



**PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT ADMINISTRATIVE PUBLIC MEETING MINUTES
PLANNING DEPARTMENT CONFERENCE ROOM
MARSAC MUNICIPAL BUILDING
NOVEMBER 6, 2025**

STAFF PRESENT: Rebecca Ward, Planning Director; Virgil Lund, Planner; Edwin Roman, Administrative Assistant

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

1. REGULAR AGENDA

- 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.

Planner Virgil Lund presented the application and provided background information indicating that the 2016 Conditional Use Permit for the Goldener Hirsch states that Outdoor activities and dining on the Plaza requires an Administrative Conditional Use Permit and that the Planning Director approved an Administrative Conditional Use Permit for Outdoor Dining for 40 people on the existing Pedestrian Bridge Plaza on January 9, 2025, for the summer months when the Temporary Structure is removed.

Planner Lund noted that the proposed three Alpenglobes total 234 square feet which can accommodate approximately 30 guests, 10 guests per Alpenglobe and the total winter-time outdoor dining, including the Alpenglobes and the Temporary Structure, which is pending Administrative Conditional Use Permit approval on November 20, 2025, is for approximately 46 people at maximum capacity. The total summer outdoor dining without any structures installed is about 40 people on the existing Bridge Plaza. Planner Lund also stated that the proposal complies with the Residential Development Zoning requirements, the Temporary Structure criteria, criteria for Outdoor Dining and the CUP criteria in the Land Management Code.

Planner Lund stated that the proposed Alpenglobes would be used by the guests of the resort and cannot be rented separately, they will also need to be removed 180 days after installation. Planner Lund recommended that the Planning Director open a public hearing and consider approving the proposal based on the Final Action letter.

Planning Director Rebecca Ward asked the Planner if the other Administrative

Conditional Use Permits were for 40 people during the summer. Planner Lund confirmed it and stated that this Administrative Conditional Use Permit was for the winter season, the structures will be removed after this winter season and the applicant will need another Administrative Conditional Use Permit if they want to keep them or install them for another season, so they are not planning on using this portion of the plaza for Outdoor Dining during the summer.

At 12:04 PM, the Planning Director opened a public hearing. There were not comments.

Planning Director Ward indicated that the Alpenglobes were for guests only and not to be used for private events per the Conditions of Approval.

At 12:04 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 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.
 - 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).
- 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.

- i. The Engineering Department's Traffic Impact Study (TIS) Guidelines require a TIS if a development will generate 25 or more net new vehicle trips during the weekday AM or PM peak hour or other analysis hour at the discretion of Park City staff.
 - ii. The Goldener Hirsch does not allow non-lodging or public parking on-site. The proposed Temporary Structures are for skiers and lodging guests already staying at the hotel and will not generate 25 or more new hourly vehicle trips.
- c. Utility capacity, including Storm Water run-off
 - i. The DRC reviewed the proposal on October 6, 2025, and confirmed the proposal conforms with all utility and storm water run-off requirements.
- d. Emergency vehicle Access
 - i. The Park City Fire District reviewed the proposal on October 6, 2025, and confirmed the proposal does not impact any emergency vehicle access.
- e. Location and amount of off-Street parking
 - i. The Goldener Hirsch does not allow non-lodging or public parking on-site. The proposed Temporary Structures are for skiers and guests already staying at the hotel.
- f. Internal vehicular and pedestrian circulation system
 - 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.
- 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.
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.

The Park City Administrative Public meeting adjourned at 12:05 PM.

Approved by Planning Director:

