

## **Anya Grahn**

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**From:** Nathan Hult <nathanhult@gmail.com>  
**Sent:** Wednesday, September 27, 2017 10:48 AM  
**To:** Anya Grahn; planning  
**Cc:** cnhult@comcast.net  
**Subject:** Re: Kimball Garage- Appeal of Conditional Use Permit (CUP) for Private Event Space

Dear Anya and Park City Planning Council:

My wife and I have lived at the top of Lowell Avenue in Park City for the past 13 years. Our balcony faces downhill toward the area where the Kimball Garage is located. We have enjoyed the peace and quiet of the past. The only times of extended noise and music from downtown in the past has been for a couple of hours on Sunday afternoons from the Silly Sunday concerts, the occasional music event on the plaza next to the Townlift which is always limited to a few hours in the afternoon, and the occasional main street event such as annual Deer Valley World Freestyle Championship event.

This application use including amplified sound which would include both speaking and music would be an unwarranted expansion of the occasional sound impact that we have experienced in the past. We imagine this same impact would be experienced by many hundreds of other home owners in Old Town. We could tolerate the occasional amplified sound in the afternoon or early evening perhaps once or twice a week and kept to a reasonable decibel level. We also have concern about unamplified sound coming from parties and events at that location, and would ask that none be permitted after the sound curfew of 10 pm. We have no air conditioning, which we imagine is true of most in Old Town and would like to be able to sleep with our windows open, which we have been able to do for the past 13 years.

The applicants make a very silly argument that there is a lot of noise already from patrons exiting bars and restaurants downtown at late hours. That sound, which we never have notice, is short, sporadic, unamplified and on a whole different plane from such as would occur from a group of a hundred or more people partying out on this open plaza on a continuous basis of hours at a time. There is no comparison.

Please enact reasonable limits as conditions to this permit. Otherwise we would have no choice but to ask the city to shut it down as a public nuisance.

Nathan and Christine Hult  
906 Lowell Ave.

On Sep 25, 2017, at 1:25 PM, Anya Grahn <[anya.grahn@parkcity.org](mailto:anya.grahn@parkcity.org)> wrote:

All,

On March 30, 2017, the Park City Council remanded the Conditional Use Permit (CUP) for the Private Event Space at the Kimball Garage at 638 Park Avenue back to the Planning Commission for additional review. The Planning Commission will be conducting a work session to discuss the applicant's proposed mitigation to Council's concerns. No determination will be made; the work session is simply an opportunity for the Planning Commission to provide further direction to staff and the applicant. The staff report is available online (starting page

202): <http://parkcityut.ig2.com/Citizens/FileOpen.aspx?Type=1&ID=2292&Inline=True>. You are welcome to attend the meeting.

Thanks,

Anya Grahn  
Historic Preservation Planner  
Park City Planning Department  
435.615.5067