

Anya Grahn

From: Jeff Trocin <Jeff.Trocin@RaymondJames.com>
Sent: Thursday, March 30, 2017 8:18 AM
To: Council_Mail; Anya Grahn
Subject: Kimball Garage rooftop event space

Members of the Park City Planning Department,

I am writing you in regards to the upcoming public hearing for the appeal of the Planning Commission's approval of the Kimball Garage rooftop event space. I am Jeff Trocin, my wife and I own a property in the Caledonian building at 751 Main Street. Our condominium in the Caledonian is our second home (we do not rent it out as an income property) and we are in Park City on a regular basis.

We are concerned with the proposed use of the Kimball Garage rooftop event space. The size of this venue combined with the fact that it is an elevated, outdoor, open-air space, makes the potential for noise and other disruption in the neighborhood inevitable. I would point out that while the surrounding area around the Kimball Garage has plenty of commercial activity, it also has a large confluence of residential use. The other entertainment venues in this area are indoors, confined, smaller and/or do not operate late into the evening and if they do -- they don't incorporate loud music or other noise in an elevated, open-air space that will be transmitted for hundreds of yards from the venue.

I do not believe the nature of the commercial and residential uses in Old Town are conducive to this proposed use of the Kimball Garage rooftop. I would encourage the Planning Department to seriously consider rejecting or further restricting the conditional use of this venue in order to protect the rights of nearby residential property owners to enjoy their homes without the noise and disruption that this venue will bring to the neighborhood.

Thank you for your consideration.

Jeff Trocin
Old Town homeowner
Caledonian 201

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