

PARK CITY MUNICIPAL CORPORATION
ADMINISTRATIVE PUBLIC MEETING MINUTES
PLANNING DEPARTMENT
<https://us02web.zoom.us/j/88167820277>
August 7, 2025

STAFF:

Rebecca Ward, Planning Director; Virgil Lund, Planner III; Meredith Covey, Planner II; Jacob Klopfenstein, Planner II; Jaron Ehlers, Planner I.

PUBLIC:

Dan Bullent, Charlie Taylor (virtual).

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The Planning Director called the meeting to order at 12:00 PM.

REGULAR AGENDA/PUBLIC HEARINGS/POSSIBLE ACTION

2960 Arabian Drive – Extension – PL-25-06602 – The Applicant Requests a One-Year Extension of Approval for an Administrative Permit for an Accessory Apartment.

Planner Meredith Covey presented the application and explained that an Administrative Permit for an Accessory Apartment was approved back in June 27, 2024, the Applicant submitted updated plans to comply with the Conditions of Approval from the original approval, including to set back the Accessory Structure by 12 feet from the Side Lot Line, and a reduction of the Floor Area to 988 square feet. The Applicant is now requesting a 1-year extension to complete the Building Permit process.

At 12:01 PM, the Planning Director opened a public hearing. There was no public input.

At 12:01 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director **APPROVED** the Extension for one year in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. 2960 Arabian Drive in the Park Meadows neighborhood and is Lot 22 of the Park Meadows Subdivision No. 3, recorded with Summit County in 1977 (Parcel No. PKM-3-22).
2. According to the Summit County Assessor webpage, the Single-Family Dwelling at 2960 Arabian Drive was constructed in 1979.
3. The Applicant proposes constructing a detached Accessory Apartment in the rear yard.
4. LMC Section 15-15-1 defines an Accessory Apartment as a self-contained apartment with cooking, sleeping, and sanitary facilities, created by adding onto or within a detached Single-Family Dwelling or detached garage.
5. Accessory Apartments do not increase the residential Unit Equivalent of the property and are an Accessory Use to the primary dwelling.
6. LMC Section 15-2.11-2(A)(4) *Single-Family Zoning District Uses* establishes Accessory Apartments as an allowed use, subject to Administrative Permit approval and compliance with LMC Section 15-4-7 *Accessory Apartments*.
7. LMC Section 15-2.11-3 *Single-Family Zoning District Lot and Site Requirements* establishes the following:

Requirement	Analysis of Proposal
Front Setback - 20 feet	The proposed Accessory Apartment is set behind the existing Single-Family Dwelling and complies with the minimum 20-foot Front Setback.
Rear Setback – 15 feet	Condition of Approval 1 requires the Applicant to submit an updated survey confirming the Accessory Apartment will be set back at least 15 feet from the rear property line.
Side Setback – 12 feet	The Accessory Apartment is proposed to be set back 12 feet from the side property line. Condition of Approval 2 requires the Applicant to submit an updated survey confirming the Accessory Apartment will be set back at least 12 feet from the side property line.

8. LMC Section 15-2.11-4 *Single-Family Zoning District Building Height* establishes the following:

Requirement	Analysis of Proposal
18 feet from Existing Grade	Condition of Approval 3 requires the Applicant to submit a roof over topography showing existing grade and compliance with height prior to Building Permit submittal.

9. LMC Section 15-2.11-5 *Single-Family Zoning District Architectural Review* requires projects to comply with LMC Chapter 15-5 *Architectural Review*:

Requirement	Analysis of Proposal
Outdoor Lighting	The Dark Sky Code requires outdoor lighting to be Fully Shielded, down directed, with bulbs 3,000 degrees Kelvin or less. Condition of Approval 4 requires outdoor lighting for the property to be brought into compliance with the Dark Sky Code (LMC Section 15-5-5(J)).
Water Wise Landscaping	Condition of Approval 5 requires modifications to landscaping to comply with the water wise requirements outlined in LMC Section 15-5-5(N)).

10. LMC Section 15-4-7 establishes the following requirements for Accessory Apartments:

Requirement	Analysis of Proposal
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Accessory Apartments shall be no more than 1/3 of the Single-Family Dwelling and are limited to a maximum floor area of 1,000 square feet.	The Single-Family Dwelling is 3,900 square feet. The proposed Accessory Apartment floor area is 998 square feet. Condition of Approval 9 requires the proposed floor area be less than 1,000 square feet.
Accessory Apartments shall have no more than two bedrooms.	The Accessory Apartment has two bedrooms.
Parking – one space per bedroom must be provided in addition to the existing requirement for the primary residence.	LMC Section 15-3-6(A) requires two parking spaces for a Single-Family Dwelling and two additional parking spaces for the Accessory Apartment. The Single-Family Dwelling at 2960 Arabian Drive has a three-car garage, satisfying three required parking spaces. For the required fourth parking space, LMC Section 15-4-7(A)(2) allows for one parking space for an Accessory Apartment to be provided in tandem if the existing driveway length equals or exceeds 25 feet as measured from the property line. The Applicant shall confirm the driveway meets this requirement through the updated survey. If the driveway does not meet this requirement, the Applicant shall install a code-compliant parking pad for one parking space in a location to be approved by the Planning Department (Condition of Approval 6).
Deed Restriction	Condition of Approval 7 requires Deed Restriction outlining the limitations of the Accessory Apartment to be recorded with the Summit County Recorder prior to issuance of a building permit.
Nightly Rentals – Prohibited.	The Deed Restriction shall prohibit Nightly Rentals of the Accessory Apartment. The minimum rental term

	for the Accessory Apartment is 90 days (Condition of Approval 8).
Homeowner Association Notification	LMC Section 15-4-7(A)(7) requires notification of the proposed Accessory Apartment to homeowner associations registered with the Park City Building Department pursuant to LMC Section 15-1-12(F). 2960 Arabian Drive is not part of a homeowner association.

11. The Development Review Committee evaluated the proposed Accessory Apartment on June 18, 2024.
12. On June 27, 2024 the Planning Director approved the Administrative Permit at 2960 Arabian Drive with Conditions of Approval.
13. On June 27, 2025 the Applicant submitted an Extension Application for a one-year extension of approval.
14. There have been no changes in circumstance, nor have there been any changes to the property or surroundings that would result in an unmitigated impact or a finding of noncompliance.
15. Staff published notice on the City's website, mailed a public notice postcard and posted notice to the property on July 23, 2025.

Conclusions of Law

1. The Accessory Apartment, as conditioned, complies with LMC Chapter 15-11 *Single-Family Zoning District*.
2. The Accessory Apartment, as conditioned, complies with LMC Section 15-4-7 *Accessory Apartments*.

Conditions of Approval

1. The Applicant shall submit an updated survey confirming the Accessory Apartment will be set back at least 15 feet from the rear property line prior to building permit submittal.
2. The Applicant shall submit an updated survey confirming the Accessory Apartment is set back at least 12 feet from the side property line prior to building permit submittal.

3. The Applicant shall submit a roof over topography showing existing grade and compliance with height requirements prior to building permit submittal.
4. All outdoor lighting for the property shall be brought into compliance with the dark sky code outlined in LMC Section 15-5-5(J). All outdoor lighting must be fully shielded, down-directed, with bulbs 3,000 degrees Kelvin or less.
5. Modifications to landscaping shall comply with the water wise requirements outlined in LMC Section 15-5-5(N).
6. The Applicant shall confirm the driveway to the property line is at least 25 feet in length. If the driveway is not, the Applicant shall install a code-compliant parking pad for one parking space in a location to be approved by the Planning Department.
7. Prior to building permit issuance, the Applicant shall record with Summit County a Deed Restriction that meets the requirements of LMC Section 15-4-7 in a form approved by the City Attorney's Office.
8. Nightly Rental of the Accessory Apartment is prohibited. The Accessory Apartment shall be rented for no term less than 90 days.
9. The proposed floor area of the Accessory Apartment shall be less than 1,000 square feet in compliance with LMC Section 15-4-7.
10. The Accessory Apartment shall be set back at least 10 feet from the rear property line to reflect the Public Utility Easement along the rear property line.
11. The Applicant shall coordinate with the Water Department regarding the water lateral requirements prior to construction.

7700 Stein Way – Administrative Conditional Use Permit – PL-25-06451 – The Applicant proposes Six Outdoor Dining Alpenglobes and Six Outdoor Dining Tables at Stein Eriksen Lodge in the Residential Development Zoning District.

Planner Jacob Klopfenstein presented the application and noted that each Alpenglobe is 77 square feet and seats up to eight people and will be up year-round. Alpenglobes will be removed and reinstalled after 180 days to comply with building code requirements for Temporary Structures, and wood tables are proposed to be installed on deck during summer season and will sit up to six people each. Planner Klopfenstein provided background information, and indicated that the proposal complies with Lot and Site Requirements and Building Height Standards for the RD Zone, as outlined in the draft Final Action Letter, and added that as conditioned, the proposal also complies with LMC Section 15-4-16 regarding Temporary Structures, LMC Section 15-4-21(B)(1) regarding Outdoor Dining and with criteria outlined in LMC 15-1-10(E) regarding the

Conditional Use Review Process.

Planner Jacob Klopfenstein provided an overview of the Conditions of Approval and mentioned Condition of Approval #2 requiring the Applicant to install the six Outdoor Dining tables no earlier than May 1 and no later than November 15, and Condition of Approval #3 requiring the Applicant to provide adequate parking on Site and requiring a Planning Department review if the Applicant cannot satisfy the parking demand. He also stated that staff's recommendation was to review the Administrative Use Permit, conduct a public hearing and consider approving the proposal as conditioned based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter.

The Applicant, Dan Bullant mentioned that the Alpenglobes have been of great help starting with the COVID years, turned out to be a blessing and people seem to really like them, so they decided to continue with it after the pandemic. He also stated that regarding parking, it was all calculated based on meal plans that are catered to different clientele depending on the time of the day.

Planning Director Rebecca Ward thanked the applicant for the background and stated that many of the lights inside the globes around Main Street are fully shielded to help keep the lighting inside the globe, and asked if the applicant had any input regarding the lighting. The applicant replied that he believes the lights are dimmable LED mostly for ambiance and not very bright, but he will double check to ensure that the illumination is controlled.

At 12:10 PM, the Planning Director opened a public hearing. There was no public input.

At 12:10 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director **APPROVED** the Administrative Conditional Use Permit in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. Stein Eriksen Lodge was constructed in the early 1980s and includes private condominium units, hotel rooms, and support commercial space, such as restaurants, a spa, and meeting space. Previous land use approvals for the lodge include:
 - a. Phase II: Master Planned Development (MPD) in 1983 and Conditional Use Permit (CUP) in 1984.

- b. Phase III: MPD for 11 residential units and 5,223 square feet of conference facilities in 1997.
 - c. Phase IV-A: CUP for expansion and remodel of the lodge in 2016.
 - d. Phase IV-B: Plat Amendment to expand the existing main lodge building in 2009.
 - e. It is not clear when Phase I of the lodge project may have been approved; the earliest available land use and Building Permit records are for Phase II in 1983. Phase IV-A appears to have been completed in 2016 after Phase IV-B was completed in 2009; it is not clear why these phases were finalized out of order.
2. The Applicant proposes to install six Temporary Structures (Alpenglobes) year-round and six Outdoor Dining tables in the summer months, removing the Alpenglobes after 180 days and reinstalling them in accordance with building code requirements, on an existing deck area adjacent to Stein Eriksen Lodge (7700 Stein Way).
3. Alpenglobes are private, domed dining shelters that feature wood beams and glass windows on all sides.
- a. The Applicant proposes installing the Alpenglobes as Temporary Structures at the Site as set forth above. Each Alpenglobe is approximately 77 square feet and seats eight people.
 - b. The Outdoor Dining tables are proposed to be installed during the summer months on the deck area and seat six people each. The six Outdoor Dining tables shall be installed no earlier than May 1 and shall be removed no later than November 15 each year.
 - c. The Applicant indicated that Stein Eriksen Lodge initiated four of the Alpenglobes in 2020 during the COVID-19 pandemic to provide a safe dining option for Lodge patrons. The Alpenglobes have continued to experience high demand use in the winter and moderate use in the summer months.
 - d. Food is proposed to be prepared in the kitchen for the main dining area within the lodge, then transported by restaurant servers to patrons in the Alpenglobes and the Outdoor Dining area.
4. There are multiple condominium plats for Stein Eriksen Lodge, and details about the common area for the Lodge are separated into several different plats.

- a. The common area for Stein Eriksen Lodge was most recently amended through the Stein Eriksen Lodge Common Area Third Supplemental Plat, recorded with Summit County in 2017 (Entry No. 1068202).
 - b. The deck area where the Applicant proposes locating the Alpenglobes is designated common area on the Stein Eriksen Lodge Phase IV-B Plat, recorded in 2009 (Summit County Recorder Entry No. 862473).
5. The Stein Eriksen Lodge Phase IV-B Plat indicates that the lower level of the lodge includes parking. However, it is not clear on this plat how many parking spaces are on the lower level, or how they are allocated between the various uses in the lodge.
 - a. Building Permit records from 1983 appear to indicate there are at least 44 parking spaces on the lower level of the lodge building. However, it is not clear on the permit how those spaces are allocated between the various lodge uses.
 - b. Because the lodge is adjacent to and directly accessible from Deer Valley Resort, ski-in/ski-out traffic represents a significant portion of lodge patronage.
6. The Applicant submitted the ACUP application on February 27, 2025 with the intent to permit the Alpenglobes as permanent Structures at the Site. On July 14, 2025, the Applicant indicated they wished to permit the Alpenglobes as Temporary Structures instead, and staff determined the application was complete.
7. 7700 Stein Way is in the Residential Development (RD) Zoning District.
8. The proposal to construct six Outdoor Dining Alpenglobes and six Outdoor Dining tables complies, as conditioned, with the requirements of Land Management Code (LMC) Chapter 15-2.13 *Residential Development (RD) Zoning District*.
 - a. Pursuant to LMC Section 15-2.13-2(B), Outdoor Dining requires an ACUP.
 - b. A minimum 20-foot Front Setback is required.
 - i. The Applicant proposes Outdoor Dining Alpenglobes and tables on a deck area adjacent to the main lodge building that is set back at least 200 feet from the Front Lot Line.
 - c. A minimum 12-foot Side Setback is required.
 - i. The Applicant proposes Outdoor Dining Alpenglobes and tables on a deck area adjacent to the main lodge building that is set back at least 18 feet from all Side Lot Lines.

- d. A minimum 15-foot Rear Setback is required.
 - i. The Applicant proposes Outdoor Dining Alpenglobes and tables on a deck area adjacent to the main lodge building that is set back at least 18 feet from the Rear Lot Line.
- e. The maximum Building Height for detached Accessory Structures is 18 feet above Final Grade.
 - i. The Applicant proposes Alpenglobes located on the deck area adjacent to the lodge. The Alpenglobes are proposed to be approximately 9 feet in height.
- 9. The proposal to install six Outdoor Dining Alpenglobes complies, as conditioned, with LMC Section 15-4-16 *Temporary Structures, Tents, and Vendors*.
 - a. LMC Section 15-15-1 defines "Temporary Structure as "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."
 - i. The proposed Alpenglobes fit this definition.
 - ii. The Alpenglobes shall be removed and reinstalled in the spring before Mother's Day and in the fall before Thanksgiving each year. The Alpenglobes shall be installed for a maximum of 180 days in accordance with International Building Code requirements for Temporary Structures. The Applicant shall obtain a Building Permit for subsequent reinstallations of the Alpenglobes.
 - b. The Applicant shall provide written notice of the Property Owner's permission.
 - i. The Applicant provided affirmation of sufficient interest from Stein Eriksen Lodge Management Corporation.
 - c. The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.
 - i. The Applicant indicated that the Alpenglobes were implemented to replace Outdoor Dining tables that were previously located on the deck area, and there is no net gain or expansion of dining space resulting from the Alpenglobes.
 - ii. There appear to be approximately 44 parking spaces on the lower level of the lodge, but the allocation of those parking spaces to the various Uses within the lodge is not clear. However, the Applicant indicated that the Alpenglobes and tables are intended to primarily

serve guests who are already staying at the lodge. While the Alpenglobes and tables are available to the public, the Applicant does not expect them to generate more parking demand beyond what is already generated through the existing restaurants and other commercial spaces in the lodge.

- iii. Stein Eriksen Lodge is in Pod A of the Village at Empire Pass Master Planned Development (MPD). The Development Agreement for Flagstaff/Empire Pass envisions Pod A as a Pedestrian Village with easy access to transit and limited need for a car.
- iv. LMC Section 15-3-6(B) indicates that the parking requirement for Outdoor Dining is based on a Site-specific review.
- v. Because the Alpenglobes and tables are primarily intended for use by guests who are already staying at the lodge, or ski-in/ski-out guests, and the Alpenglobes are proposed to replace Outdoor Dining tables that were previously installed, staff does not recommend additional parking requirements for the proposed Outdoor Dining.
- vi. The Applicant shall provide adequate parking space for the Alpenglobes and tables on Site. If the parking demand for the Outdoor Dining Use cannot be satisfied on Site, the Planning Department shall reevaluate the required parking at the Site.
- d. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
 - i. The Applicant proposes Alpenglobes and Outdoor Dining tables on the existing deck area adjacent to the lodge. The deck area ranges from 12-24 feet wide where the Alpenglobes are proposed, and the Alpenglobes are approximately 9 feet, 9 inches wide.
 - ii. The Applicant must orient the Alpenglobes on the deck such that there is adequate pedestrian circulation space and the placement of the Alpenglobes complies with ADA and Park City Fire District requirements.
 - iii. The Development Review Committee reviewed the proposal on March 24, 2025, and did not require any Conditions of Approval regarding circulation, safety, or emergency Access.
- e. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.

- i. The Applicant must adhere to the Noise Ordinance outlined in the Municipal Code of Park City Chapter 6-3.
 - f. 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. The Applicant does not propose any signs or lighting associated with the Alpenglobes and Outdoor Dining tables.
 - ii. Any lighting must be fully shielded and down-directed, with bulbs that are a maximum of 3,000 degrees Kelvin, pursuant to LMC Section 15-5-5(J).
 - g. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering; shall not violate the International Building Code; and shall adhere to all applicable City and State licensing ordinances.
 - i. The project must comply with all applicable codes, including Summit County Health Code, Fire Code, and International Building Code.
- 10. The proposal to construct six Outdoor Dining Alpenglobes and six Outdoor Dining tables complies, as conditioned, with 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 Applicant proposes Outdoor Dining in platted common space for the Stein Eriksen Lodge Phase IV-B Plat.
 - ii. See Finding of Fact 9(c).
 - b. The proposed seating Area does not impede pedestrian circulation.
 - i. See Finding of Fact 9(d).
 - c. The proposed seating Area does not impede emergency Access or circulation.
 - i. See Finding of Fact 9(d).
 - d. The proposed furniture is Compatible with the Streetscape.
 - i. The Alpenglobes and tables are proposed on a deck area adjacent to the existing lodge building. The deck area is on the rear of the existing building and is set back over 500 feet from Royal Street, so it is not visible from any streetscapes.
 - e. No music or noise is in excess of the City Noise Ordinance, Title 6.

- i. The Applicant does not propose amplified music except for a speaker system within the Alpenglobes to allow dining patrons to play music from their personal devices.
 - ii. The Applicant must adhere to the Noise Ordinance outlined in Municipal Code Chapter 6-3.
 - f. No Use after 10:00 p.m.
 - i. The Applicant proposes hours of operation between 7 a.m. and 10 p.m. for the Alpenglobes and tables.
 - g. Review of the Restaurant's seating capacity to determine appropriate mitigation measures in the event of increased parking demand.
 - i. The Applicant indicated that the six Alpenglobes can sit up to eight people each, and the six Outdoor Dining tables can sit up to six people each, for a total of 84 people. The Applicant shall be limited to accommodating a maximum of 84 people at any one time through the Outdoor Dining Use.
 - ii. See Finding of Fact 9(c).
- 11. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC Section 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 certain conditions are required that mitigate or eliminate the detrimental impacts.
 - b. The Planning Department 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 Department 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.
 - c. Size and location of the Site
 - i. The Applicant proposes Outdoor Dining in platted common space for the Stein Eriksen Lodge Phase IV-B Plat. The deck area is adjacent to the rear of the existing lodge building and does not encroach in any Setbacks. The Alpenglobes and tables will not be

- visible from Royal Street, the nearest public Right-of-Way, approximately 500 feet north of the deck.
- ii. The adjacent land uses will not be impacted by the Outdoor Dining use and include common space for Stein Eriksen Lodge to the east and recreational open space (Deer Valley Resort) to the south and west.
- d. Traffic considerations including capacity of the existing Streets in the Area
 - i. The proposed Temporary Structures and Outdoor Dining will not increase the amount of traffic in the neighborhood.
 - ii. The Engineering Department's Traffic Impact Study (TIS) Guidelines require a TIS if a sit-down restaurant exceeds 2,500 square feet. The proposed Alpenglobes total approximately 462 square feet and do not trigger the need for a TIS.
- e. Utility capacity, including Storm Water run-off
 - i. The Applicant indicated that the Site has adequate utility capacity for the Alpenglobes and tables.
 - ii. The Development Review Committee reviewed the proposal on March 24, 2025, and did not require any Conditions of Approval regarding utility capacity or Storm Water run-off.
- f. Emergency Vehicle Access
 - i. See Finding of Fact 9(d).
- g. Location and amount of off-street parking
 - i. See Finding of Fact 9(c).
 - ii. The Applicant shall provide adequate parking space for the Alpenglobes and tables on Site. If the parking demand for the Outdoor Dining Use cannot be satisfied on Site, the Planning Department shall reevaluate the required parking at the Site.
- h. Internal vehicular and pedestrian circulation system
 - i. See Finding of Fact 9(d).
- i. Fencing, Screening, and landscaping to separate the Use from adjoining Uses
 - i. The Alpenglobes and tables are proposed on an existing deck area that is adjacent to the main lodge building and is separated by existing trees from adjacent land Uses, which include residential condominiums to the east and Deer Valley Resort to the south and west.

- ii. The Applicant does not propose any additional Fencing, Screening, or Landscaping associated with the Outdoor Dining.
- j. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
 - i. The Alpenglobes and tables are proposed on an existing deck area adjacent to the main lodge building and comply with all RD Zoning District Lot and Site requirements.
- k. Useable Open Space
 - i. The proposed Outdoor Dining will not impact any Open Space because the Alpenglobes and tables will be installed on an existing deck area.
- l. Signs and Lighting
 - i. The Applicant does not propose any signs or lighting.
 - ii. Any lighting must be fully shielded and down-directed, with bulbs that are a maximum of 3,000 degrees Kelvin, pursuant to LMC Section 15-5-5(J).
- m. Physical Design and Compatibility with Surrounding Structures
 - i. The Alpenglobes are comprised of wood and glass materials and are compatible with the existing wood lodge building. The tables are comprised of wood materials. The materials of the Alpenglobes and tables are visually compatible with the wood lodge building
 - ii. The Alpenglobes and tables do not exceed the height of the existing building and will remain visually subordinate to the existing building at the site.
- n. Noise, Vibration, Odors, Steam, or Other Mechanical Factors
 - i. The Applicant does not propose amplified music except for a speaker system within the Alpenglobes to allow dining patrons to play music from their personal devices.
 - ii. The Applicant must adhere to the Noise Ordinance outlined in Municipal Code Chapter 6-3.
 - iii. The Applicant does not propose any other changes that would impact vibration, odors, steam, or other mechanical factors.
- o. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas
 - i. The Applicant proposes using existing delivery and loading/unloading areas associated with the restaurant and lodge.

- ii. All trash and recycling areas must be screened or located inside the Stein Eriksen Lodge.
 - p. Expected Ownership and Management
 - i. The Applicant provided affirmation of sufficient interest from Stein Eriksen Lodge Management Corporation, which will own and manage the Outdoor Dining in coordination with the existing lodge and restaurant Uses.
 - 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 Site is not located on or near Steep Slopes, Physical Mine Hazards, or Mine Waste, and is outside of the Park City Soils Ordinance boundary. The proposed Alpenglobes and Outdoor Dining tables are on an existing deck area adjacent to the lodge building.
 - r. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan
 - i. The proposed Outdoor Dining is consistent with Objective 9.2 of the Upper Deer Valley Neighborhood Plan in the Park City General Plan, because it provides support commercial use for the resort-oriented development of Stein Eriksen Lodge.
 - ii. The exposed post and beam construction of the Alpenglobes is also consistent with Objective 9.5 of the Upper Deer Valley Neighborhood Plan, which states that the aesthetic of Upper Deer Valley should reflect a grand scale within the forest.
12. The Development Review Committee reviewed the proposal on March 24, 2025, and did not require Conditions of Approval.
13. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 23, 2025. Staff mailed courtesy notice to adjacent property owners on July 24, 2025.

Conclusions of Law

1. The proposal to construct six Outdoor Dining Alpenglobes and six tables complies, as conditioned, with the requirements of Land Management Code Chapter 15-2.13, Residential Development (RD) Zoning District.

2. The proposal to construct six Outdoor Dining Alpenglobes complies, as conditioned, with Land Management Code Section 15-4-16 *Temporary Structures, Tents, and Vendors*.
3. The proposal to construct six Outdoor Dining Alpenglobes and six tables complies, as conditioned, with LMC Section 15-4-21(B)(1) *Outdoor Dining*.
4. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC Section 15-1-10(E).
5. The Use will be compatible with surrounding Structures in use, scale, mass, and circulation.
6. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. The Alpenglobes shall be removed and reinstalled in the spring before Mother's Day and in the fall before Thanksgiving each year. The Alpenglobes shall be installed for a maximum of 180 days in accordance with International Building Code requirements for Temporary Structures. The Applicant shall obtain a Building Permit for subsequent reinstallations of the Alpenglobes.
2. The Outdoor Dining tables shall be installed no earlier than May 1 and shall be removed no later than November 15 each year.
3. The Applicant shall provide adequate parking space for the Alpenglobes and tables on Site. If the parking demand for the Outdoor Dining Use cannot be satisfied on Site, the Planning Department shall reevaluate the required parking at the Site.
4. The Applicant shall be limited to accommodating a maximum of 84 patrons at any one time through the Outdoor Dining Use.
5. The Alpenglobes shall be oriented on the deck such that there is adequate pedestrian circulation space and placement of the Alpenglobes complies with ADA and Park City Fire District requirements. The Alpenglobes shall also be oriented such that there is adequate emergency Access at the Site.
6. Adherence to Municipal Code Chapter 6-3, Noise, is always required.
7. Signs associated with the Outdoor Dining are prohibited. Any lighting shall be fully shielded and down-directed, with bulbs that are a maximum of 3,000 degrees Kelvin and shall comply with LMC Section 15-5-5(J).
8. Compliance with all applicable codes, including but not limited to Summit County Health Code, Fire Code, and International Building Code, is required.

9. All trash and recycling areas shall be fully screened or located inside the Stein Eriksen Lodge.
10. 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.
11. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
12. 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.

4001 Kearns Boulevard – Administrative Conditional Use Permit – PL-25-06622 – The Applicant Proposes to Install a 160-Square-Foot Temporary Sales Trailer for Studio Crossing in the Studio Crossing Master Planned Development, Regional Commercial Overlay, and Community Transition Zoning District.

Planner Virgil Lund presented the application for a 160-Square-Foot Temporary Sales Trailer at Studio Crossing and stated that it will be installed from August 14 until February 10, 2026 and is not to exceed 180 days. Planner Lund also indicated that the proposal complies with the CT requirements, criteria for Temporary Structures and criteria for CUPs. He also highlighted some of the Conditions of Approval, stating that the trailer shall be removed by February 10, 2026, and any signs must receive a separate sign permit from the Planning Department.

Planning Director Rebecca Ward verified that the proposed trailer was for a 160-square-foot trailer and Planner Lund confirmed it.

At 12:13, the Planning Director opened a public hearing. There was no public input.

At 12:13 PM, the Planning Director closed the public hearing.

MOTION: The Planning Director **APPROVED** the Administrative Conditional Use Permit in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Applicant proposes to install a 160-square-foot temporary sales trailer for the use of marketing and sales for the 50 townhomes associated with the Studio Crossing Master Planned Development. The sales trailer will occupy

approximately four existing Parking Spaces in the Studio Crossing Subdivision. The Applicant proposes to install the sales trailer for 180 days, from August 14, 2025, until February 10, 2026.

2. The proposed Temporary Structure complies with the Entry Corridor Protection Overlay (ECPO).
 - a. Setbacks: 100 feet from the nearest entry roadway Right-of-Way.
 - i. The proposed sales trailer is approximately 450 feet from the Kearns Boulevard, Highway 224 Right-of-Way.
3. The proposed Temporary Structure complies with the Community Transition Zoning District Requirements outlined in Land Management Code (LMC) Chapter 15-2.23.
 - a. Setbacks: 25 feet.
 - i. The proposed temporary sales trailer is approximately five feet from the Side Lot Line. LMC § 15-2.23-3(C) lists Ancillary Structures as an exception to the Side Setback requirement of 25 feet.
 - ii. LMC 15-15-1 defines Ancillary Structure: "One-Story, attached or detached Structure, 250 square feet in Area or smaller, that is subordinate to and located on the same Lot as the principal Use, does not include Dwelling Area, and is not intended for sleeping or cooking. Includes Structures such as sheds, green houses, play equipment, utility Buildings, and similar Structures that may or may not require a Building Permit."
 - iii. The proposed sales trailer is subordinate to the principal Use of the Studio Crossing Development and is 160 square feet.
 - iv. The sales trailer is greater than 25 feet from the Front and Rear Lot Lines.
 - b. Building Height: 28 feet.
 - i. The proposed temporary sales trailer is approximately 12 feet in height from Final Grade.
4. The proposed Temporary Structure complies with the Temporary Structures, Tents, and Vendor Requirements outlined in LMC Section 15-4-16.
 - a. The Applicant shall provide written notice of the Property Owner's permission.
 - i. The temporary sales trailer is proposed to be installed on Parcel No. SCS-2. The owner of the property is Studio Crossing, LLC

- which is owned and managed by Gary Crandall. The submitted application form is signed by Gary Crandall.
- b. The proposed Use should not diminish existing parking. Any net loss of parking shall be mitigated in the Applicant's plan.
 - i. The Applicant states that there are 18 paved open Parking Spaces where the sales trailer is proposed. The sales trailer and ramp will use approximately four of these Parking Spaces, and visitors to the sales trailer will park in the remaining 14 Parking Spaces available. The Applicant states that the Parking Spaces were constructed at the beginning of the Studio Crossing Development and are not being used while the Development is under construction, so there will be no impact to the existing parking. Additional Parking Spaces will be constructed as the Development is completed. LMC § 15-3-6(B) requires one Parking Space per employee plus two guest spaces for a Temporary Improvement. The Applicant states that there will be one sales employee occupying the sales trailer. The remaining 14 Parking Spaces will be used for employee and guest parking.
 - c. The proposed Use shall not impede pedestrian circulation, emergency Access, or any other public safety measure.
 - i. The proposed sales trailer is on existing Parking Spaces and will not impact the existing pedestrian circulation system. On August 5, 2025, the Development Review Committee (DRC) reviewed the proposal.
 - d. The Use shall not violate the Noise Ordinance, Municipal Code Chapter 6-3.
 - i. The Applicant shall adhere 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 in Section 12-4-9.
 - i. No Signs or Outdoor Lighting are proposed or approved with this Application. Any signs must receive a separately approved sign permit from the Planning Department.
 - f. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations on mass gathering.

- g. The Use shall not violate the International Building Code
 - i. The Applicant submitted a Building Permit application for the proposed sales trailer (PLAN25-1097) that was approved by the Building Department, pending issuance of this ACUP.
 - h. The Applicant shall adhere to all applicable City and State licensing ordinances.
5. The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in LMC § 15-1-10(E).
- a. Size and location of the Site.
 - i. The sales trailer is on four existing Parking Spaces and is 160 square feet and 12 feet in height from Final Grade.
 - b. Traffic considerations including capacity of the existing Streets in the Area.
 - i. The sales trailer will be used as a gathering place for marketing and potential buyers of real estate in the Studio Crossing Development. The amount of traffic in the area will not impact the capacity of the existing streets in the area.
 - c. Utility capacity, including Storm Water run-off.
 - i. The DRC reviewed the proposal on August 5, 2025.
 - d. Emergency vehicle Access.
 - i. The DRC reviewed the proposal on August 5, 2025.
 - e. Location and amount of off-Street parking.
 - i. The Applicant states that there are 18 paved open Parking Spaces where the sales trailer is proposed. The sales trailer and ramp will use approximately four of these Parking Spaces, and visitors to the sales trailer will park in the remaining 14 Parking Spaces available. The Applicant states that the Parking Spaces were constructed at the beginning of the Studio Crossing Development and are not being used while the Development is under construction, so there will be no impact to the existing parking. Additional Parking Spaces will be constructed as the Development is completed. LMC § 15-3-6(B) requires one Parking Space per employee plus two guest spaces for a Temporary Improvement. The Applicant states that there will be one sales employee occupying the sales trailer. The remaining 14 Parking Spaces will be used for employee and guest parking.
 - f. Internal vehicular and pedestrian circulation system.

- i. The proposed sales trailer is on existing Parking Spaces and will not impact the existing vehicular or pedestrian circulation system.
- g. Fencing, Screening, and landscaping to separate the Use from adjoining Uses.
 - i. Not applicable. There is no landscaping, screening or fencing proposed since it is a temporary sales trailer located on existing Parking Spaces that will be removed after 180 days.
- h. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots.
 - i. The sales trailer is oriented away from the existing Film Studio and has convenient access for visitors from the parking lot.
- i. Useable Open Space.
 - i. The proposed sales trailer will not reduce the amount of Open Space for Studio Crossing because the trailer is on existing Parking Spaces.
- j. Signs and Lighting.
 - i. No signs are proposed with this Application, and any exterior lighting must be dark-sky compliant.
- k. Physical Design and Compatibility with Surrounding Structures.
 - i. The sales trailer is 160 square feet and 12 feet in height from Final Grade.
- l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors.
 - i. The temporary sales trailer will not emit noise, steam, or other mechanical factors. There will be a small AC unit in the window of the sales trailer.
- m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas.
 - i. All trash and recycling areas will be inside the sales trailer. The existing loading and unloading zones for the Film Studio will not be impacted.
- n. Expected Ownership and Management.
 - i. The submitted application form is signed by the property owner, Gary Crandall.
- 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 sales trailer is on existing Parking Spaces and will not affect any environmentally sensitive lands.
 - p. Reviewed for Consistency with the Goals and Objectives of the Park City General Plan.
 - i. Goal 7 of the Park City General Plan is to create a diversity of primary housing opportunities. Studio Crossing provides affordable housing units and for-sale market rate housing.
6. The DRC reviewed the proposal on August 5, 2025.
7. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on July 28, 2025.

Conclusions of Law

1. The proposal complies with the LMC requirements outlined in Chapter 15-2.23 *Community Transition Zoning District*, Chapter 15-2.17 *Regional Commercial Overlay*, Chapter 15-2.21 *Sensitive Land Overlay*, Section 15-2.20-5 *Entry Corridor Protection Overlay*, Section 15-4-16 *Temporary Structures, Tents, and Vendors*, 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 Use shall not violate the Noise Ordinance in Municipal Code Chapter 6-3.
5. Any signs must receive a separately approved sign permit from the Planning Department.

6. If Outdoor Lighting is proposed, it must comply with LMC Section 15-5-5(J), be down-directed, and fully shielded with bulbs 3000-degree Kelvin or less.
7. The Use shall not violate the Summit County Health Code, the Fire Code, or State Regulations.
8. The Applicant shall adhere to all applicable City and State licensing ordinances.
9. The temporary sales trailer shall be removed by February 10, 2026.

The Park City Administrative Public meeting adjourned at 12:14 PM.

Approved by Planning Director:

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke, positioned below the text "Approved by Planning Director:".