



**PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC HEARING
SUMMIT COUNTY, UTAH
November 6, 2025**

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. **7520 Royal Street – Administrative Conditional Use Permit** – The Applicant Proposes to Install Three Alpenglobes at the Goldener Hirsch to be Used for Outdoor Dining During the 2025-2026 Deer Valley Winter Ski Season, not to Exceed 180 Days. PL-25-06689
(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 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: 7520 Royal Street
Application: PL-25-06714
Author: Virgil Lund, Planner II
Date: November 6, 2025
Type of Item: Administrative Conditional Use Permit

Recommendation

(I) Review the Administrative Conditional Use Permit (ACUP) for a one-time Temporary Structure installation of three Alpenglobes to be used for Outdoor Dining for 30 guests not to exceed 180 days, (II) conduct a public hearing, and (III) consider approving the ACUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: C. Hope Eccles, Represented By Jamie Miller

Location: 7520 Royal Street
Goldener Hirsch

Zoning District: Residential Development

Adjacent Land Uses: Multi-Unit Dwellings, Commercial

Reason for Review: Temporary Structures and Outdoor Dining require an ACUP in the Residential Development Zoning District.¹

ACUP Administrative Conditional Use Permit
LMC Land Management Code
RD Residential Development

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

Summary

The Applicant proposes installing three Alpenglobes totaling 234 square feet to be used for Outdoor Dining for 30 guests on the existing patio and plaza area at the Goldener Hirsch. The Alpenglobes are proposed to be installed for the duration of the Deer Valley winter ski season, not to exceed 180 days.

¹ LMC [§ 15-2.13-2](#)



Figure 1: Proposed Alpenglobes in Blue Circles



Figure 2: Alpenglobes On Existing Patio, Shown in Red



Figure 3: Existing Conditions Photo

Background

7520 Royal Street (Goldener Hirsch) is part of the Deer Valley Resort 12th Amended and Restated Large Scale Master Planned Development (MPD). On November 30, 2016, the 12th Amended [Deer Valley MPD](#) was approved by the Planning Commission.

On December 12, 2016, the Planning Commission approved a Conditional Use Permit (CUP) for the Goldener Hirsch (Exhibit B). Condition of Approval 23 from the 2016 Final Action Letter states: "Outdoor activities on the Plaza, including Outdoor Dining and outdoor events, require compliance with the Land Management Code, including approval of Administrative Conditional Use permits, if applicable."

On January 9, 2025, the Planning Department approved an ACUP for a Temporary Structure and Outdoor Dining on the existing pedestrian bridge plaza (Exhibit C).

Analysis

See Final Action Letter for analysis.

The Development Review Committee reviewed the proposal on October 6, 2025 and confirmed the proposal conforms to their required standards.²

Department Review

The Planning Department and Executive Department reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on October 27, 2025. Staff mailed courtesy notice to adjacent property owners October 27, 2025.³

Public Input

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

Alternatives

The Planning Director may:

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

Exhibits

A: Draft Final Action Letter

B: Goldener Hirsch CUP

C: Temporary Structure and Outdoor Dining Approval

² 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 Enbridge Gas, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

³ LMC [§ 15-1-21](#)



Planning Department

November 6, 2025

Jamie Martin

CC: C. Hope Eccles, Goldener Hirsch

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 7520 Royal Street

Zoning District: Residential Development

Application: Administrative Conditional Use Permit

Project Number: PL-25-06714

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 6, 2025

Project Summary: The Applicant proposes installing three Alpenglobes totaling 234 square feet to be used for Outdoor Dining for 30 guests on the existing patio and plaza area at the Goldener Hirsch. The Alpenglobes are proposed to be installed for the duration of the winter ski season, not to exceed 180 days.

Action Taken

On November 6, 2025, the Planning Director conducted a public hearing and approved the Temporary Structures and Outdoor Dining according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Applicant proposes installing three Alpenglobes for seasonal Outdoor Dining.
2. The proposal complies with the Residential Development (RD) Zoning District Requirements.
 - a. Setbacks
 - i. Front Setback- 20 Feet.
 1. Complies- The proposed Temporary Structures are greater than 50 feet from the front Lot line.



Planning Department

- ii. Side Setback- 12 Feet.
 - 1. Complies: The proposed Temporary Structures are 16 feet from the side Lot line.
- iii. Rear Setback- 15 Feet.
 - 1. The proposed Temporary Structures are greater than 50 feet from the rear Lot line.
- b. Building Height: No Structure shall be erected to a height greater than 28 feet from Existing Grade.
 - i. The proposed Temporary Structures are 9 feet 2 inches in height from Final Grade.
- 3. The proposal complies with the Temporary Structure criteria in Land Management Code (LMC) § 15-4-16.
 - a. The Applicant shall provide written notice of the Property Owner's permission.
 - i. The Application form is signed by the property owner, C. Hope Eccles.
 - b. The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.
 - i. 76 Parking Spaces were required as part of the original CUP approval for the Goldener Hirsch. 95 Parking Spaces were platted and constructed for the Goldener Hirsch. The proposed Temporary Structures will not diminish existing Parking Spaces, and the excess of existing Parking Spaces will mitigate any additional parking demand. The Temporary Structures are to enhance dining at the restaurant for guests already staying at the hotel. The Alpenglobes shall not be rented separately for any private event (see Condition of Approval 1).
 - c. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
 - i. The proposed Alpenglobes are on the existing patio and will not affect the pedestrian circulation, emergency access, or any other public safety measure. The Development Review Committee (DRC) reviewed the proposal on October 6, 2025, and confirmed the proposal conforms with their requirements. The Applicant shall submit a fire permit prior to installation (Condition of Approval 2).



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- d. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
 - i. See Condition of Approval 3.
 - e. The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9.
 - i. No exterior signage or lighting are proposed with this application.
 - f. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
 - i. See Condition of Approval 4.
 - g. The Use shall not violate the International Building Code.
 - i. See Condition of Approval 5.
 - h. The Applicant shall adhere to all applicable City and State licensing ordinances.
 - i. See Condition of Approval 6.
4. The proposal complies with the Outdoor Dining criteria in LMC § 15-4-21(B)(1).
- a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.
 - i. The Application form is signed by the property owner, C. Hope Eccles. The Temporary Structures are on the existing concrete patio and do not diminish parking or landscaping.
 - b. The proposed seating Area does not impede pedestrian circulation.
 - i. The proposed Temporary Structures will be located on the existing private outdoor patio and will not encroach into or affect the existing pedestrian walkway.
 - c. The proposed seating Area does not impede emergency Access or circulation.
 - i. See Finding of Fact 4(d)(i).
 - d. The proposed furniture is Compatible with the Streetscape.
 - i. The proposed Alpenglobes are compatible with a mountain-resort lodge and are screened with the existing fencing and Structures. No outdoor furniture or tables are proposed with this application.
 - e. No music or noise in excess of the City Noise Ordinance, Title 6.
 - i. See Condition of Approval 3.
 - f. No Use after 10:00 p.m.



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- i. The proposed Temporary Structures will be located on the existing private outdoor patio and will not encroach into or affect the existing pedestrian walkway or internal vehicular system.
- g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
 - i. No additional Fencing, Screening, or Landscaping are proposed. The Temporary Structures will be screened from the existing fencing and Structures.
- h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
 - i. The proposed Temporary Structures are a combined 234 square feet and will be oriented towards the existing building and pedestrian plaza. The proposed Temporary Structures are appropriate in size and scale for the Site because they will not impede the existing pedestrian or vehicular circulation system.
- i. Usable Open Space
 - i. The proposed Temporary Structures will not decrease the required amount of Open Space from the approved MPD or CUP because they are installed on the existing patio.
- j. Signs and lighting
 - i. No Signs or exterior lighting are proposed or approved with this Application.
- k. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing
 - i. The proposed Temporary Structures are appropriate in size, scale, and design for the intended Use. The Temporary Structures are constructed with glass and wood and can hold approximately 10 people each.
- l. Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site
 - i. See Condition of Approval 3.
- m. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas
 - i. The proposed location of the Temporary Structures will not affect any loading or unloading zones. Condition of Approval 7 requires all trash and recycling to be located inside the Goldener Hirsch.



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- n. Expected Ownership
 - i. The submitted application form is signed by the property owner, C. Hope Eccles. The Alpenglobes will be operated, maintained, and managed by the Goldener Hirsch.
- o. Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site
 - i. The proposed Temporary Structures are not on or near Steep Slopes, Physical Mine Hazards, or Mine Waste, and are outside of the Park City Soils Ordinance boundary.
- p. Reviewed for consistency with the goals and objectives of the Park City General Plan
 - i. The proposed Use of the Site is consistent with Strategy 1E of the Small Town Feel Focus Area of the 2025 General Plan, as it provides a comfortable visitor experience and supports the resort economy.
- q. Radon mitigation
 - i. Not applicable; there is no residential component to this proposal.

Conclusions of Law

1. The Application, as conditioned, complies with LMC Chapter 15-2.13 Residential Development Zoning District, LMC Section 15-1-10(E) Conditional Use Review Process, LMC Section 15-4-16 Temporary Structures, Tents, and Vendors, and LMC Section 15-4-21(B)(1) Outdoor Dining.
2. The proposed Use, as conditioned, will be compatible with the surrounding Structures in Use, scale, mass, and circulation.
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Alpenglobes are for guests of the resort and shall not be rented separately for any private event.
2. The Applicant shall submit a fire permit application to the Building Department for review and approval prior to installing the proposed Temporary Structures.
3. The Use shall not violate the municipal noise ordinance in Municipal Code Chapter 6-3.



Planning Department

4. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
5. The Use shall not violate the International Building Code.
6. The Applicant shall adhere to all applicable City and State licensing ordinances.
7. All trash and recycling areas must be located inside the Goldener Hirsch.
8. The Alpenglobes must not be installed for a duration greater than 180 days, per the International Building Code requirements.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.gov.

Sincerely,

Rebecca Ward
Planning Director

CC: Virgil Lund



December 12, 2016

Hope Eccles
First Security Bank Building
79 S. Main Street
2nd Floor
Salt Lake City, UT 84111

NOTICE OF PLANNING COMMISSION ACTION

<u>Application #</u>	PL-15-02967
<u>Address</u>	7520, 7530, 7540, 7570 Royal Street
<u>Description</u>	Conditional Use Permit
<u>Action Taken</u>	Approved with conditions
<u>Date of Action</u>	November 30, 2016

On November 30, 2016, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held, and the Planning Commission approved your application based on the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. The property is located at 7520-7570 Royal Street East with access proposed off of Sterling Court, a private street.
2. The property is zoned Residential Development subject to the Eleventh Amended and Restated Large Scale Master Planned Development, aka Deer Valley MPD, as amended.
3. On October 16, 2015, the applicant submitted a request for a Conditional Use Permit for an expansion of the existing Goldener Hirsch Inn located at 7520-7570 Royal Street East.
4. This Conditional Use Permit is subject to approval of the proposed 12th Amended and Restated Large Scale Deer Valley Master Planned Development Permit, submitted on April 27, 2016, for concurrent review. The MPD amendment application requests to combine Silver Lake Village Lots F, G and H into one Lot I and to transfer 843 sf of residential uses (0.4215 UE) from Lot D to Lot I. Lot D would be reduced to 5.5785 UE of residential uses.
5. This Conditional Use Permit is subject to approval of the Second Amended Re-Subdivision of Lots No.1 and No. 2 Silver Lake No. 1 Subdivision plat amendment, submitted on October 16, 2016, for concurrent review. The plat amendment application requests combination of Silver Lake Village Lots F, G, and H into one lot, Lot I.
6. The 1.17 acre Lot I is currently vacant undeveloped land that has been used as a temporary parking lot for Silver Lake Village and Deer Valley Resort for thirty years

or more. This property provides approximately 60 temporary parking spaces (depending on the level of parking management) on a roughly paved surface.

7. The Deer Valley MPD assigns a total of 34 UE to Silver Lake Village Lots F, G and H and 6 UE to Silver Lake Village Lot D.
8. The Twelfth Amendment to the Deer Valley MPD notes that Lot D is assigned 2,062 square feet of commercial area plus support commercial uses.
9. Lot D is the location of the existing Goldener Hirsch Inn. The Hirsch currently has a total of 11,104 sf of residential floor area (20 separate units). The DV MPD allocated 6 UE of residential density (12,000 sf). The existing building also contains 3,493 sf of platted commercial floor area, based on the Golden Deer Condominium and First Amended Golden Deer Condominium plats. This support commercial (restaurant, bar, lounge, gift shop, front desk, etc.) consists of 2,062 sf of DV MPD assigned commercial and 1,431 sf of support commercial approved with the 1988 Golden Deer (MPD) approval. An additional 500 sf of support meeting space was also approved.
10. At the time of MPD approval support commercial/support meeting space was based on the total floor area of the building minus the parking garage and support commercial (24,693 sf). A total of 4,532 sf of support commercial/support meeting space was permitted (2,062 sf from DV MPD and 2470 sf based on the building floor area).
11. The total existing support commercial and support meeting space in the Goldener Hirsch Inn is 3,993 sf (3,493 of platted commercial floor area plus the 500 sf of common area meeting space on the second floor). No changes are proposed to the commercial areas.
12. The MPD does not assign commercial to Lots F, G, and H (aka Lot I). These Lots are allowed support commercial calculated per the LMC at the time of approval of the CUP. The applicants are not proposing support commercial with this permit.
13. On October 16, 2015, the Planning Department received a complete application for a Conditional Use Permit (CUP) requesting approval for a total of 68,843 sf (34.4215 UE) of residential uses, for 38 residential units ranging in size (area) from 570 to 2,379 square feet. The total residential floor area includes the 843 sf (0.4215 UE) transferred from the existing Inn (on Lot D) and the 68,000 sf (34 UE) entitled with the Deer Valley MPD for Lots F, G, and H, per the proposed 12th Amended Deer Valley MPD.
14. The project has a total of 31 lockouts associated with the 38 units to facilitate the viability of existing hotel operations. The lockout unit floor area is included in the total unit area and the parking calculations.
15. The proposed building is oriented towards Sterling Court and generally has a north/south axis. The site is broken into more than one volumetric mass in order to match the scale of the surrounding buildings. The north building contains sixteen units ranging from 2,180 to 2,265 sf. and an ADA unit on the ground floor. The center building contains six units of approximately 2,000 to 2,379 sf and includes the lobby and amenities. The south building contains sixteen units comprised of eight 570- 588 sf hotel rooms and eight units of approximately 1,808 sf to 2,205 sf
16. The total proposed building area is 154,578 square feet. Included in the total area, in addition to the 68,843 square feet of residential units, are approximately 8,300 square feet of residential accessory uses (recreation amenities, business center,

workout area, etc.); 22,878 square feet of circulation, back of house, restrooms, etc.), 3,398 square feet of support meeting space, a 2,162 square foot required ADA unit as common area, and 49,077 sf of parking garage (in addition to the 68,843 square feet of residential units). This area is exclusive of any unenclosed porches, decks, and patios.

17. No UE are required for residential accessory uses, support meeting space, back of house area, or the parking garage. No support commercial uses are proposed with this Conditional Use Permit.
18. The Deer Valley MPD does not require open space on this parcel as the unit equivalent formula is used for density calculations.
19. Building Height allowed per the Deer Valley MPD is 59' (plus 5' to 64'), provided that the peak of the roof does not exceed USGS elevation 8186'. The base elevation is identified as USGS elevation 8122'. The proposed building does not exceed USGS elevation 8186' to the highest part of the roof.
20. The proposed building is similar in physical design, mass, and scale to surrounding buildings and while different than surrounding structures in terms of architectural style, design, and character, the proposed building has elements that provide a continuity and compatibility of design for the Silver Lake Village. By incorporating similar design elements and materials, as required by the Deer Valley Design Review Board, the applicant has worked to make the building compatible with surrounding structures in terms of style, design, and detailing. By reducing the amount of glazing, reworking the balcony design, and provided additional building articulation, particularly along Royal Street, the revised building is more compatible with the general architectural theme of the Village while providing a more updated and fresh style to the area. The proposed design does not detract from the overall architectural character of the area.
21. Final design approval by the Deer Valley Architectural Review Board is a requirement of the Deer Valley MPD.
22. Parking requirements are based on the size and number of residential units. A minimum of 76 spaces are required for the number and sizes of proposed units. A total of 110 parking spaces are proposed within an underground parking garage. Thirty-four extra parking spaces will be available for flexible use for public parking and overflow.
23. The Goldener Hirsch will continue to meet the parking requirements for the remaining residential units with existing underground parking under the Goldener Hirsch Inn building. A hotel managed shuttle service is proposed to reduce traffic trips. Guest parking will be managed through valet service within the parking structure.
24. A final utility plan, including location and details for storm water facilities and dry utilities, to be located on the property, in addition to all other utilities, will be provided with the building permit plans for final approval by the City Engineer, SBWRD, and the Fire District.
25. Sterling Court provides access, including emergency access, to the project from Royal Street East. There is a fire code compliant turn around area at the southern end of the Court. Enhanced fire protection and emergency access for the west side of the property were coordinated with the adjacent property owner (Stein's) and will be reflected on the final utility and fire protection plans to be submitted with the

building permit plans.

26. Enhanced pedestrian pathways along the eastern property line are proposed, as well as pedestrian pathways and outdoor plazas between the spa pool area and the recreation area and ski locker rooms.
27. Natural vegetation on the southern portion of the site includes native grasses and shrubs.
28. Four existing buildings in the Silver Lake Village area with access off of Sterling Court (Goldener Hirsch, Royal Plaza, The Inn, and Mt Cervin) generally have a north-south orientation and are similar in height and scale to the proposed building as designed with vertical and horizontal articulation and massing broken into three main components.
29. The Land Management Code allows for 20' setbacks along Royal Street (25' for front facing garage), 12' side setbacks, and 15' rear setbacks. The proposed building has a 20' setback along Royal Street, a 15' setback along Sterling Court (a private street) (per the subdivision plat), a 12' setback along the west side property line and a 15' rear setback adjacent to the Mt. Cervin property line. The Planning Commission may alter interior setbacks within the Deer Valley MPD at the time of review of the associated plat amendment.
30. All exterior lights and signs must comply with the applicable Park City ordinances and code. Exterior lights must be identified on the building permit plans and shall be down-directed and shielded. No additional signs are proposed with this permit. Approval of a sign permit is required prior to installation of any new regulated signs.
31. A condominium plat and condominium declaration to identify private, common, and limited common areas shall be recorded prior to sale of any unit.
32. The Deer Valley MPD is not subject to the requirements of the Sensitive Lands Overlay.
33. The site is within the area subject to the City's Urban Wildland Interface Ordinance for fire prevention.
34. On January 13, 2016 the Planning Commission discussed the proposal, conducted a public hearing, and continued the item to February 24, 2016.
35. On February 24, 2016 the public hearing was continued to a date uncertain. There was no public input provided at the hearings on January 13th or February 24th, 2016.
36. Staff received public input from a neighboring property owner in May expressing safety concerns with the driveway access onto Sterling Court; the height of the proposed sky bridge blocking views; and potential pedestrian conflicts with service vehicles, cars, and emergency vehicles if access is permitted on Sterling Court instead of Royal Street East.
37. The project was on hold until August 2016 for the applicant to resolve ownership and utility issues.
38. Staff maintained contact with the property owner and upon receipt of revised plans and contacted this neighbor to set up a meeting to discuss the above mentioned safety concerns.
39. The applicant provided a traffic and safety analysis of the project on September 20, 2016 for inclusion in the Planning Commission packet.
40. On September 28, 2016, the City Engineer provided a memo addressing the safety and adequacy of Sterling Court and made a finding that Sterling Court should function adequately with the added density and should not be a safety concern.

41. Legal notice was published in the Park Record and on the Utah Public Notice Website on September 9, 2016 and the property was re-posted on September 14, 2016 for the September 28, 2016 hearing. Courtesy mailing was provided to the property owners within 300' of the property.
42. The Conditional Use Permit application was reviewed for consistency with the Park City General Plan.
43. The applicant stipulates to the conditions of approval.

Conclusions of Law:

1. The CUP is consistent with the Deer Valley Master Planned Development, as amended and the Park City Land Management Code.
2. The proposed use will be compatible with the surrounding structures in use, scale, mass and circulation.
3. The effects of any differences in use or scale have been mitigated through careful planning.

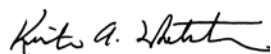
Conditions of Approval:

1. The plans and application for a Building Permit must be in substantial compliance with the plans reviewed by the Planning Commission on November 30, 2016.
2. This Conditional Use Permit is subject to approval of the proposed 12th Amended and Restated Large Scale Master Planned Development Permit and the Re-Subdivision of Lots No.1 and No. 2 Silver Lake No. 1 Subdivision plat.
3. Prior to building permit issuance the amended subdivision plat for Silver Lake Village to combine Lots F, G, and H into one lot of record, shall be recorded at Summit County. The plat shall identify the 15' setbacks along Sterling Court.
4. Prior to building permit issuance a final landscape plan shall be reviewed and approved by the Planning and Building Departments.
5. Prior to building permit issuance the plans shall be approved by the Deer Valley Architectural Review Board.
6. The final landscape plan shall comply with the City's Wildland Urban Interface Ordinance for defensible space and fire prevention. Drought tolerant landscaping and water conservation measures shall be used per requirements in the LMC.
7. All conditions of approval of the Deer Valley Master Planned Development, as amended, apply to this project.
8. A Construction Mitigation Plan shall be submitted at the time of Building Permit application. The Plan shall include a regulation for construction traffic, including how excavated materials will leave the site. Downhill truck traffic is required to use Marsac Avenue, a State Highway, rather Royal Street, a residential city collector street due to the location of an emergency run-away truck ramp off Marsac Avenue, unless otherwise authorized by the City Engineer and Chief Building Official. The CMP shall address closure dates due to Special Events, as well as other items requested by the Chief Building Official.
9. All exterior lights and signs must comply with applicable Park City ordinances and codes.
10. Exterior lighting must be identified on the building permit plans and shall be down-directed and shielded. Any existing, non-conforming exterior lighting shall be brought into compliance with the current LMC requirements.

11. Approval of a sign permit is required prior to installation of any regulated signs.
12. A final utility plan shall be provided with the building permit application for final approval by the City Engineer, SBWRD, and the Fire District prior to building permit issuance.
13. A final fire protection plan must be submitted to and approved by the Chief Building Official and Fire District prior to Certificate of Occupancy.
14. Sterling Court meets the minimum width of 20' for emergency access. No parking is permitted along the Court and curbs shall be painted and/or signed to clearly mark the 20' fire lane.
15. As common area, the required ADA unit may not be sold. A residential unit must be rented in conjunction with the ADA unit unless the ADA unit is included in the total residential UE.
16. All exterior mechanical vents and extrusions shall be painted to match the exterior siding materials.
17. Exterior mechanical equipment shall be screened to mitigate for any mechanical factors that might affect people and property off-site.
18. Standard Project Conditions of Approval apply to this project.
19. Storm water system must retain the first flush of a storm as defined by the State of Utah. Storm water system shall be shown on the final utility plan.
20. Above ground dry utility facilities shall be located on the property.
21. Pool and plaza hours are limited from 7AM to 10PM and compliance with the Park City noise ordinance is required.
22. Applicant shall submit a report and evidence of noise, disturbance, and activity complaints on and off-site, including the resolution of any complaint matters, to the Planning Commission one year from issuance of Certificate of Occupancy. Staff will provide an update to the Planning Commission. The Commission may add additional Conditions of Approval to meet the Conditional Use Permit requirements for mitigation of noise, based on the report and evidence of complaints.
23. Outdoor activities on the Plaza, including outdoor dining and outdoor events, require compliance with the Land Management Code, including approval of administrative Conditional Use permits, if applicable.

If you have questions regarding your project or the action taken please contact me at (435) 615-5066 or kirsten@parkcity.org.

Sincerely,



Kirsten Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060



Planning Department

January 9, 2025

Jamie Miller
7520 Royal Street

CC: C Hope Eccles

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 7520 Royal Street, Goldener Hirsch

Zoning District: Residential Development, Sensitive Land Overlay

Application: Administrative Conditional Use Permit

Project Number: PL-24-06359

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: January 9, 2025

Project Summary: The Applicant proposes a 215-square-foot Temporary Structure and Outdoor Dining on the existing pedestrian plaza at the Goldener Hirsch.

Action Taken

On January 9, 2025, the Planning Director designee conducted a public hearing and approved the Temporary Structure and Outdoor Dining according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The Applicant proposes the one-time installation of a 215-square-foot Temporary Structure for up to 16 people with a height of nine feet from Final Grade on the existing pedestrian bridge plaza at the Goldener Hirsch to be removed by June 1, 2025. Future installations of Temporary Structures will require an ACUP.
2. The Applicant also proposes a 730-square-foot ongoing Outdoor Dining Area for up to 40 people when the Temporary Structure is removed.



Planning Department

3. According to the Applicant, during the time when the Temporary Structure is installed, Outdoor Dining will be limited to the area covered by the Temporary Structure.
4. The Applicant has used the pedestrian bridge plaza at the Goldener Hirsch as Outdoor Dining for 40 people since 2016 without approval from the Planning Department. The proposed ACUP would allow Outdoor Dining (without the Temporary Structure) for up to 40 people to continue year-round at the Goldener Hirsch.
5. LMC § 15-15-1 Defined Terms defines "Temporary Structure":
 - a. Temporary Structure: A standalone Structure, or a Structure that is partially affixed to an existing Building on a temporary basis not to exceed 180 days as set forth by the International Building Code.
6. The Building Code limits installations of Temporary Structures to no more than 180 days. See Condition of Approval 4.
7. 7520 Royal Street (Goldener Hirsch) is part of the Deer Valley Resort 12th Amended and Restated Large Scale Master Planned Development (MPD). On November 30, 2016, the 12th Amended Deer Valley MPD was approved by the Planning Commission.
8. On December 12, 2016, the Planning Commission approved a Conditional Use Permit (CUP) for the Goldener Hirsch. Condition of Approval 23 from the 2016 Final Action Letter states: "Outdoor activities on the Plaza, including Outdoor Dining and outdoor events, require compliance with the Land Management Code, including approval of Administrative Conditional Use permits, if applicable."
9. There are no records of an approved ACUP for Outdoor Dining or Temporary Structures on the pedestrian bridge plaza at the Goldener Hirsch.
10. The Applicant installed the Temporary Structure without a building permit or Planning approval and now seeks an ACUP for continued use of the Temporary Structure through June 1, 2025, and ongoing Outdoor Dining for up to 40 people.
11. The proposed Temporary Structure to be installed through June 1, 2025, and ongoing Outdoor Dining complies with the Residential Development Zoning District Requirements outlined in LMC Chapter 15-2.13.
 - a. Setbacks
 - i. The proposed Temporary Structure is located within the existing pedestrian bridge easement that spans Sterling Court, a private street. The Applicant received approval from the easement owner for the proposed Temporary Structure.



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- c. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
 - i. The Temporary Structure is located on the existing pedestrian plaza and will not encroach into or affect the existing pedestrian walkway. On December 17, 2024, the Development Review Committee reviewed the proposal and confirmed the Temporary Structure conforms with their requirements.
 - d. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
 - i. Condition of Approval 5 requires adherence to the Noise Ordinance outlined in municipal Code Chapter 6-3.
 - e. The Use shall comply with the LMC, the signage shall comply with the Sign Code, Title 12, and the lighting shall comply with Illumination Section 12-4-9.
 - i. No Signs or Outdoor Lighting are proposed or approved with this Application. See Condition of Approval 6.
 - f. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
 - i. See Condition of Approval 7.
 - g. The Use shall not violate the International Building Code.
 - i. Condition of Approval 8 requires the Applicant to submit a Building Permit for review and approval.
 - h. The Applicant shall adhere to all applicable City and State licensing ordinances.
 - i. See Condition of Approval 9.
14. The proposed Outdoor Dining Area complies with the Outdoor Dining Requirements outlined in LMC Section 15-4-21(B)(1) Outdoor Dining.
- a. The proposed seating Area is located on private Property or leased public Property and does not diminish parking or landscaping.
 - i. The proposed Outdoor Dining area for up to 40 people is located within the existing pedestrian bridge easement that spans Sterling Court. The Applicant shall obtain permission from the Silver Lake Village Plaza Association prior to Outdoor Dining furniture installation on the pedestrian bridge plaza. See Condition of Approval 13.
 - b. The proposed seating Area does not impede pedestrian circulation.



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- i. The proposed Outdoor Dining Area will be located on the existing pedestrian plaza and will not encroach into or affect the existing pedestrian walkway. See Condition of Approval 12.
 - c. The proposed seating Area does not impede emergency Access or circulation
 - i. The Development Review Committee reviewed the proposal on December 12, 2024 and confirmed the proposal conforms with their requirements. The Park City Fire District reviewed the proposal on December 18, 2024 and confirmed emergency access will not be impacted.
 - d. The proposed furniture is Compatible with the Streetscape.
 - i. The existing furniture for Outdoor Dining includes outdoor couches with wood and plastic tables and chairs for dining and lounging. The maximum approved capacity is 40 people.
 - e. No music or noise is in excess of the City Noise Ordinance, Title 6.
 - i. Condition of Approval 5 requires adherence to the Noise Ordinance outlined in municipal Code Chapter 6-3.
 - f. No Use after 10:00 pm.
 - i. See Condition of Approval 10.
 - g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.
 - i. The restaurant at Goldener Hirsch has an indoor seated capacity of 125 people. The proposed Outdoor Dining adds 40 seats, for a total capacity of 165. 76 Parking Spaces were required as part of the original CUP approval for the Goldener Hirsch. 95 Parking Spaces were platted and constructed for the Goldener Hirsch. The proposed Outdoor Dining will not diminish any existing Parking Spaces, and the excess of Parking Spaces constructed should mitigate any additional parking demand created by the ongoing Outdoor Dining.
- 15. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).
 - a. There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if



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certain conditions are required that mitigate or eliminate the detrimental impacts.

- b. The Planning Staff shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Staff may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.
- c. Size and location of the Site
 - i. The proposed Temporary Structure to be installed through June 1, 2025, and ongoing Outdoor Dining for up to 40 people, will be located on the existing pedestrian bridge plaza and will provide users of the existing restaurant with additional dining opportunities in the winter.
- d. Traffic considerations including capacity of the existing Streets in the Area
 - i. The proposed Temporary Structure and Outdoor Dining will not increase the amount of traffic in the neighborhood. The Engineering Department's Traffic Impact Study (TIS) Guidelines require a TIS if a sit-down restaurant exceeds 2,500 square feet. The proposed Temporary Structure is 215 square feet and the total square footage for the Outdoor Dining Area is approximately 730 square feet and does not trigger a TIS.
- e. Utility capacity, including Storm Water run-off
 - i. The Development Review Committee reviewed the proposal on December 17, 2024 and confirmed the proposal conforms with their requirements.
- f. Emergency vehicle Access
 - i. The Development Review Committee reviewed the proposal on December 17, 2024 and confirmed the proposal conforms with their requirements. The Park City Fire District reviewed the proposal on December 18, 2024 and confirmed emergency access will not be impacted.
- g. Location and amount of off-Street parking
 - i. The restaurant at Goldener Hirsch has an indoor seated capacity of 125 people. The proposed Outdoor Dining would add 40 additional



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seats, for a total capacity of 165 people. 76 Parking Spaces were required as part of the original CUP approval for the Goldener Hirsch. 95 Parking Spaces were platted and constructed for the Goldener Hirsch. The proposed Temporary Structure and ongoing Outdoor Dining will not diminish any existing Parking Spaces, and the excess of Parking Spaces constructed should mitigate any additional parking demand created by the Outdoor Dining.

- h. Internal vehicular and pedestrian circulation system
 - i. The proposed Temporary Structure and furniture associated with ongoing Outdoor Dining will be located on the existing pedestrian plaza above Sterling Court and will not encroach into or affect the existing pedestrian walkway or internal vehicular system. See Condition of Approval 12.
- i. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
 - i. Adjacent uses (ski resort and lodging) are compatible with the proposed Temporary Structure and ongoing Outdoor Dining and no additional Fencing, Screening, or Landscaping are proposed.
- j. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
 - i. The proposed Temporary Structure is 215 square feet and will be oriented towards the existing restaurant and pedestrian plaza. The proposed Temporary Structure is appropriate in size and scale for the Site because it will not impede the existing pedestrian circulation system.
 - ii. The furniture associated with ongoing Outdoor Dining includes white plastic tables and chairs and metal furniture.
- k. Useable Open Space
 - i. The proposed Temporary Structure and ongoing Outdoor Dining will not decrease the required amount of Open Space from the approved MPD because they are installed on an existing and platted pedestrian bridge.
- l. Signs and Lighting
 - i. No Signs or Lighting are proposed with this Application.
- m. Physical Design and Compatibility with Surrounding Structures



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- i. The proposed Temporary Structure is appropriate in size, scale, and design for the intended Use. The Temporary Structure is constructed with glass and metal and can hold approximately 16 people. The furniture associated with the ongoing Outdoor Dining includes white plastic tables and chairs and metal furniture
 - n. Noise, Vibration, Odors, Steam, or Other Mechanical Factors
 - i. No Signs, speakers, or Outdoor Lighting are proposed or approved with this Application.
 - o. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas
 - i. The proposed location of the Temporary Structure and ongoing Outdoor Dining Area will not affect any loading or unloading zones. Condition of Approval 11 requires all trash and recycling to be located inside the Goldener Hirsch.
 - p. Expected Ownership and Management
 - i. The submitted application form is signed by C. Hope Eccles and the Applicant has provided a letter from the owner of the pedestrian bridge easement.
 - q. Within and Adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, and Park City Soils Ordinance, Steep Slopes, and Appropriateness of the Proposed Structure to the Existing Topography of the Site
 - i. The location of the Temporary Structure is not on or near Steep Slopes, Physical Mine Hazards, or Mine Waste, and is outside of the Park City Soils Ordinance. The proposed Temporary Structure and ongoing Outdoor Dining are located on an existing pedestrian plaza.
 - r. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan
 - i. The proposed Use of the Site is consistent with the objectives of the Upper Deer Valley Neighborhood in the General Plan, as it provides a comfortable visitor experience and supports the resort economy.
16. The Development Review Committee reviewed the proposal on December 17, 2024 and confirmed the proposal conforms with their requirements.



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17. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on December 30, 2024.
18. Staff mailed courtesy notice to adjacent property owners on December 30, 2024.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements outlined in LMC Chapter 15-2.13 *Residential Development Zoning District*, Chapter 15-2.21 *Sensitive Land Overlay*, Section 15-4-16 *Temporary Structures, Tents, and Vendors*, Section 15-4-21(B)(1) *Outdoor Dining* and Section 15-1-10(E) *Conditional Use Permits*.
2. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.
3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Any changes, modifications, or deviations from the approved plans that have not been approved in advance by the Planning Department may result in a stop work order.
2. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
3. 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 designee prior to construction.
4. The Temporary Structure must be removed 180 days from Final Action (January 9, 2025).
5. The Applicant must adhere to the Noise Ordinance outlined in Municipal Code Chapter 6-3.
6. No exterior signs or lighting are approved with this permit.
7. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.
8. The Use shall not violate the International Building Code. The Applicant must submit an operational fire permit to the Building Department prior to using the Temporary Structure.
9. The Applicant shall adhere to all applicable City and State licensing ordinances.
10. Outdoor Dining must not be used after 10:00 PM daily.
11. All trash and recycling must be located inside the Goldener Hirsch.



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12. Outdoor Dining must not encroach into or affect the existing pedestrian walkway.
13. The Applicant shall obtain permission from the Silver Lake Village Plaza Association prior to Outdoor Dining furniture installation on the pedestrian bridge plaza.

If you have questions or concerns regarding this Final Action Letter, please call 385-481-2036 or email virgil.lund@parkcity.org

Sincerely,

A handwritten signature in blue ink that reads "Elissa Martin". The signature is written in a cursive style and is positioned above a horizontal line.

Elissa Martin
Planning Director designee

CC: Virgil Lund