

Anya Grahn

From: Tim Henney
Sent: Wednesday, March 29, 2017 1:04 PM
To: Polly Samuels McLean; Anya Grahn
Subject: Fwd: Deny CUP for Kimball Garage Private Event Roof Deck

Sent from my iPad

Begin forwarded message:

From: Diane Bernhardt <diane.a.bernhardt@gmail.com>
Date: March 29, 2017 at 12:44:23 PM MDT
To: Council_Mail <council_mail@parkcity.org>
Subject: Deny CUP for Kimball Garage Private Event Roof Deck

Mayor and Council,

I am a PC resident at 630 Coalition View Ct and a property owner at 627 Park Avenue Unit B, the Motherlode Condominiums, at the intersection of Park and Heber, kitty-corner to the Kimball Garage.

I'm writing to you to request that you **DENY** the CUP for the Kimball Garage Private Event Roof Deck.

There are a number of aspects of this project that concern me: the proximity to a residences, light emission, sound radiation, traffic flow disruption, additional parking pressure, and the alteration to the historic character of the building itself.

The Motherlode HOA couldn't be closer to the Kimball Garage, and will be dramatically affected by the project. The 480 guests plus event staff and stagers, many arriving in vehicles, will be tempted to park in Motherlode's private parking garage on Park and outdoor stalls on Woodside. In addition, Uber drivers regularly wait in the Motherlode garage for their next rider. We've experienced this at Motherlode for years. Our attempts to control the use of our private driveways and parking area is inconvenient and difficult today without the pressure of a 500+ person event center across the street. Having to wait on a tow truck to simply park in your own parking space is frustrating. As added pressure of large events across the street increase, Motherlode may need to consider ways to safeguard our parking areas via installation of *expensive* gates or patrolling service. Just as we were recently forced to do because local commercial operators were using our garbage bins.

Management of transportation and parking are a top priority for our City and our Council. This building is being redeveloped with the intention of making it a commercial, "for profit" event center which would be able to book large events without a permit. I ask you to address two aspects of this project:

1. A formal study and mitigation plan addressing the issues as outlined in the appeal PRIOR to design and construction.
2. The requirement a permit that will allow the municipality to plan appropriately for our many, large, often concurrent events that seriously effect flow of traffic, parking, and security.

The owners of the Kimball Garage should not be allowed to proceed with the project without mitigation of its impacts. No entity, private or commercial, should be allowed to profit at the expense, discomfort and inconvenience of those who have invested their earnings to make quaint, historic Old Town their home.

Thank you for your consideration,

Diane Bernhardt
530.575.0899