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**From:** James Page

**Sent:** Wednesday, September 20, 2023 4:52 PM

**To:** Scott Leap <SLeap@awconst.com>

**Subject:** Re: Urging a Traffic Study on an Item Before you on Monday Night for Consent Approval \_Design Review No. DSRFY2023-0007 - 3100 W. Chinden Blvd.

Thank you Mr. Leap.

In accordance with open meeting laws, I will disclose this communication when prompted during the the hearing

Sent from my iPhone; please excuse the brevity.

On Sep 20, 2023, at 3:15 PM, Scott Leap <SLeap@awconst.com> wrote:

Council President Page,

First off, thank you for your service. Especially in this current political environment we are thankful for anybody that steps forward in service.

I'm emailing you because our tenant, the Stagecoach Inn on Chinden Blvd, is becoming choked out by developments that aren't required to provide ample parking for the number of customers that can occupy their building.

We should say that we actually support business development and were enthused to hear about Bardenay's efforts to build another distillery in the neighborhood. You'll see from the plans however that it contains roughly 20 parking spaces for a building that will accommodate nearly 200 people.

- Such woefully inadequate parking obviously forces drivers to nearby lots (such as ours).
- Usage by other businesses of our parking spaces not only represents a measurable economic loss to our business, but it increases our exposure to premises liability (distillery customers traversing our lot after consumption).

- City staff will inform you that the project satisfies current Garden City code, which we believe to be unconstitutionally vague. Under the Idaho standard we think reasonable people can understand the meaning but would necessarily differ in its application.

<image001.png>

We are currently facing this issue with two businesses that were opened with almost zero parking spaces, and its resulted in the need for additional staff just to monitor parking. We appreciate your legal background and your experience with planning and zoning. Our hope is that you'll appreciate the dire business consequences of a site with plenty of room being required to accommodate their own customers.

We applaud development in the area, just not on the backs of neighboring businesses. Thanks for your consideration.

Scott Leap,  
General Counsel

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