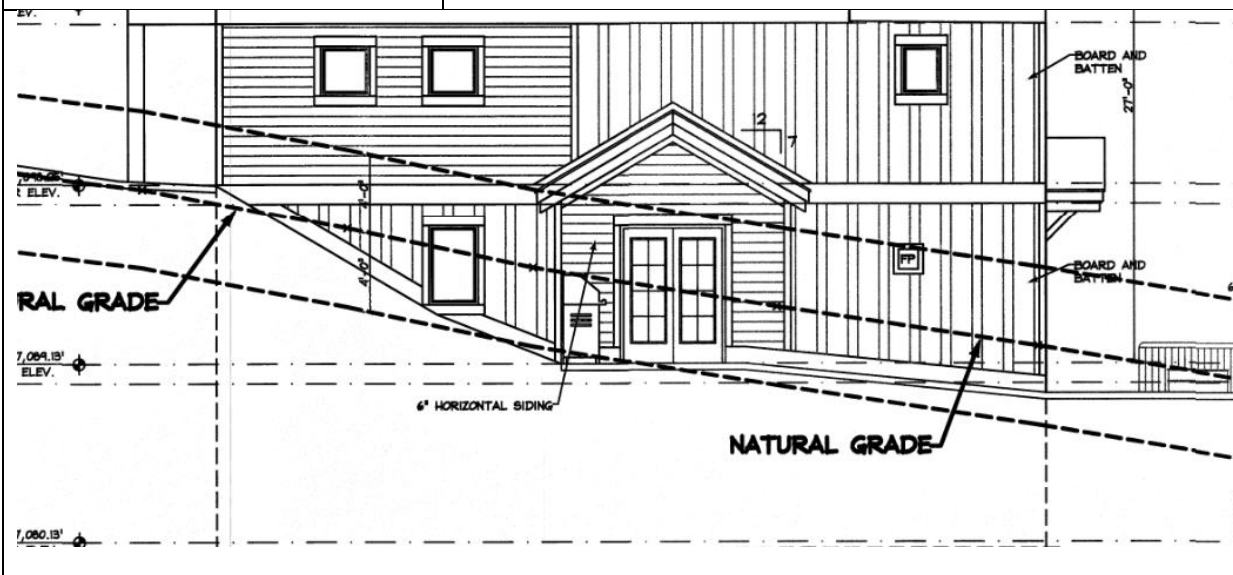


Planning Department

building, as viewed from the primary public right-of-way. Secondary Roof Forms may be below the required 7:12 roof pitch and located on the primary façade (such as porches, bay window roofs, etc.).

Final Grade within 4 feet of Existing Grade

**Complies:** The Applicant was issued a Determination of Interpolated Grade by the Planning Director on October 14, 2025. The proposed Final Grade is within four feet of existing grade as shown below:



9. Pursuant to LMC § 15-3-6(A), two parking spaces are required for an SFD. LMC § 15-3-4(A)(1) requires single garages be 11 feet wide by 20 feet deep. The proposed garage is 11 feet wide by 22 feet and 4 inches deep and is compliant. LMC § 15-3-3(F) requires that Parking Spaces be 9 feet wide by 18 feet long.
10. The proposed Parking Space in front of the garage is 10 feet wide and 18 feet, 4 inches long. The Applicant proposes parking in tandem, satisfied by the garage and parking in the driveway.



**Planning Department**

11. The proposal, as conditioned, complies with LMC § 15-13-8 Regulations for New Residential Infill Construction (and Non-Historic Residential Sites) In Historic Districts.

LMC Requirement	Analysis of Proposal
B. Specific Regulations	
1. Site	
<i>a. Building Setbacks &amp; Orientation</i>	
(1) Lot coverage of new buildings shall be compatible with the surrounding Historic Sites.	<b>Complies:</b> The proposed Structure meets the Zoning District requirements for Building Setbacks and maximum Building Footprint and is compatible with surrounding Historic Sites.
(2) Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space.	<b>Complies:</b> The proposed Structure has a front entrance that is oriented towards the street. The proposed Structure is compliant with the HR-1 Zoning District Lot and Site requirements.
(3) The historic town grid shall be preserved by retaining the formal street pattern, maintaining historic lot sizes rather than aggregating the historic-sized lots into larger lots, and preserving the regular rhythm and pattern of lot sizes in a way that reinforces the perception of the grid.	<b>Complies:</b> The Lot size is compliant with the maximum Lot size for the HR-1 Zoning District and preserves the regular rhythm and pattern of Lot sizes in the Historic District.
(4) A new building shall be oriented parallel to the site's lot lines, similar	<b>Complies:</b> The proposed Structure is oriented parallel to the site's Lot Lines with



**Planning Department**

<p>to that of historic building orientations. When similar front yard setbacks are characteristic of the Streetscape or character area, a new building's façade shall be aligned with neighboring buildings' facades. When a variety of building setbacks is part of the historic context, a new building shall be located within the range of setbacks seen historically.</p>	<p>the Front Facade aligned with the neighboring Building's Facades facing toward the primary public Right-Of-Way.</p>
<p>(5) New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings within the Streetscape or character area. Entrances on secondary or tertiary facades of a building shall be clearly subordinate to the entrance on the primary façade</p>	<p><b>Complies:</b> The proposed Structure's primary entrance is oriented towards the Street and is consistent with Historic Buildings within the character area.</p>
<p>(6) Side yard setbacks similar to those seen historically within the Streetscape or character area shall be established in order to reinforce the pattern of built and open space. The historic rhythm of building spacing in the immediate Streetscape or character area shall be especially considered.</p>	<p><b>Complies:</b> The proposed Structure has Side Setbacks compliant with the regulations of the HR-1 Zoning District.</p>
<p><i>b. Topography &amp; Grading</i></p>	
<p>(1) The natural topography and original grading of a site shall be maintained when feasible.</p>	<p><b>Complies:</b> The applicant proposes maintaining the Natural Grade of the site, which slopes down toward the rear of the site.</p>
<p>(2) Building and site design shall respond to natural features. New infill residential buildings shall step down or up to follow the existing contours of steep slopes.</p>	<p><b>Complies:</b> The proposed Building design includes a step down to follow the downward Slope toward the rear of the Site.</p>



**Planning Department**

<p>(3) A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.</p>	<p><b>Complies:</b> The proposed Building design follows the natural Slope of the site, which slopes downhill toward the rear of the site.</p>
<p><i>c. Landscaping and Vegetation</i></p>	
<p>(1) Existing landscape features that contribute to the character of the Historic District and existing landscape features that provide environmental sustainability benefits shall be respected and maintained.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes to install landscaping on the Site to include trees and shrubs to replace the vegetation on Site proposed to be removed. Condition of Approval 8 requires that the Applicant replace any Significant Vegetation removed in an equivalent manner on site.</p>
<p>(2) Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant will be required to submit a landscaping plan prior to Building Permit issuance. Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.</p>
<p>(3) A detailed landscape plan, particularly for areas viewable from the primary public right-of-way, which respects the manner and materials traditionally used in the Historic Districts, shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant has not proposed detailed landscaping plans. Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.</p>



**Planning Department**

<p>(4) Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character of the Historic District.</p>	<p><b>Condition of Approval Recommended:</b> Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.</p>
<p>(5) Use to advantage storm water management features such as gutters, downspouts, site topography, and vegetation that can improve the soil water retention and permeability of a site.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant has not submitted detailed stormwater/drainage mitigation plans. Condition of Approval 10 requires the Applicant to submit detailed storm water and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.</p>
<p>(6) The use of Water Wise Landscaping or permaculture strategies for landscape design shall be considered in order to maximize water conservation. Where watering systems are necessary, systems that minimize water loss, such as drip irrigation, shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.</p>	<p><b>Condition of Approval Recommended</b> Condition of Approval 9 requires the Applicant to submit a detailed landscaping and irrigation plan demonstrating compliance with LMC § 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.</p>
<p><i>d. Retaining Walls</i></p>	<p><b>Condition of Approval Recommended:</b> Staff Recommends Condition of Approval 24 that at the time of Building Permit submittal, any proposed retaining walls must be clearly identified on the plans, showing height and material.</p>
<p><i>e. Fences</i></p>	<p>The Applicant proposes a new Fence along the Rear and Side Lot line. The proposed Fence is cedar wood.</p>



**Planning Department**

<i>f. Paths, Steps, Handrails, &amp; Railings (Not Associated with Porches)</i>	
(1) New paths and walkways should have a modest, unobtrusive appearance in order to support the sense of a natural setting.	<b>Complies:</b> The Applicant proposes a concrete path to lead to the entry of the Structure, as well as a simple pathway along the east side of the Structure.
(2) New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale, and proportion, and massing. To break up the mass of longer-run stairs, changes in the materials of the stairs shall be considered.	<b>Complies:</b> The Applicant proposes minor stairs on the hillside that are visually unobtrusive.
<i>g. Gazebos, Pergolas, and other Shade Structures</i>	The Applicant does not propose any gazebos, pergolas or other shade Structures as part of this application.
<i>h. Parking Areas &amp; Driveways</i>	
1. Off-street parking areas shall be located within the rear yard and beyond the rear wall plane of the primary structure when feasible. When locating a parking area in a rear yard is not physically possible, the off street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Providing a driveway along the side yard of a site shall be considered when feasible.	<b>Complies:</b> As outlined above, the Applicant proposes a single-car garage with tandem parking, which will visually minimize the impact of vehicles on the Streetscape.



**Planning Department**

<p>2. Parking areas and vehicular access shall be visually subordinate to character-defining Streetscape or character area elements.</p>	<p><b>Complies:</b> The new driveway is at grade and the entry to the SFD is proud of the proposed garage.</p>
<p>3. The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in comprehensive, complimentary and integrated design.</p>	<p><b>Complies:</b> The Applicant proposes a driveway leading to a single-car garage that is visually subordinate to the Structure.</p>
<p>4. Landscape separations shall be provided between parking areas, drives, service areas, and public use areas, like walkways, plazas, and vehicular access points. When plant materials are used for screening, they shall be designed to function year-round.</p>	<p><b>Complies:</b> The Applicant does not propose multiple parking areas or driveways. The Applicant proposes mulch and shrubs surrounding the proposed driveway.</p>
<p>5. When locating new off-street parking areas and driveways, the existing topography of a site and integral site features shall be minimally impacted.</p>	<p><b>Complies:</b> The new driveway will not significantly impact the topography of the Building or any Significant Site features.</p>
<p>6. When locating new off-street parking areas and driveways, the existing topography of a building site and significant site features shall be minimally impacted.</p>	<p><b>Complies:</b> The new driveway will not significantly impact the topography of the Building or any Significant Site features.</p>
<p>7. For an approved two-car garage, driveway access to the two-car garage may be provided by one maximum 10-foot-wide curb cut and one maximum 10-foot-wide driveway is allowed to access each of the two garages. The two driveways:</p> <ul style="list-style-type: none"> <li>A. Shall be separated with at least 18 inches of landscaping; and</li> <li>B. Shall include a vertical element at least 18 inches in height, 18 inches in width, and</li> </ul>	<p><b>Complies:</b> The Applicant proposes one driveway.</p>



**Planning Department**

<p>in a length to be approved by the Engineering Department, depending on Right-of-Way encroachments, turning radii, and Sight Distance Triangle.</p>	
<p>8. Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way. Permeable paving may not be appropriate for all driveways and parking areas.</p>	<p><b>Complies:</b> The Applicant proposes concrete for the driveway.</p>
<p>9. Consider avoiding paving up to the building foundation in order to reduce heat-island effect, building temperature, damage to the foundation, and storm-water runoff problems.</p>	<p><b>Complies:</b> The Applicant proposes landscaping between the driveway and the foundation of the home to reduce the heat island effect.</p>
<p>10. Snow storage from driveways shall be provided on site.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes a heated driveway to mitigate snow. Condition of Approval 12 requires the Applicant to obtain an Encroachment Agreement from the Engineering Department for the heated driveway system.</p>
<p>2. Primary Structures</p>	
<p><i>a. Mass, Scale &amp; Height</i></p>	
<p>(1) The size and mass of a new residential infill building in relation to open spaces, shall be visually compatible with adjacent historic buildings and historic structures in</p>	<p><b>Complies:</b> The new SFD complies with the maximum Building Footprint requirements for the HR-1 Zoning District as outlined above. The size and massing of the proposed Building on the Site does not differ</p>



**Planning Department**

<p>the surrounding Streetscape or character area.</p>	<p>significantly from other Sites in the character area.</p>
<p>(2) Buildings that utilize traditional building forms – rectangular, cross-wing, pyramid-roof – are encouraged.</p>	<p><b>Complies:</b> The proposed SFD design utilizes rectangular Building forms and gable roofs.</p>
<p>(3) Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Streetscape or character area.</p>	<p><b>Complies:</b> The proposed SFD design complies with the Lot and Site and Building Height requirements for the HR-1 Zoning District.</p>
<p>(4) Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the Streetscape or character area. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.</p>	<p><b>Complies:</b> The larger massing of the new SFD is stepped back and located at the rear of the Lot such that the massing and building design aligns with the natural topography of the site, which slopes downhill toward the rear of the Lot.</p>
<p>(5) The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.</p>	<p><b>Complies:</b> The proposed SFD respects the scale of the Historic character and does not represent any abrupt changes in scale.</p>
<p>(6) A larger building shall be divided into ‘modules’ that reflect the mass, scale, proportions, and size of historic buildings within the Streetscape or character area. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the</p>	<p><b>Complies:</b> The SFD includes distinct modules to break up massing.</p>



**Planning Department**

<p>overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.</p>	
<p>(7) Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.</p>	<p><b>Complies:</b> The proposed SFD design includes variations in roof Height.</p>
<p>(8) Buildings constructed on lots greater than 25 feet wide shall be designed so that the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of traditional building width, depth, and patterns within the façade.</p>	<p><b>Complies:</b> The proposal will reinforce visual unity of the Streetscape because an SFD will be constructed on a Lot that would otherwise be vacant.</p>
<p>(9) Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be visibly greater than historic buildings in the Streetscape or character area. Modules on a primary façade should generally not exceed eleven (11) feet to twenty-five (25) feet in width.</p>	<p><b>Complies:</b> The proposal complies with the Lot and Site Requirements of the HR-1 Zoning District.</p>
<p>(10) When the overall length of a new structure is greater than seen historically, the design shall employ methods—changes in wall plane, roof heights, use of</p>	<p><b>Complies:</b> The length of the new SFD is approximately 52 feet. The SFD design includes a step back of 10 feet at 23 feet</p>



**Planning Department**

<p>modules, etc. to diminish the visual impact of the overall building mass, form and scale.</p>	<p>such that the design follows the downward slope toward the rear of the Lot.</p>
<p>(11) New buildings shall not be significantly taller or shorter than adjacent buildings with special consideration given to surrounding historic buildings.</p>	<p><b>Complies:</b> The proposed SFD is not significantly taller or shorter than adjacent Buildings.</p>
<p>(12) Primary facades shall be limited to one to two stories in height. (Generally, historic residential facades are about 15 to 20 feet in height from top of the foundation to the top of the gable.)</p>	<p><b>Complies:</b> The primary façade of the SFD is one story in height.</p>
<p>(13) Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale.</p>	<p><b>Complies:</b> The SFD design follows the topography of the downward slope toward the rear of the Lot.</p>
<p>(14) Beyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that relate to the height of the buildings along the street front shall be considered.</p>	<p><b>Complies:</b> The SFD design follows the topography of the downward slope toward the rear of the Lot.</p>



**Planning Department**

<p>(15) Secondary and tertiary elevations may be taller than the established norm when the change in scale cannot be perceived from designated vantage points including the cross-canyon view. This may be appropriate when taller portions will not be seen from a primary public right-of-way.</p>	<p><b>Complies:</b> The SFD design follows the topography of the downward slope toward the rear of the Lot. The secondary façade is stepped back and appears to be only two stories from the Street frontage.</p>
<p>(16) Taller portions of buildings shall be constructed so as to minimize obstruction of sunlight to adjacent yards and windows.</p>	<p><b>Complies:</b> The proposed SFD design leaves sufficient space between adjacent Properties such that sunlight to adjacent Yards and windows will not be obstructed.</p>
<p><i>b. Foundation</i></p>	
<p>(1) Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.</p>	<p><b>Complies:</b> The proposed foundation material is concrete and is minimally visible when viewed from the primary public right-of-way.</p>
<p>(2) A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than eight inches (8") of the new foundation shall be visible above Final grade on the primary façade No more than two (2) feet of the new foundation shall be visible above final grade on secondary and tertiary facades.</p>	<p><b>Condition of Approval Recommended:</b> Condition of Approval 13 requires that the proposed foundation is not more than 8" visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.</p>
<p>(3) A site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for</p>	<p><b>Condition of Approval Recommended:</b> Condition of Approval 14 requires that the Site shall be re-graded to blend with the</p>



**Planning Department**

<p>incompatible retaining walls.</p>	<p>grade of adjacent Sites and not create the need for incompatible retaining walls.</p>
<p>(4) A site shall be re-graded so all water drains away from the structure and does not enter the foundation.</p>	<p><b>Condition of Approval Recommended:</b> Condition of Approval 14 requires that the Site shall be re-graded so all water drains away from the Structure and does not enter the foundation.</p>
<p>(5) Window or egress wells, when needed, shall not be located on the primary facade. Window or egress wells shall be located beyond the midpoint of the secondary facades, on the tertiary elevation, or in a location that is not visible from the primary public right-of-way.</p>	<p><b>Complies:</b> The Applicant proposes two window wells at the rear of the Structure. They are not visible from the primary public Right-Of-Way.</p>
<p><i>c. Doors</i></p>	
<p>(1) The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined primary entrance.</p>	<p><b>Complies:</b> The proposed SFD design includes a well-defined primary entrance fronting Lowell Avenue.</p>
<p>(2) New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historical buildings in the Historic District.</p>	<p><b>Complies:</b> The Applicant proposes a solid wood front door and aluminum-clad wood for all other exterior doors.</p>
<p>(3) Doors shall be designed and finished with trim elements similar to those used historically.</p>	<p><b>Complies:</b> The Applicant proposes a solid wood front door and aluminum-clad wood for all other exterior doors.</p>
<p><i>d. Windows</i></p>	



**Planning Department**

<p>(1) Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.</p>	<p><b>Complies:</b> The solid-to-void ratio is well balanced, and the amount of glazing is appropriate on each side of the Structure.</p>
<p>(2) Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historical buildings in the Historic District.</p>	<p><b>Complies:</b> The proposed windows are proportional in scale to the scale of the Building. The windows match the historic 2:1 ratio commonly found in the Historic District.</p>
<p>(3) The placement and grouping of windows shall be similar to those seen historically.</p>	<p><b>Complies:</b> The proposed windows are grouped together; there are no large expanses of glass proposed.</p>
<p>(4) Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.</p>	<p><b>Complies:</b> The majority of the proposed windows match the historic 2:1 ratio.</p>
<p>(5) The number of different window sizes and styles on a building or structure shall be limited.</p>	<p><b>Complies:</b> The windows are limited in design types, similar in style.</p>
<p>(6) Wood or metal windows similar to those used historically are preferred but aluminum-clad wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.</p>	<p><b>Complies:</b> The Applicant proposes aluminum-clad wood windows.</p>
<p>(7) New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured, and reflective finishes are generally inappropriate</p>	<p><b>Complies:</b> The proposed windows are clear in their glazing.</p>



**Planning Department**

for glazing on the primary façade.	
(8) Window muntins shall be true divided lights or simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.	<b>Complies:</b> The proposed muntins are not snap-in muntins.
<i>e. Roofs</i>	
(1) Roofs of new residential infill buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping of roof forms, such as gable, hip, and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures.	<b>Complies:</b> The dominant Roof Forms at the site are sloping and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area. The primary Roof Form that is visible from the right-of-way is 10:12.
(2) Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.	<b>Complies:</b> The dominant Roof Forms on the Structure are sloping at a 10:12 pitch and are visually compatible with surrounding Historic Sites and non-Historic sites in the character area.
(3) The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the Streetscape or character area.	<b>Complies:</b> The proposed SFD complies with building height requirements of the HR-1 District and is not significantly taller or shorter than other Buildings within the Streetscape.
(4) Roofs shall be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths. Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary	<b>Condition of Approval Recommended:</b> Staff recommends Condition of Approval 22, requiring that roofs be designed to minimize snow shedding onto adjacent properties. The



**Planning Department**

<p>public right-of-way.</p>	<p>Applicant does not propose any snow-guard devices.</p>
<p>(5) New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like photovoltaic panels (solar panels) and skylights should be installed parallel to the roof plane when feasible.</p>	<p><b>Complies:</b> The Applicant does not propose solar panels, skylights, ventilators, or mechanical equipment on the roof.</p>
<p>(6) Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective.</p>	<p><b>Condition of Approval Recommended:</b> Staff recommends Condition of Approval 16, requiring that roofing materials have a Solar Reflectivity Index (SRI) of 35 or less.</p>
<p>(7) Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of the architecture of the new building and that are compatible with surrounding buildings shall be incorporated.</p>	<p><b>Complies:</b> The Applicant proposes roof forms and features that are compatible with the Historic District regulations as outlined above.</p>
<p><i>f. Dormers</i></p>	<p>The Applicant does not propose any dormers as part of this Application.</p>
<p><i>g. Gutters and Downspouts</i></p>	



**Planning Department**

<p>(1) Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.</p>	<p><b>Complies:</b> Gutters are proposed to tie into a gravel sump drainage system.</p>
<p><i>h. Chimneys and Stovepipes</i></p>	<p>The Applicant does not propose any chimneys</p>
<p><i>Porches</i></p>	
<p>(1) Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.</p>	<p><b>Complies:</b> The Applicant proposes a second-story porch that is 4 feet 8 inches deep and is set under the main roofline to minimize the impact on the Streetscape.</p>
<p>(2) Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings.</p>	<p><b>Complies:</b> The second-story porch is small in scale.</p>
<p>(3) The height of porch decks shall be similar to those found on historic building(s) in the Historic District.</p>	<p><b>Complies:</b> The Applicant does not propose a porch deck.</p>
<p>(4) Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.</p>	<p><b>Complies:</b> The proposed porch is small in scale and is set under the main roofline to minimize the impact on the Streetscape.</p>
<p>(5) The height of porch decks shall be similar to those found on historic building(s) within the Streetscape or character area.</p>	<p><b>Complies:</b> The Applicant does not propose a porch deck.</p>



**Planning Department**

<p>(6) Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of four inches and a maximum of eight inches square.</p>	<p><b>Complies:</b> The proposed railings are metal and are simple in form and design.</p>
<p><i>j. Architectural Features</i></p>	
<p>(1) Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details, like eave depth, mullions, corner boards, and brackets, that lend character to historic buildings shall be considered.</p>	<p><b>Complies:</b> The overall proposed design and materials are simple and compatible with the Historic District.</p>
<p><b>3. Mechanical and Utility Systems and Service Equipment</b></p>	
<p>a. Mechanical equipment and utilities, including heating and air conditioning units, meters, and exposed pipes, shall be located on the tertiary façade or another inconspicuous location. If located on a secondary façade, it shall be screened from view by incorporating it into the appearance as an element of the design.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes a hot tub on the rear patio. Staff recommends Condition of Approval 17, requiring that all mechanical equipment be fully Screened from adjacent Properties.</p>
<p>b. Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes a hot tub on the rear patio. Staff recommends Condition of Approval 17, requiring that all mechanical equipment, including the hot tub, be fully Screened from adjacent Properties.</p>
<p>c. Low-profile rooftop mechanical units and</p>	<p><b>Complies:</b> The Applicant does not</p>



**Planning Department**

<p>elevator penthouses that are not visible from the primary public right-of-way shall be used. When this is not possible, rooftop equipment shall be set back or screen from all views. Placement of rooftop equipment shall be sensitive to views from upper floors or neighboring buildings.</p>	<p>propose any rooftop mechanical equipment.</p>
<p>d. New communications equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.</p>	<p><b>Complies:</b> The Applicant does not propose any new communication equipment.</p>
<p>e. Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.</p>	<p><b>Complies:</b> The Applicant does not propose any service equipment or trash containers.</p>
<p>4. <i>Materials</i></p>	
<p>a. Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.</p>	<p><b>Complies:</b> Pursuant to LMC § 15-13-8(B)(4), the proposed materials are wood, metal, and glass as outlined above. The Applicant proposes cedar for all exterior trim. The proposed cedar is demonstrated to be durable and is compatible with historic siding.</p>
<p>b. The primary siding material for new structures shall appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds</p>	<p><b>Complies:</b> The proposed siding is similar to those on Historic Structures in the character area. The Applicant proposes horizontal siding where visible from the primary public right of way to complement the streetscape.</p>



**Planning Department**

<p>typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.</p>	<p>The Applicant proposes vertical siding on the secondary and tertiary facades.</p>
<p>c. Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.</p>	<p><b>Complies:</b> The proposed materials follow a hierarchy with the concrete foundation located at the bottom of the Structure.</p>
<p>5. <i>Paint and Color</i></p>	
<p>a. Paint color is not regulated by the Regulations.</p>	
<p>b. Original materials such as brick and stone that was historically left unpainted shall not be painted.</p>	<p><b>Complies:</b> The Applicant does not propose any brick or stone materials.</p>
<p>c. Wood siding that is not painted, shall be finished with a durable stain or treatment that complements and does not distract from adjacent Historic Structures or the character area. Refer to the Master List of Non-Historic Materials and Finishes on file with the Planning Department for wood finishes and treatments that are compatible with the Historic Districts..</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes cedar wood siding. Staff recommends Condition of Approval 27, requiring that the wood be finished with a durable stain or treatment.</p>
<p>d. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.</p>	<p><b>Condition of Approval Recommended:</b> The Applicant proposes cedar wood siding. Staff recommends Condition of Approval 27, requiring that the wood be finished with a durable stain or treatment.</p>



**Planning Department**

<p>e. Low-VOC (volatile organic compound) paints and finishes should be used when possible.</p>	<p><b>Condition of Approval Recommended:</b> Staff recommends Condition of Approval 18, requiring that low-VOC (volatile organic compound) paints and finishes be used when possible.</p>
<p>6. <i>Garages</i></p>	
<p><i>Attached Garages</i></p>	
<p>1. A single-vehicle garage door not greater than 9 feet wide by 9 feet high shall be used to access a garage addition.</p>	<p><b>Condition of Approval Recommended:</b> Staff recommends Condition of Approval 23 requiring the garage door be no greater than 9 feet wide by 9 feet tall.</p>
<p>2. Single car wide tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.</p>	<p><b>Complies:</b> The proposed garage is a single-car wide; the Applicant proposes Tandem Parking in the driveway. The proposed Parking Space in front of the garage is 18 feet 4 inches long and 10 feet wide.</p>
<p>3. Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.</p>	<p><b>Complies:</b> The Applicant does not propose a side-by-side parking configuration.</p>
<p>4. Garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated. When excavation is not required, the pedestrian entrance shall be proud of the garage wall plane.</p>	<p><b>Complies:</b> The proposed garage door is set back from the pedestrian entrance. The pedestrian entrance is articulated by being proud of the garage.</p>
<p>7. <i>Decks</i></p>	<p><i>The Applicant does not propose any Decks.</i></p>



**Planning Department**

<b>8. Balcony and Roof Decks</b>	
a. New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.	<b>Complies:</b> The Applicant proposes one rooftop Deck that is on the rear of the Structure and is not visible from the primary public Right-Of-Way.
b. A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.	<b>Complies:</b> The proposed Rooftop Deck is simple in material. The proposed railings are metal.
<b>9. New Accessory Structures</b>	The Applicant does not propose any Accessory Structures.
<b>10. Additions to Existing Non-Historic Structures</b>	The Applicant proposes the construction of a new SFD and does not include an addition of an existing Non-Historic Structure.
<b>11. Reconstruction of Non-Surviving Structures</b>	The Applicant does not propose reconstructing any non-surviving structures. There is no evidence of any non-surviving Historic Structure at the Site.

**Conclusions of Law**

1. The proposal complies with LMC § 15-11-12 *Historic District or Historic Site Review*.
2. The proposal, as conditioned, complies with LMC Chapter 15-2.2-3 *Historic Residential – 1*.
3. The proposal, as conditioned, complies with LMC § 15-13-8 *Regulations for New Residential Sites in the Historic District*.



## Planning Department

### Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved January 15, 2026, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop-work order.
2. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The Applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
5. The Applicant shall obtain Chief Building Official approval for proposed snow release plans for the site. The Applicant shall provide adequate snow storage for the new driveway on site and obtain Engineering Department approval for proposed snow storage areas prior to Building Permit issuance.
6. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soil nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. The Applicant shall replace any significant vegetation removed in an equivalent manner on site.
9. The Applicant shall submit a detailed landscaping and irrigation plan demonstrating compliance with LMC Section 15-5-5(N) to the Planning Department for review and approval prior to Building Permit issuance.
10. The Applicant shall submit detailed stormwater and drainage mitigation plans to the Engineering Department for review and approval prior to Building Permit issuance.
11. The Applicant shall configure drainage behind retaining walls away from the walls to abate retaining wall failure.



## Planning Department

12. The Applicant shall obtain an Encroachment Agreement from the Engineering Department for the heated driveway system in the Right-Of-Way.
13. The proposed foundation shall not be more than 8" visible on the primary facade, and 2 feet visible on the secondary and tertiary facades.
14. The site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls. The site shall be re-graded so all water drains away from the structure and does not enter the foundation.
15. The Applicant shall obtain an Encroachment Agreement for the heated driveways prior to Building Permit issuance.
16. Roofing materials shall have a Solar Reflectivity Index (SRI) of 35 or less.
17. All mechanical equipment shall be fully screened from adjacent properties.
18. Low VOC paints and finishes should be used when possible.
19. Mature trees shall be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.
20. The hot tub shall be set at least 3 feet from the Rear Lot Line and shall be screened.
21. Prior to submitting a building permit application, the width of the driveway shall be reduced to 10 feet.
22. Roofs shall be designed to minimize snow shedding onto adjacent properties.
23. The garage door shall be no greater than 9 feet wide by 9 feet tall.
24. At the time of building permit submittal, any proposed retaining walls must be clearly identified on the plans, showing height and material.
25. Prior to submitting a building permit, the Applicant shall demolish the existing structure and coordinate with Summit County to create three individual parcel numbers for the three Old Town Lots.
26. Access to the property shall be from Lowell Avenue, and access and parking of the unbuilt 9<sup>th</sup> street Right-of-Way is prohibited.
27. Wood siding shall be finished with a durable stain or treatment.
28. The unit shall utilize an ejector pump to connect to Lowell Avenue.
29. The water line along the north of the property shall be protected during construction of the three homes.
30. The Applicant is required to relocate the grill outside of the Side Setback.

Final Action by the Planning Director may be appealed pursuant to LMC [§ 15-1-18](#). If you have questions or concerns regarding this Final Action Letter, please contact Meredith Covey at (435) 640-8683.



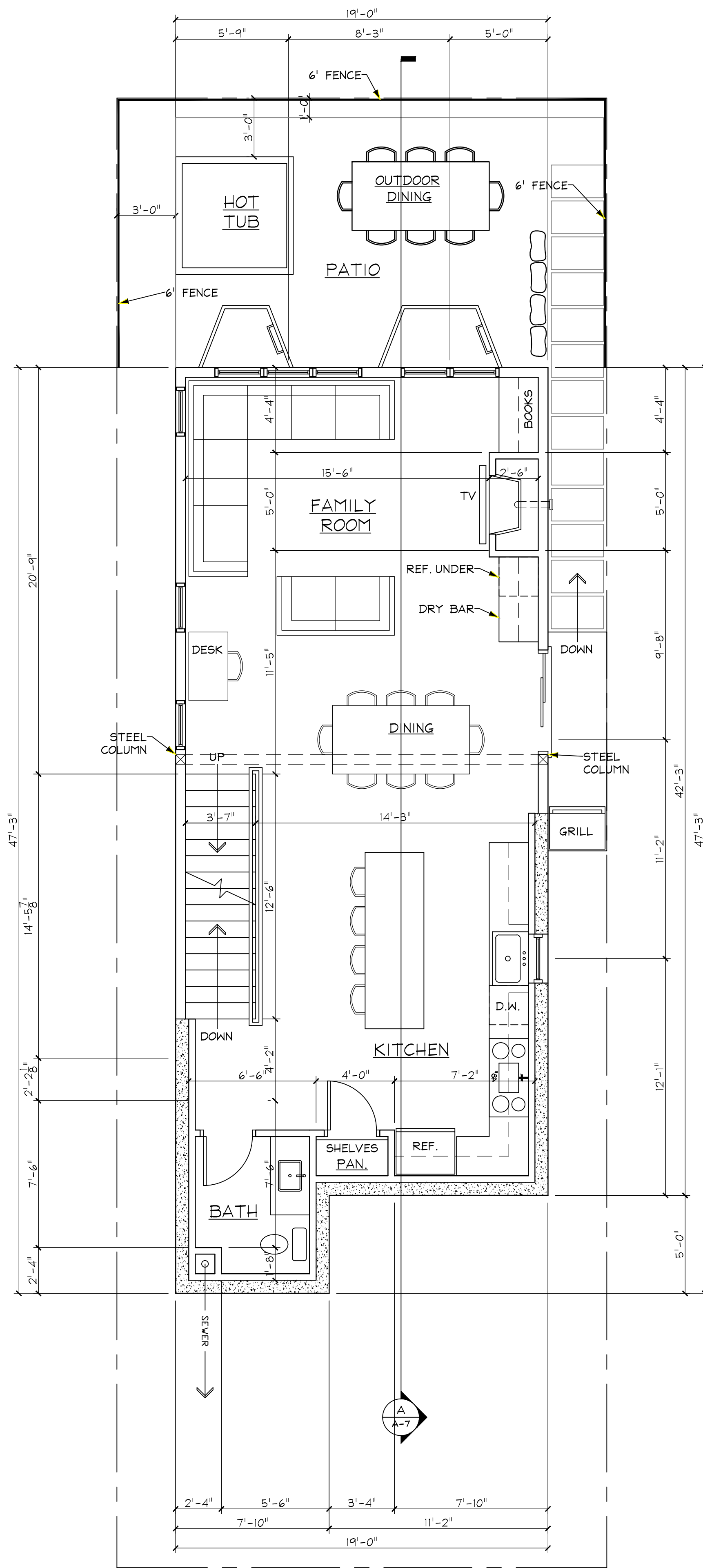
**Planning Department**

Sincerely,

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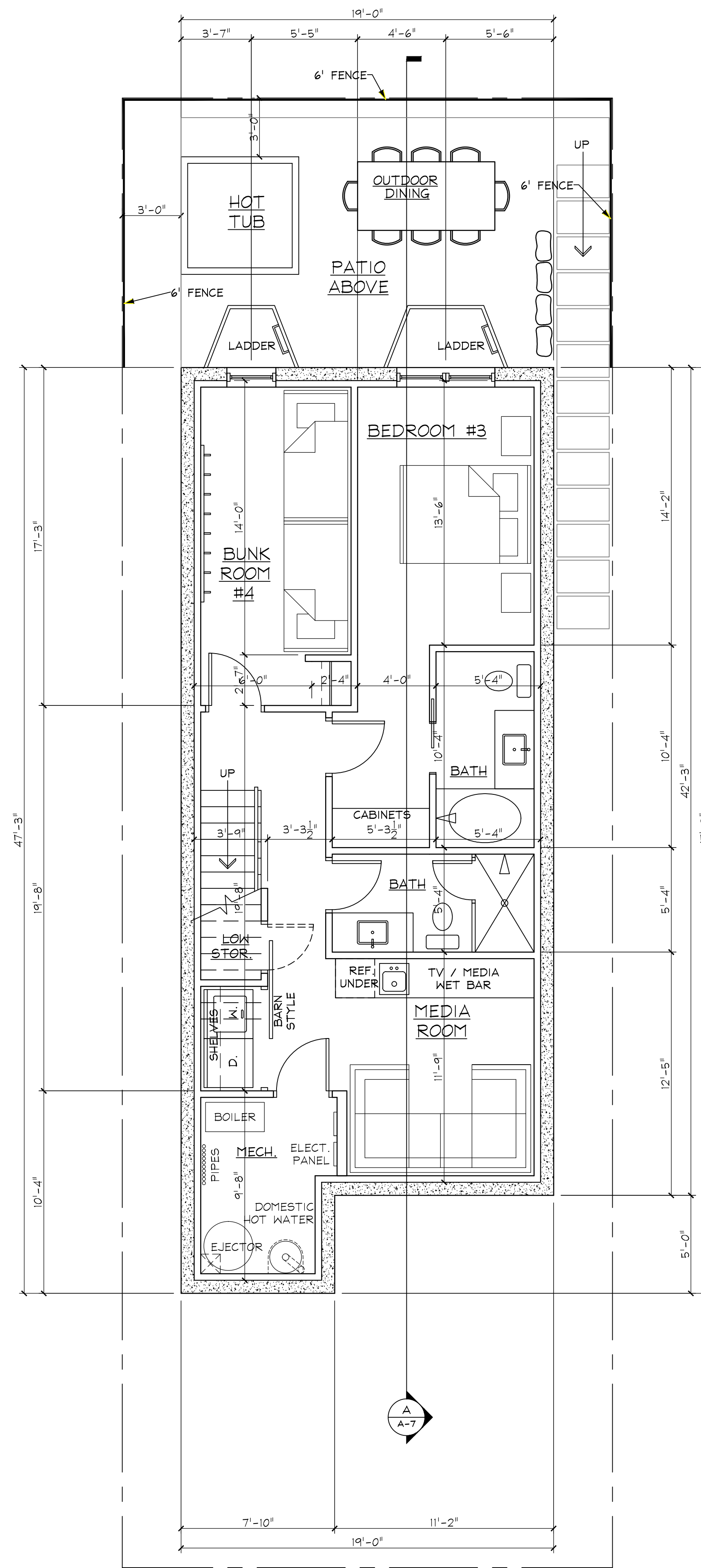
Rebecca Ward  
Planning Director

CC: Meredith Covey  
Planner II



**MAIN FLOOR PLAN**

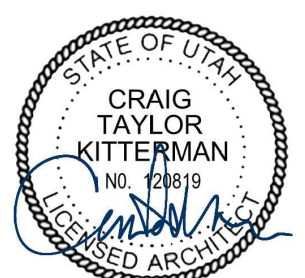
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**BASEMENT FLOOR PLAN**

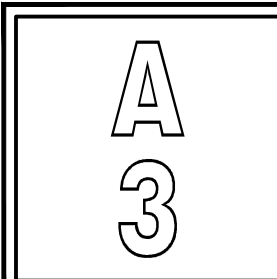
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SEE SHEET #A-2 FOR ADD. NOTES

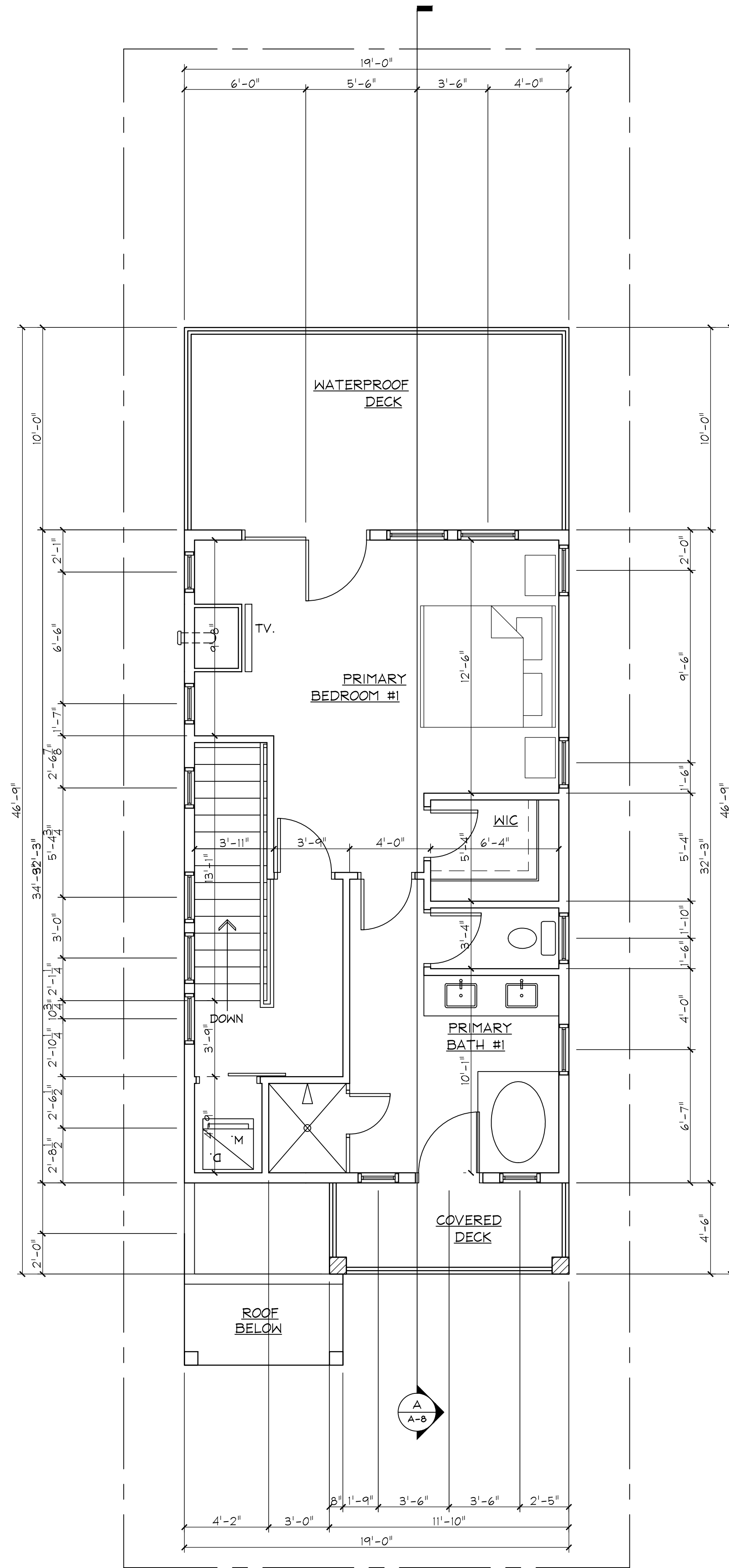


**Craig Kitterman & Associates Architects**  
 1079 E. Murray-Holladay Road Holladay, Utah 84117 Office: 801-270-8606

PROJECT # 25-12.B  
 DATE PRINTED 05/28/2026

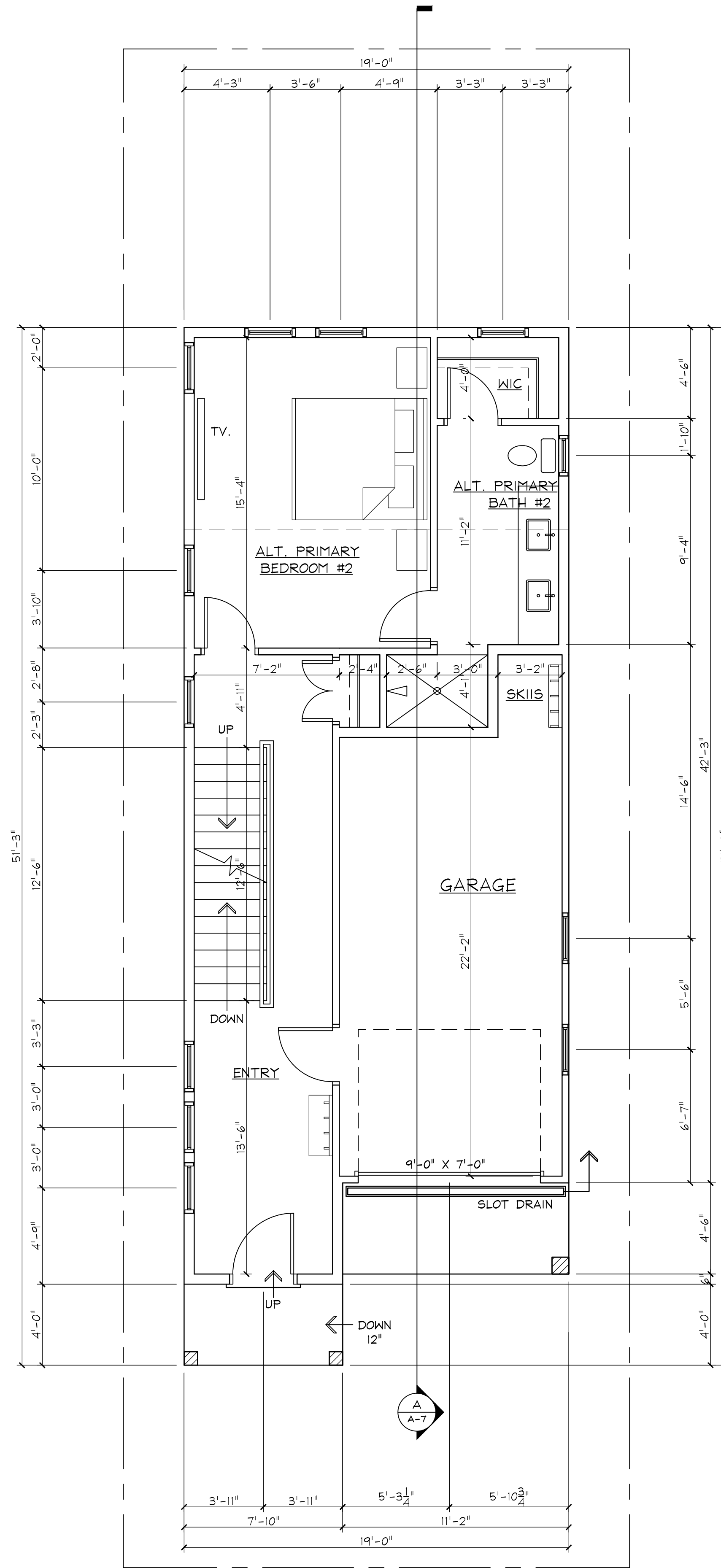


**GOFF RESIDENCE BLDG "B"**  
 APPROX. 841 LOWELL AVENUE, PARK CITY, UTAH



**SECOND FLOOR PLAN**

SCALE: 1/4"=1'-0" 631 SQ.FT.



**FIRST FLOOR PLAN**

SCALE: 1/4"=1'-0" 593 SQ. FT. (843.75 FOOTPRINT ALLOWED)

SEE SHEET #A-2 FOR ADD. NOTES



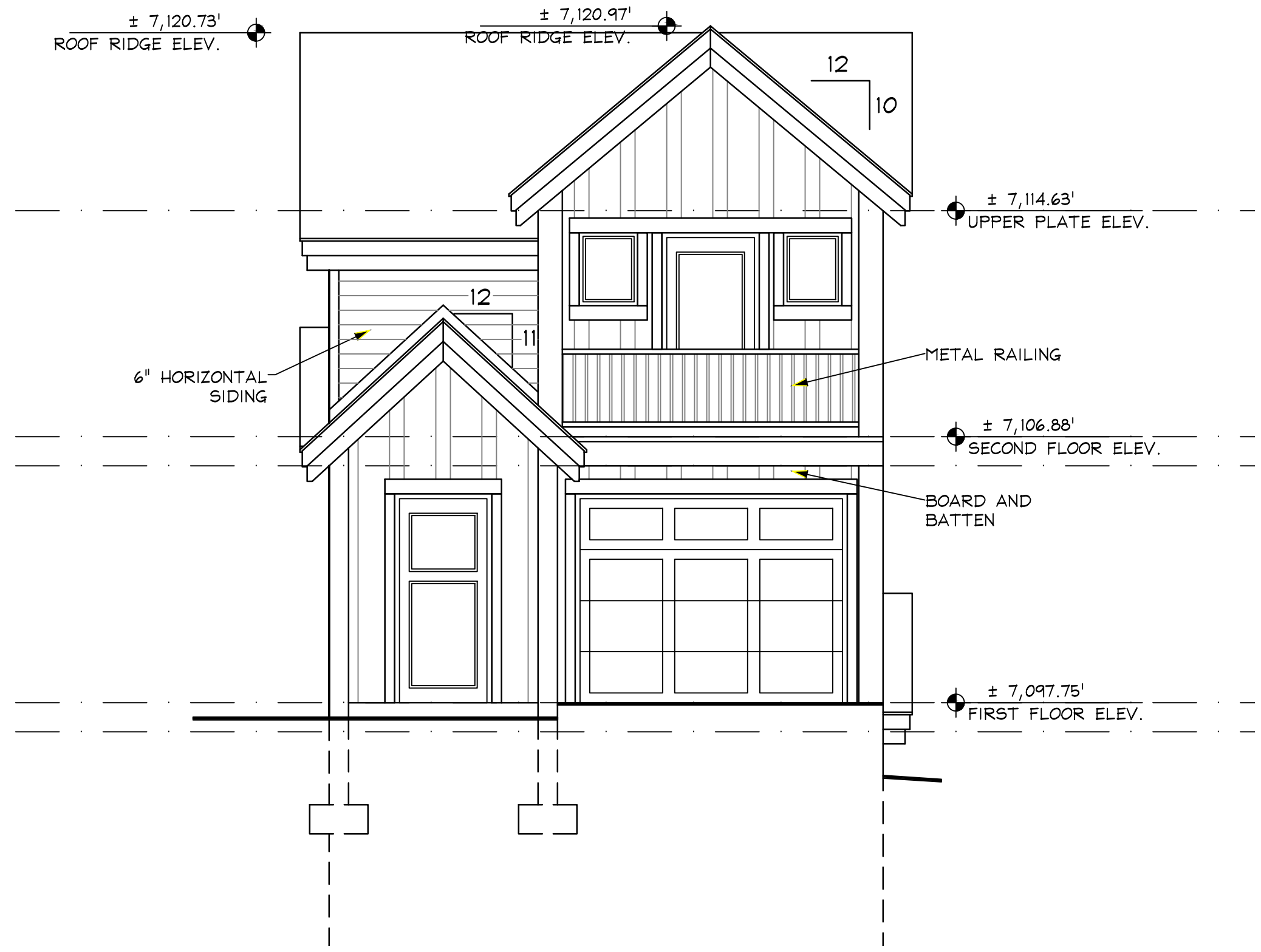
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25-12.B

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A  
4

GOFF RESIDENCE BLDG "B"  
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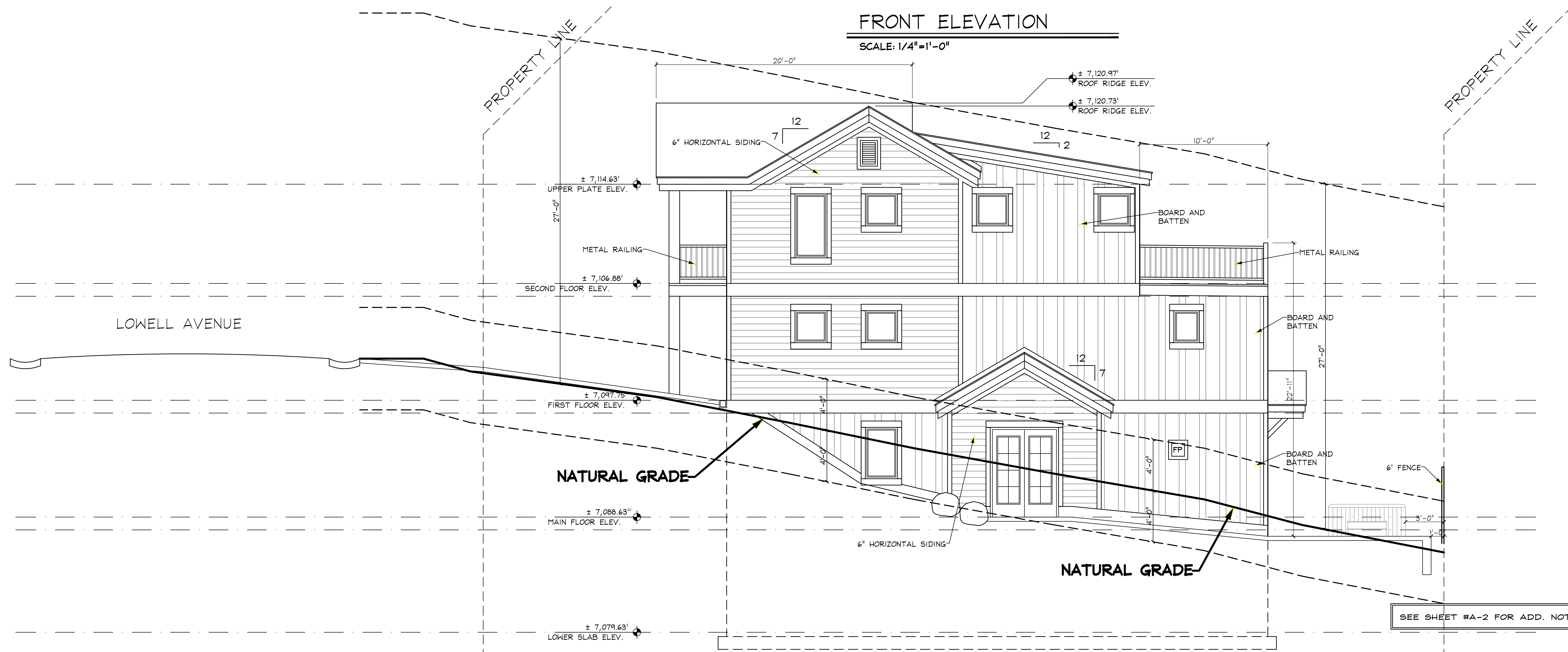


**FRONT ELEVATION**

SCALE: 1/4"=1'-0"

MATERIAL LEGEND FOR EXTERIOR	
	VERTICAL BOARD AND BATTEN
	HORIZONTAL 6\"/>
	DO not use CORRUGATED STEEL

NOTE: ALL EXTERIOR TRIM TO BE "HARDI-PLANK" cedar



**RIGHT ELEVATION**

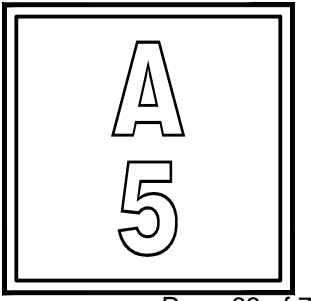
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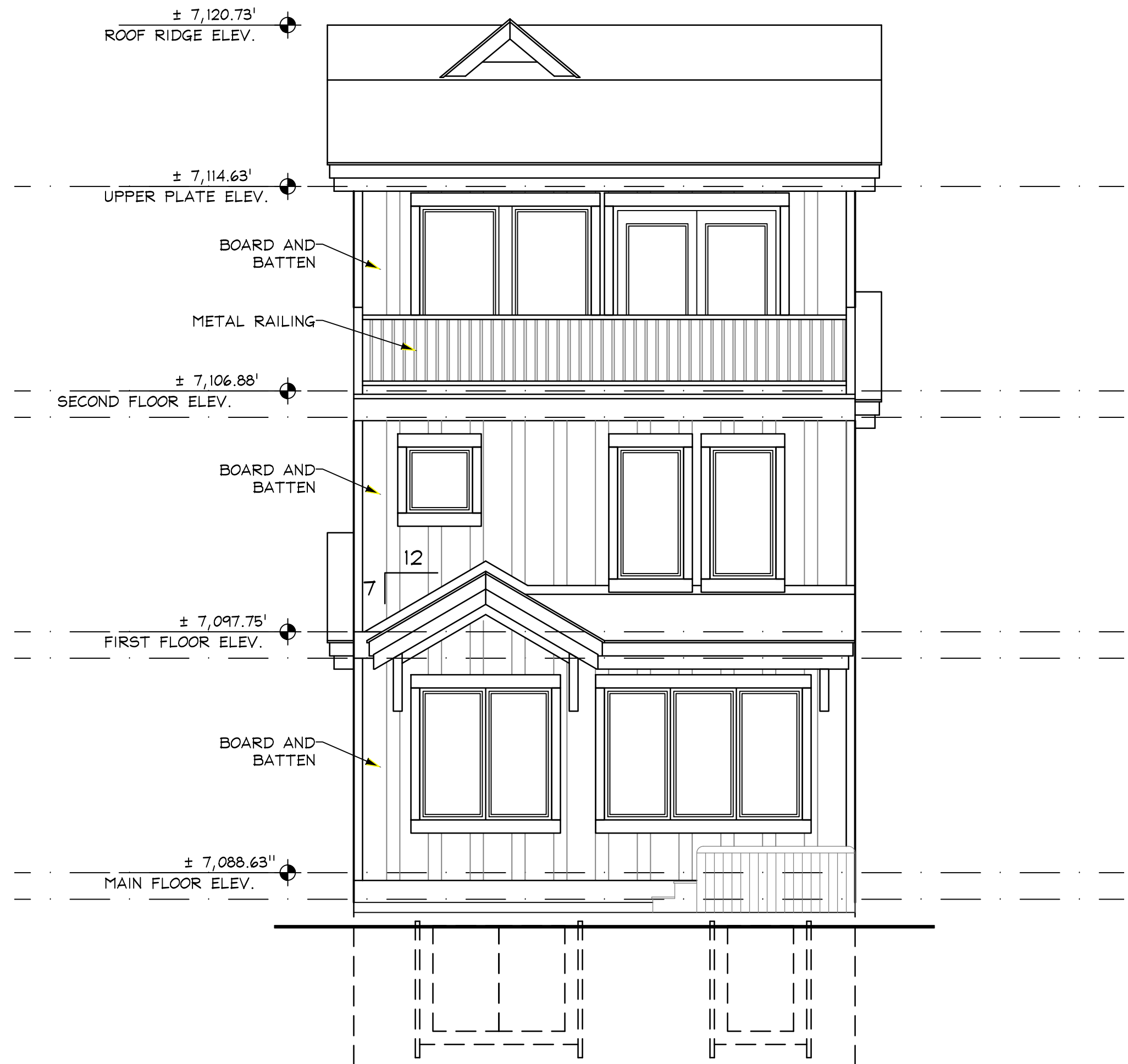
SEE SHEET #A-2 FOR ADD. NOTES

**GOFF RESIDENCE BLDG "B"**  
 APPROX. 841 LOWELL AVENUE, PARK CITY, UTAH

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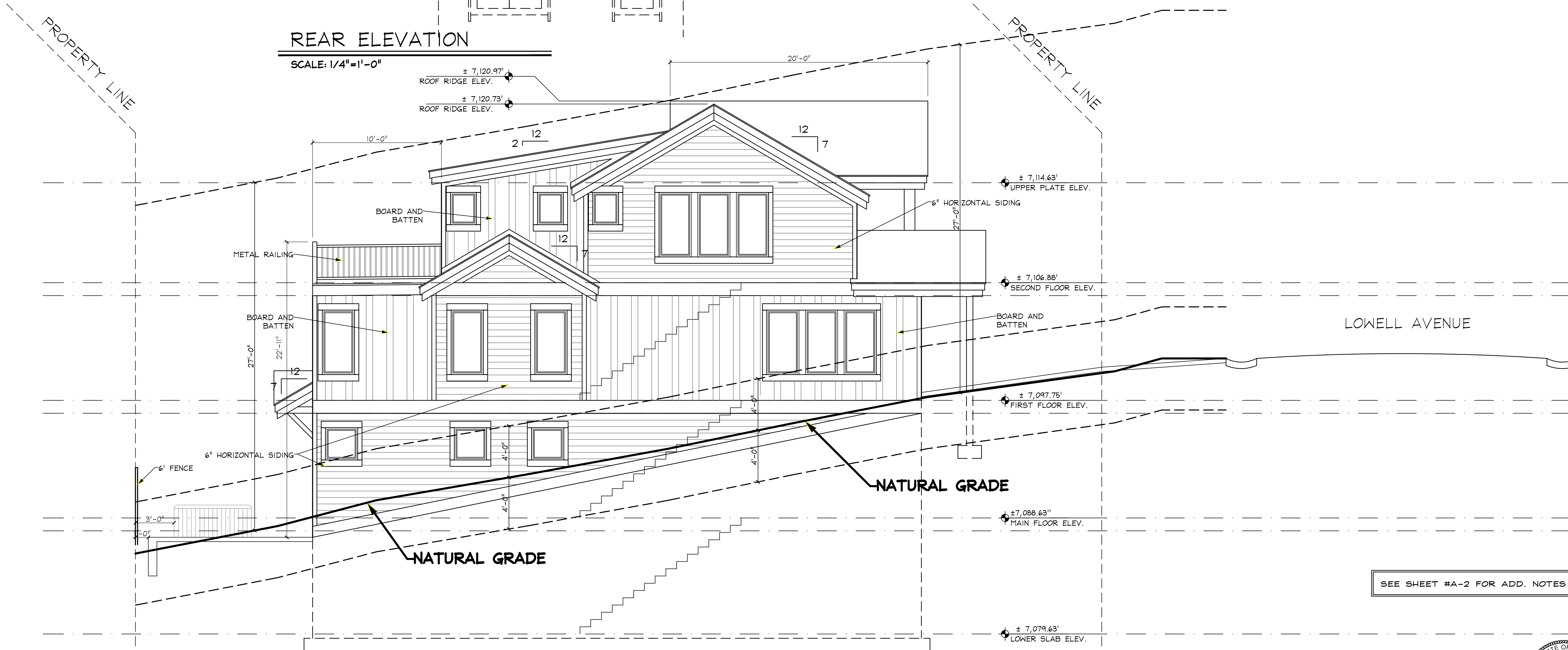
PROJECT # 25-12.B  
 DATE PRINTED 05/28/2026





**REAR ELEVATION**

SCALE: 1/4"=1'-0"



**LEFT ELEVATION**

SCALE: 1/4"=1'-0"

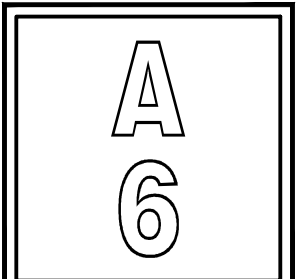
SEE SHEET #A-2 FOR ADD. NOTES

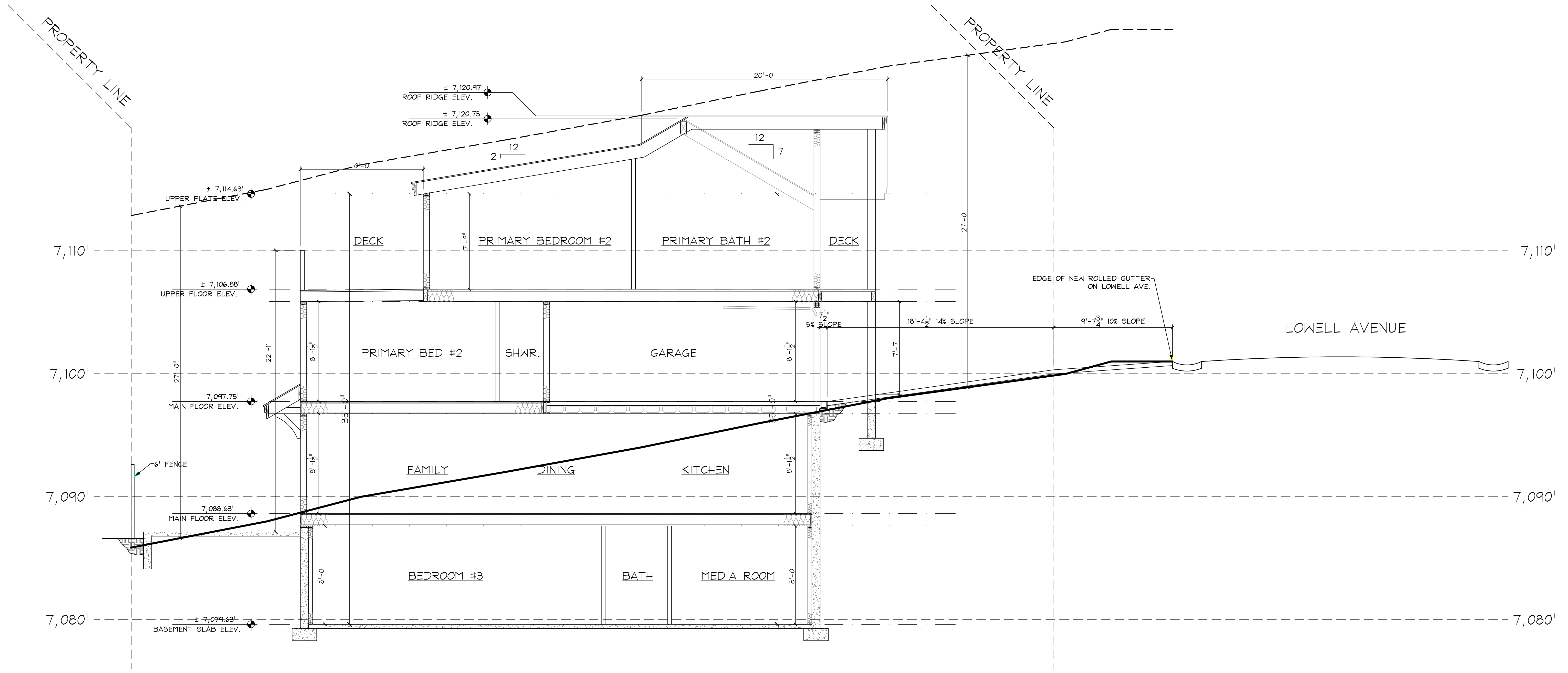
**GOFF RESIDENCE BLDG "B"**  
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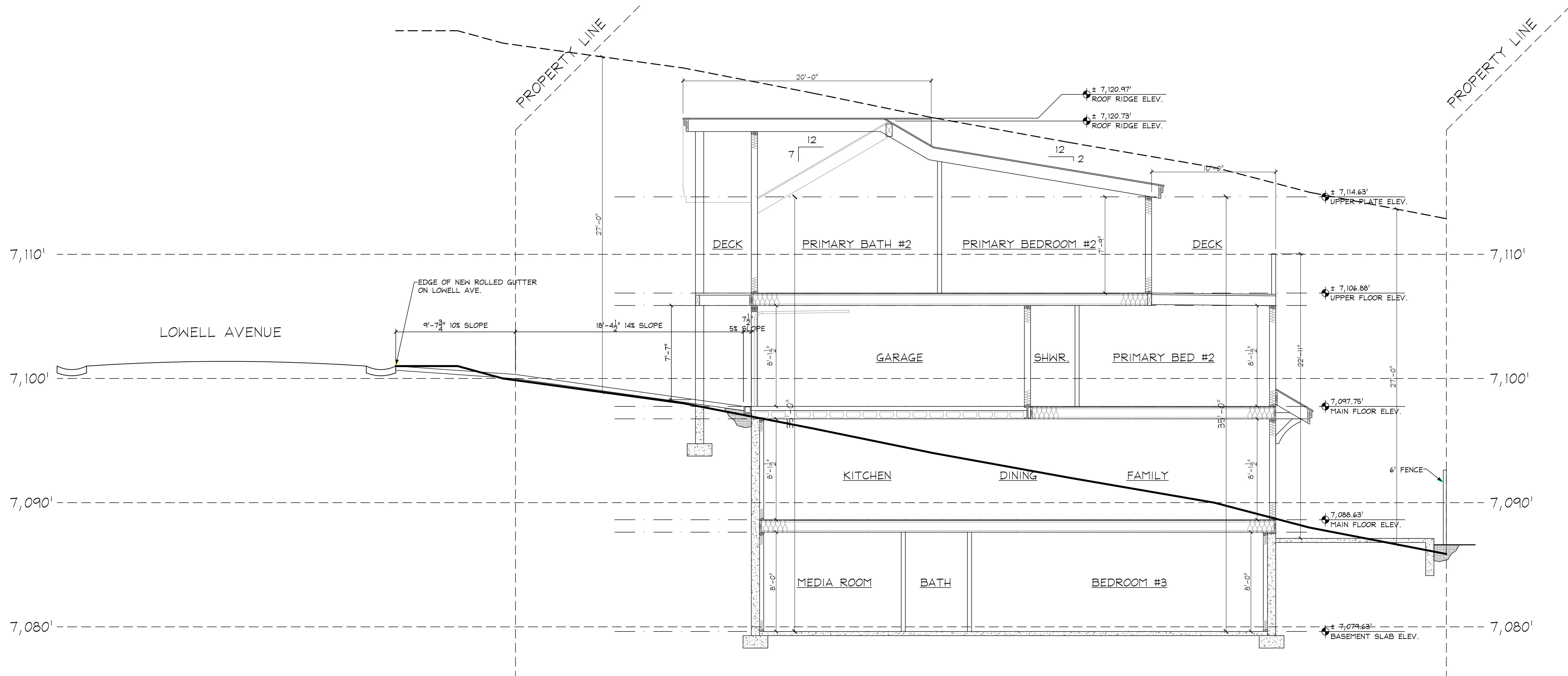
SEE SHEET #A-2 FOR ADD. NOTES

PROJECT #  
25-12

DATE PRINTED  
05/28/2026

**BUILDING SECTION "A"**  
**SITE SECTION "B"**  
 SCALE: 1/4"=1'-0"





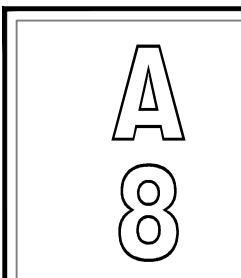
BUILDING SECTION "A"  
SITE SECTION "B"

SCALE: 1/4"=1'-0"

SEE SHEET #A-2 FOR ADD. NOTES

PROJECT #  
25-12

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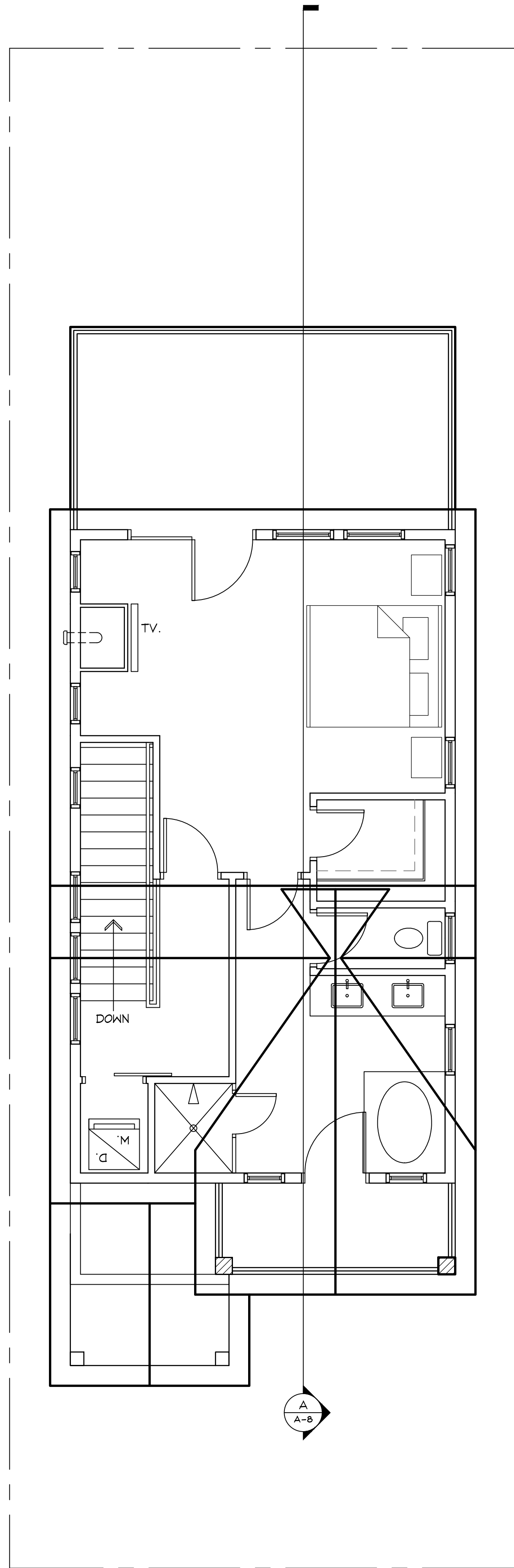


GOFF RESIDENCE BLDG "B"

APPROX 841 LOWELL AVENUE, PARK CITY, UTAH

Craig Kitterman & Associates Architects

1079 E. Murray-Holladay Road Holladay, Utah 84117 Office: 801-270-8606



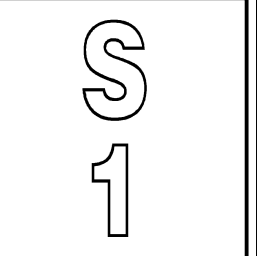
PRELIMINARY  
ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

\*PRELIMINARY DRAWINGS ONLY\*  
\*NOT RELEASED FOR CONSTRUCTION\*

PROJECT #  
22-XX

DATE PRINTED  
05/28/2026



Craig Kitterman & Associates Architects  
1079 E. Murray-Holladay Road Holladay, Utah 84117 Office: 801-270-8606

PROJECT TITLE  
PROJECT ADDRESS, CITY, STATE, ZIP



**Planning Department**

October 14, 2025

Chris Goff

**NOTICE OF PLANNING DIRECTOR DETERMINATION**

**RE: Determination of Assumed Natural Grade for 841 Lowell Avenue**

841 Lowell is Lots 8, 9 & 10 of Block 30 of Snyder’s Addition to Park City in the Historic Residential – 1 Zoning District. The Applicant submitted a Historic District Design Review Pre-Application and proposes to construct three new Single-Family Dwellings (SFD), one on each Lot. The Applicant will be required to submit a Steep Slope Conditional Use Permit and Historic District Design Reviews for each proposed SFD.

After reviewing the proposed interpolated grade on the attached Site and Grading Plan the attached Survey it is the Planning Director’s determination that this interpolated grade appears to be appropriate for this site in context with reviewing the surrounding topography.

Any future construction activity shall be based off the topography shown on this attached plan.

Authority to make this determination is given under Land Management Code Section 15-15-1 *Defined Terms* “Grade, Natural:”

*The Grade of the surface of the land prior to any Development Activity or any other man-made disturbance or Grading. The Planning Department shall estimate the Natural Grade, if not readily apparent, by reference elevations at points where the disturbed Area appears to meet the undisturbed portions of the Property. The estimated Natural Grade shall tie into the elevation and Slopes of the adjoining Properties without creating a need for a new retaining wall, abrupt differences in the visual Slope and elevation of the land, or redirecting the flow of run-off water.*

Please include this Letter of Analysis, Site and Grading Plan and the Topographic Survey, with any future applications and construction plans/drawings for the Site and keep it in your records for this property.

If you have questions or concerns regarding this Determination Letter, please contact the Planning Department.

Sincerely,



Rebecca Ward  
Planning Director

CC: Meredith Covey, Planner II

