

March 13, 2017

To: Park City Council members

From: Sarah Klingenstein
2131 Lucky John Drive
Park City, UT 84060

Re: Appeal of the Conditional Use Permit for a Private Event Facility on the roof of the historic Kimball Garage Site

Dear Council,

When I heard that the Planning Commission approved this application and what it meant, I asked myself: *“Why would the City go to great lengths evaluating, mitigating and possibly scaling back events on the one hand, and allow this kind of unbridled event expansion on the other?”*

I was so discouraged to hear that this approval creates a space that can hold outdoor events with music and lighting for as many nights a year as they want to program it. I believe it will also create parking and traffic issues in a section of town that is already stressed by tourism and events, in spite of Staff’s assumptions that there will not be increased traffic generation. It is hard for me to believe that the Kimball Art Center held events several nights a week that brought in up to 480 people nightly.

As a member of the Special Events Advisory Committee, I have heard the vehement concerns of residents of that part of town regarding events such as Sundance and Silly Market. I have heard our Council wrestle thoughtfully with the question of event fatigue. Most recently, you expressed a desire to either take the City’s foot off the gas or apply it to the brakes on events. To me, this approval means “gunning it”, “putting the pedal to the metal, or whatever automotive analogy you care to use to describe a significant increase in noise, lighting, traffic, and parking problems to Old Town.

Not only do I predict that Old Town residents will find their days and nights much less livable, especially during our beautiful Park City summers. I also predict that Old Town will become less enjoyable for residents around the City and County, and for visitors seeking Park City’s small town charms. I also predict

that the same issues we saw at their height during Sundance 2017 with airBnB and Uber will only grow with this venue.

The argument that the proprietors must adhere to City noise, light, and traffic ordinances in the management of this space does not satisfy. The event planners can be made to adhere to those ordinances, yet that won't be enough. And there is no way to mitigate some of these impacts. A band on the rooftop till 10 p.m. every weekend all summer (as a new Park City wedding venue is discovered) will make former noise concerns pale in comparison.

I have been so encouraged to read the City's newly crafted visions and goals for our small town. Please have these forefront in your minds as you hear this appeal. And please come down on the side of what is best for your citizens.

Thanks for your hard work each week on our behalf,

Sarah Klingenstein