

From: [Kim Spears](#)
To: [Hanna Veal](#)
Subject: 210 E 35th St, File Number DSRFY2022-0014
Date: Tuesday, September 6, 2022 4:45:55 PM

Hi Hanna,

I had planned to attend the hearing today, but it was rescheduled and I am unable to attend on Thursday. Please see my comments below. I would like them read into the record during the hearing. Please confirm receipt.

Thank you,
Kim

Good Afternoon,

My name is Kim Spears and I reside at 308 E 35th Street. I am OPPOSED to the proposed development for 210 E 35th St.

The code clearly defines parking requirements and this project does not come close to meeting those requirements. When I built my home and ADU three years ago, I was required to have two designated parking spaces for the ADU, despite the fact that my mother would be living there and does not drive. I also had to build a two car garage and twenty foot minimum parking apron.

For the developer to attempt to waive parking requirements on the assumption that bicycles and scooters will be a primary mode of transportation is unrealistic. Most residents commute in cars and recreate on bicycles.

The parking on 35th St. is very limited currently. The Yard Arm, Push and Pour and the White Water park keep 35th and the surrounding streets full on a daily basis during warm weather.

This project does not fit in with the surrounding area. It is seventy-two feet tall! It does not provide green space. It does not provide parking to the residents who will be living there. It will shade the properties around it.

The City has a duty to all residents and it should not be able to pick and choose when the Code is followed.

When I built my home, I was required to install curb, gutter and sidewalk that goes nowhere-- it literally runs into a fence on one end and a yard on the other end. The Planning and Zoning Commission would not even listen to any other option other than to build it before occupying my home. Yet the duplex that was built one year later at 207 E 35th did not have the same requirement.

All new development should follow City Code. If the Code is not followed consistently, what is the point of having it? I urge you to deny this application, as it clearly does not meet Code requirements.

Sincerely,

Kim Spears

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