

Anya Grahn

From: Ellen Rosenberg <ellen.rosenberg@me.com>
Sent: Monday, June 11, 2018 11:43 PM
To: Anya Grahn
Subject: Re: PL-16-03412 638 Park Avenue - Remand to Planning Commission Scheduled for 6.13.18

Anya,

We have communicated a few times over the years. We own the red home at 633 Park Avenue directly across Park Avenue from the project in question. I read the report and have concerns about the project at 638 Park Avenue. We have owned our home since 2009. We recognize that we purchased property in a downtown neighborhood bordering on commercial properties. Subsequently, we do not expect total quiet, but the outdoor deck and event space use proposed for the property is a whole new level of noise, people, and traffic management. I feel that:

- the use permit should be case by case rather than a blanket CUP.
- the numbers of people allowed on the outside deck should be significantly decreased similar to other outdoor decks in the old town neighborhood. I do not consider the Bone Yard a viable comparable property-as used in the report-given its greater open space and zero homes nearby.
- the event traffic concerns have not been adequately addressed, and reducing parking on Heber or Park Avenue will adversely effect this bottle neck area already and force vehicles into the driveways of nearby homes. Further, the buses will not be able to safely pass up Park and turn onto Heber with the addition of vehicles dropping off for events.

Since 2009, we have accepted the street noise, special events, and regular noise when the Downstairs let's out late at night. However, to add a permanent event facility with ongoing approval for large gatherings outside our bedrooms gives us pause. I understand that the planning commission and city council must take in all views and opinions. I have served on school board in our home town since 2009, so I understand the competing viewpoints and pressures. I hope there will be more consideration for the homes along Park Avenue and continuing up the hillside behind Park Avenue.

Many thanks,
Ellen Rosenberg
310-721-3785

On Jun 11, 2018, at 7:12 AM, Anya Grahn <anya.grahn@parkcity.org> wrote:

All,

I apologize for any inconvenience you may have had in accessing the packet over the weekend. Our link was broken; however, we have repaired it this morning. You can find the staff report online here:<http://www.parkcity.org/home/showdocument?id=53707>.

Thanks,
Anya

From: Anya Grahn
Sent: Friday, June 08, 2018 7:42 PM
Cc: Bruce Erickson (bruce.erickson@parkcity.org)
Subject: RE: PL-16-03412 638 Park Avenue - Remand to Planning Commission Scheduled for 6.13.18

All,

Here is a link to the staff report regarding the Kimball CUP remand: <http://www.parkcity.org/Home/Components/Calendar/Event/23842/17?backlist=%2f>. It is first on the Planning Commission's agenda this Wednesday, June 13th at 5:30pm.

Thanks,
Anya

From: Anya Grahn
Sent: Wednesday, May 30, 2018 1:42 PM
Cc: Bruce Erickson (bruce.erickson@parkcity.org)
Subject: PL-16-03412 638 Park Avenue - Remand to Planning Commission Scheduled for 6.13.18

On April 14, 2017, the Park City Council remanded the proposed Conditional Use Permit (CUP) for a Private Events Facility at 638 Park Avenue (Historic Kimball Garage) back to Planning Commission. The Planning Commission will be reviewing this remand on Wednesday, June 13, 2018 at 5:30pm in City Council Chambers at the Marsac Building. Please find attached a copy of the mailing notice that will be sent out today.

Thanks so much,

Anya Grahn
Historic Preservation Planner
Park City Planning Department
435.615.5067