



January 22, 2019

Garden City – Planning & Zoning Commission
Attn: Chris Samples, AICP – Associate Planner
6015 Glenwood Street
Garden City, Idaho 83714

Re: **Conditional Use – Compliance Statement / Statement of Intent and
Waiver Request of Application Materials for Section 37 Axe Throwers**

Dear Chris :

Thank you, for the opportunity to present our request for conditional use for Section 37 Axe Throwers. The project will be a tenant improvement within an existing building located in a C-1 (Highway Commercial Zone) and carries the Comprehensive plan Activity Node – Neighborhood Destination and Green Boulevard Corridor designations. We are required to submit the attached conditional use application in order to more accurately describe the unique nature of the Axe Throwing use and to allow patrons to bring their own beer and wine beverages while within the facility. As you may recall in our initial correspondence regarding the project on October 23, 2019, it was determined that our use was a combination of Health Club and Drinking Establishment (limited service), both PERMITTED USES, however later and after further clarification and description, it was determined that a conditional use application was needed to more accurately assess and condition our desired operation.

Axe Rooms have gained in substantial popularity in the United States, and many land-use ordinances are only now catching up to how to classify this particular use. This particular tenant / owner / operator of Section 37 Axe Room Ashley and Trevor Brennan currently operate Section 37 Axe Room in Boise at 10535 West Overland Road and Section 37 Axe Room in Caldwell at 716 Blaine Street. It shall be noted **the existing location in Boise was allowed by right, without any special or condition use**. The facility is open to the public Monday through Sunday, with hours varying from 5pm-12am and 12pm to 12am. Section 37 is also available for scheduled private events.

Section 37 is the only tenant and activity within the facility, their only offering to customers is axe throwing within designated throwing lanes and from a designated distance. Safety is of utmost importance, prior to any customer throwing an axe within the facility, the customer must complete the safety orientation and display proper throwing technique. In the Boise and Caldwell facilities, the customers are allowed to bring their own food, beverages, and beer and wine, no liquor or hard alcohol. Individuals and Groups who choose to bring their own Beer and Wine are regularly (every 10 minutes) visited and engaged with Section 37 staff to ensure guests do not become out of hand or belligerent. Section 37 only offers for purchase non-alcoholic (bottled water, juices, and canned / bottled soft drink) beverages.

Similar to other activities, such as bowling and darts, Axe throwing is a competitive sport in Canada, and has only recently gained recognition and popularity in the United States. Section 37 is attempting to popularize the sport by offering competitive recreational leagues and recreation play to all customers aged 14 and older, 18 and under require guardian permission. All customers must wear close toe shoes.

We understand this use / occupancy doesn't quite fit any traditional land-use designation, however we feel this particular use can be easily compared to a bowling alley given its recreational and enjoyment aspects, given the occupancy is specific to the activity. Meaning, Section 37 doesn't offer any other sort of amusement or recreation within the venue.

Waiver Request of Application Materials

This project will be for 9,000 square foot tenant improvement located within an existing building already served by sewer, water, gas, and power. The intensity of the use will not change drastically to place a burden on the utilities, specifically water, to justify obtaining a "Will Serve Letter" prior to approval of the conditional use permit. Alternatively we request the Will Serve Letter and all fees associated to that application be made a condition of the approval, at that time we will comply with all Will Serve requirements and associated fees.

Secondly, given the project will be an interior tenant improvement we haven't prepare a site plan, however if a site plan is desired and determined needed during staff's review of the project we will gladly provide and prepare this plan.

Thank you for the consideration and we look forward to the reconsidered land use designation. Please contact our office if you have any further questions.

Sincerely,

CHRYSALIS ARCHITECTURE + PLANNING



Richard Wilmot - Principal Architect



CONDITIONAL USE PERMIT
Permit info: _____ Application Date: _____ Rec'd by: _____ FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921
 ▪ www.gardencityidaho.org ▪ planning@gardencityidaho.org

APPLICANT	PROPERTY OWNER
Name: Richard Wilmot	Name: Wayne March
Company: Chrysalis Architecture + Planning	Company: March Holdings, LLC
Address: 3130 West State Street	Address: P.O. Box 832
City: Boise	City: McCall
State: Idaho Zip: 83703	State: Idaho Zip: 83638
Tel.: 208.596.1565	Tel.: 512.626.1110
E-mail: rw@chrysalis-architecture.com	E-mail: wayne@matexas.com

PROPERTY AND DESIGN INFORMATION

Site Address:
3725 West Chinden Boulevard

Subdivision Name: Fairview Acres Sub #2	Lot: 2&3	Block: J
Tax Parcel Number: R2734511345	Zoning: C-1	Total Acres: 0.689
Proposed Use: Axe Throwing	Floodplain: YES NO	X

Describe the proposed use:
 An axe throwing venue for recreational use, including check-in, lounge areas, and restrooms. Axe throwing customers are allowed to bring their own beer and wine, no hard alcohol is allowed.

Check any that are applicable to this application: <i>*If any boxes are checked, attach the Design Review Application*</i>	<input type="checkbox"/> I will build a new structure <input type="checkbox"/> I will add 25% or more to the floor area of an existing building <input type="checkbox"/> I will alter, replace rehabilitate or restore 25% or more of a store façade.
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How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?
 Our proposed axe throwing use provides a unique recreational indoor venue for customers to participate in the activity of throwing axes. Adjacent uses include a carwash, taco restaurant, fuel station, sports card shop, a mobile home park, vehicle sales and garden center. The axe throwing venue will infill nicely into the already unique neighborhood characteristics by providing a destination venue for axe throwing enthusiasts.

Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?

The use will facilitate approximately 12-15 throwing lanes, event room, a check-in area, waiting and lounge areas and restrooms. A kitchen is not planned for our project. The project will be a tenant improvement in an existing building, previously occupied by the Water Ski Pro Shop. The existing building is served by a public water system, public sanitary system and adjacent shared parking lot. The nearest fire station is approximately a mile west on Chinden Boulevard. The site is bound by existing curb, gutter and sidewalk to the North and an existing alley to the South.

How does the use affect the health, safety or welfare of the community?

Our facility will provide activity in a building that is currently vacant and susceptible to vandalism. Our use will operate at hours when other adjacent business are closed. By allowing this use, the Axe room will continue safe and vibrant activities each day of the week.

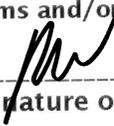
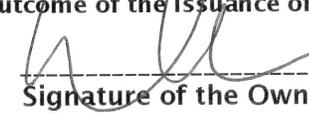
How does the use support the goals of the Comprehensive Plan?

Axe throwing is a unique but popular use and will contribute to the following comprehensive plan goals and objectives by improving the city image, creating a heart for the city, and evolving as a destination.

How far is the proposed use from a pedestrian/bicycle pathway?

The existing building is fronted to the North by Chinden equipped with curb, gutter and sidewalk and is located approximately 1/2 mile south of the Boise River Greenbelt

I consent to this application and hereby certify that information contained on this application and in the accompanying materials is correct to the best of my knowledge. I agree to be responsible for all application materials, fees and application correspondence with the City. I will hold harmless and indemnify the City of Garden City from any and all claims and/or causes of action from or an outcome of the issuance of a permit from the City.

 _____ 01/22/19 _____  _____ 1/29/19
Signature of the Applicant (date) Signature of the Owner (date)

APPLICATION INFORMATION REQUIRED

NOTE:

AN ELECTRONIC COPY OF THE ENTIRE APPLICATION SUBMITTAL REQUIRED

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES

ONE (1) HARD COPY OF EACH CHECKLIST ITEM REQUIRED:

- Compliance Statement and Statement of Intent
- Neighborhood Map
- N/A Will Serve Letter *To be provided as a condition of approval*
- N/A 11"x17" Site Plan
- N/A Irrigation/Ditch Company Authorization Letter
- Photos of Site
- Neighborhood Meeting Verification
- Affidavit of Legal Interest
- Waiver Request of Application Materials

**Additional information may be required by staff such as a traffic/parking analysis, a use analysis or documents related specifically to a business.*



PLEASE CHECK THE FOLLOWING:

INFORMATION REQUIRED ON COMPLIANCE STATEMENT AND STATEMENT OF INTENT:

- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with
- Should include purpose, scope, and intent of project
- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON NEIGHBORHOOD MAP:

- 8 ½" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON SITE PLAN: N/A

- Scale not less than 1" = 20'), legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations

N/A For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

INFORMATION REQUIRED FOR IRRIGATION/DITCH AUTHORIZATION LETTER:

N/A Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION:

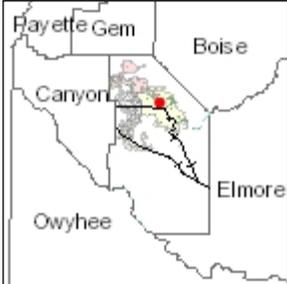
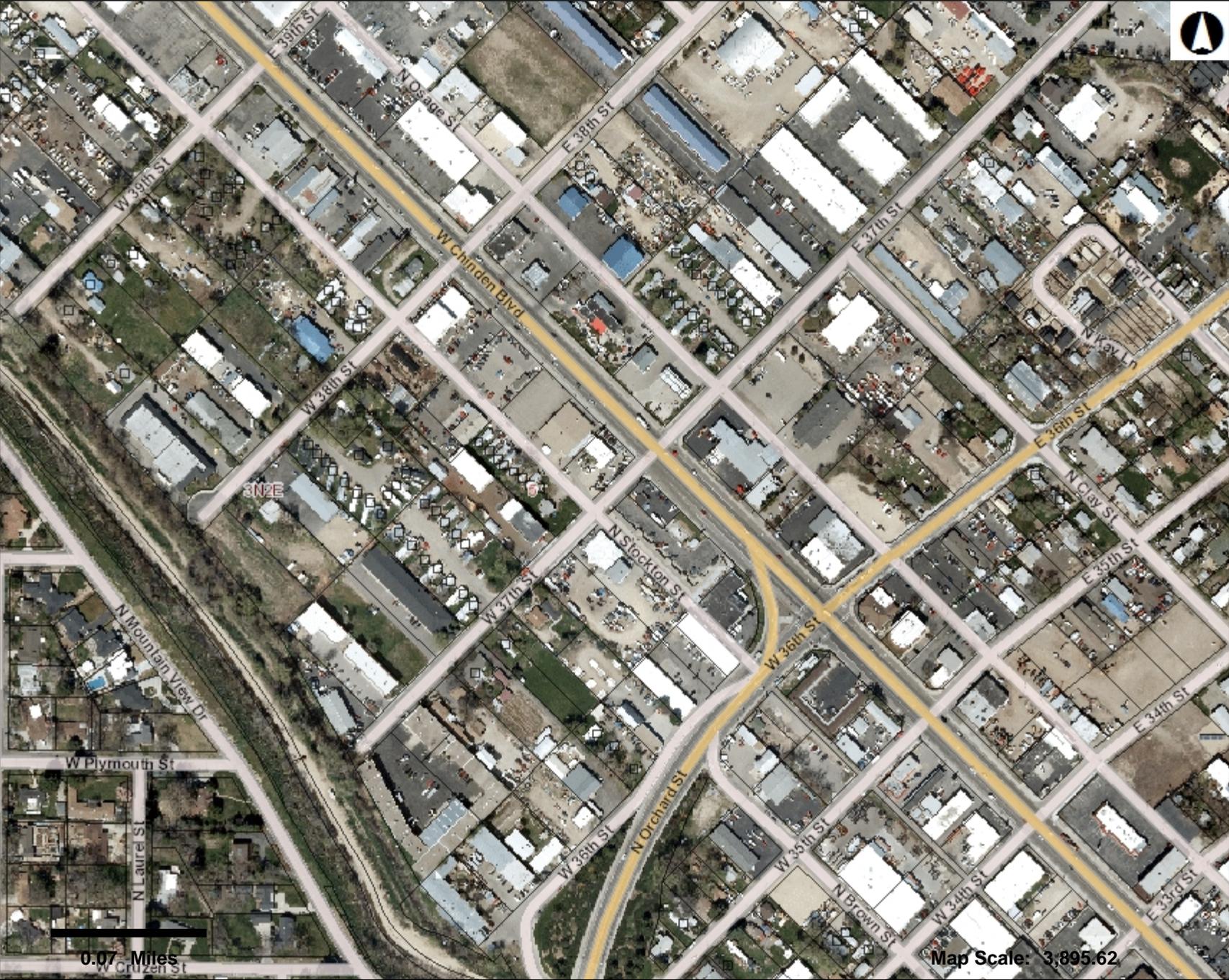
- X** Copy of notice sent to property owners within 300' of an applicable property
- X** List of notice recipients with names and addresses
- X** Sign-up sheet from meeting

INFORMATION REQUIRED FOR WAIVER REQUEST OF APPLICATION MATERIALS:

- X** Statement must include a list of the application materials to be waived and an explanation for the request

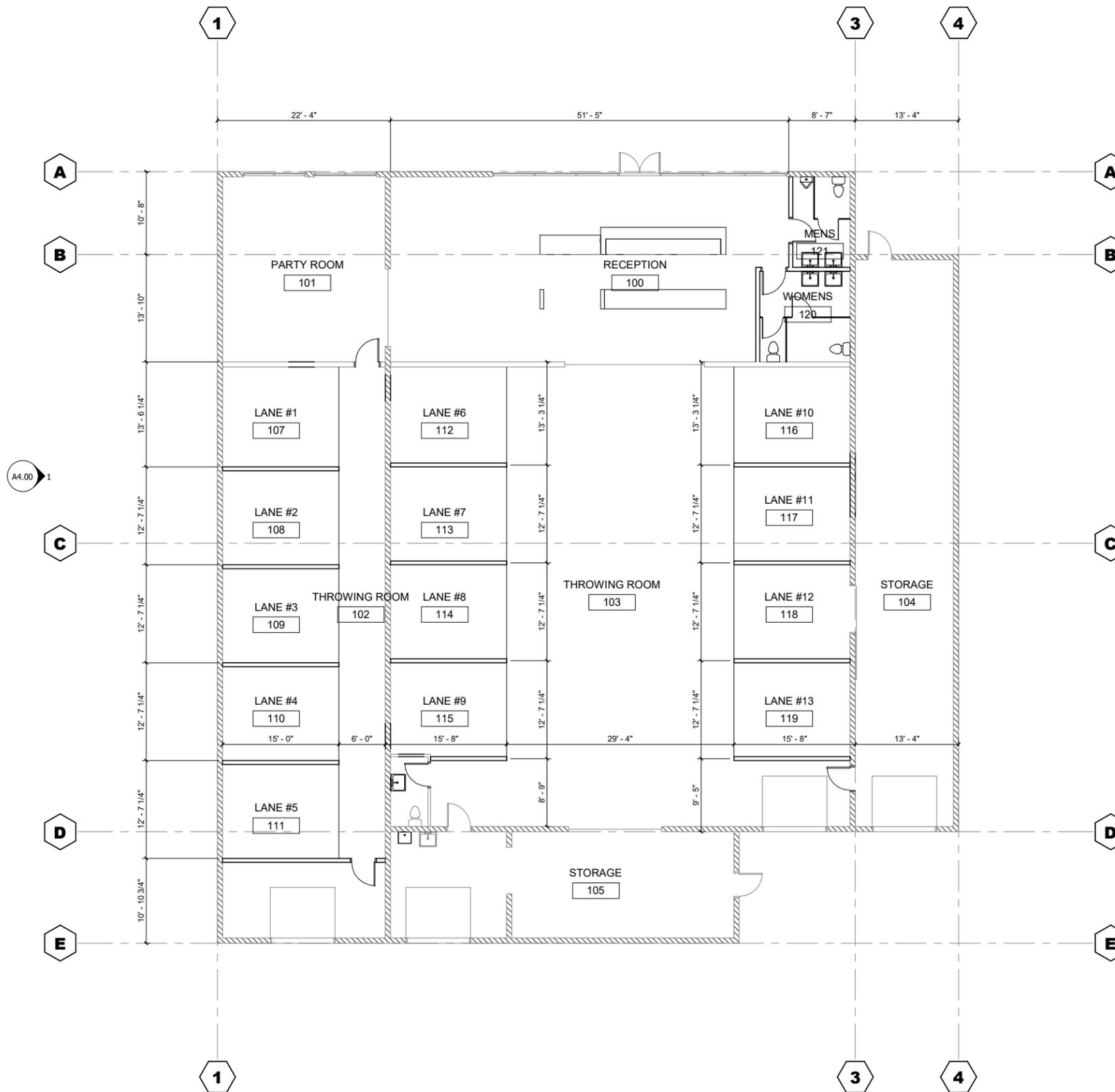
Ada County Assessor

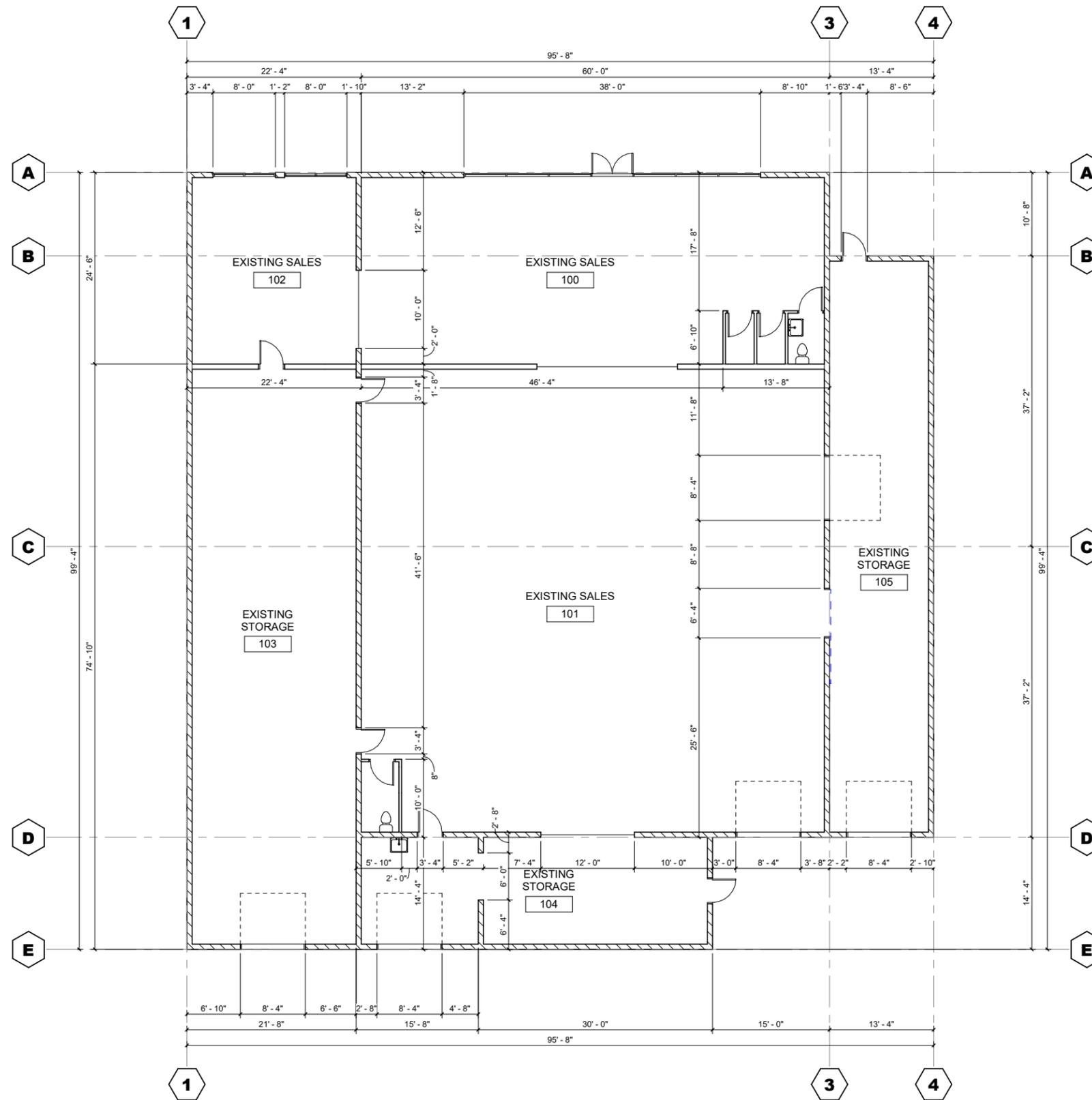
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Legend

- + Railroad
- Roads (2,000 - 4,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Townships
- Sections
- Condos
- Parcels
- AdaOrthos2016
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3





DEMOLITION FLOOR PLAN

Building Front along Chinden Boulevard





West Side of Building looking South



Building Front looking East



Building Front looking West



East Side of building looking South



Building Rear along alley looking East



West Side of building looking North



Rear of Building looking North



Rear of Building looking North



East Side of Building looking North



Rear of building looking West



December 20, 2019

Dear Resident :

CHRYSALIS ARCHITECTURE + PLANNING is hosting the required neighborhood meeting between the applicant of a conditional use proposal and the residents of the neighborhood in which the conditional use is requested. The meeting shall occur prior to formal submittal of the conditional use application to Garden City. This letter is such notice of an opportunity to review and discuss the conditional use permit for an Axe Throwing Room located at 3725 West Chinden Boulevard, Garden City, Idaho. This is not a public hearing; public officials will not be present. If you have any questions regarding this Garden City neighborhood meeting requirement, please contact the Planning Department at 208.472-2921. If you have questions about this conditional use application, please contact the representative listed below.

PURPOSE :

To review and provide comments regarding the conditional use application for Section 37 Axe Room.

WHEN :

Tuesday, December 31st at 6:00pm

WHERE:

3725 West Chinden Boulevard, Garden City, Idaho

PROJECT DESCRIPTION:

We are proposing an Axe Room, where axe's are thrown for purposes of recreation and sport.

If you have questions about the meeting or proposed development project, please contact Richard Wilmot at Chrysalis Architecture + Planning, 3130 West State Street, Boise, Idaho 83703. Phone 208.596.1565.

Thank you. Please contact our office if you have any further questions.

Sincerely,

CHRYSALIS ARCHITECTURE + PLANNING



Richard Wilmot

Principal Architect

p. 208.596.1565

e. rw@chrysalis-architecture.com

Property Master

December 02, 2019



2019 - R2734511345

Property Information

Status: **Active** Code Area: **06**
Property Type: **Real**

Owner Information

Name: **MARCH HOLDINGS LLC**
Mailing Address: **PO BOX 832**
MCCALL ID 83638-0832

Add'l Owner(s): **H&LPG1 LLC**

Property Location

Address: **3725 W CHINDEN BLVD**
GARDEN CITY ID 83714-0000

Group Type: **SUB**
Group #: **273451**
Group Description: **FAIRVIEW ACRES SUB NO 02**
Zoning: **C-1**
Township/Range/Section: **3N 2E 05**
Property Description: **LOTS 2 & 3 BLK J**
FAIRVIEW ACRES SUB #2
#1340 1350-C
#95052655

Appraiser Information

Name: **Elliott L. Graham** Phone: **(208) 287-7250**
Email: **egraham@adacounty.id.gov**

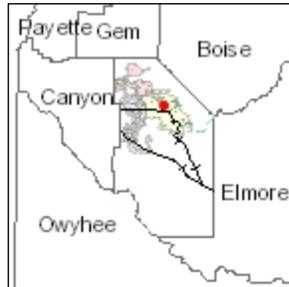
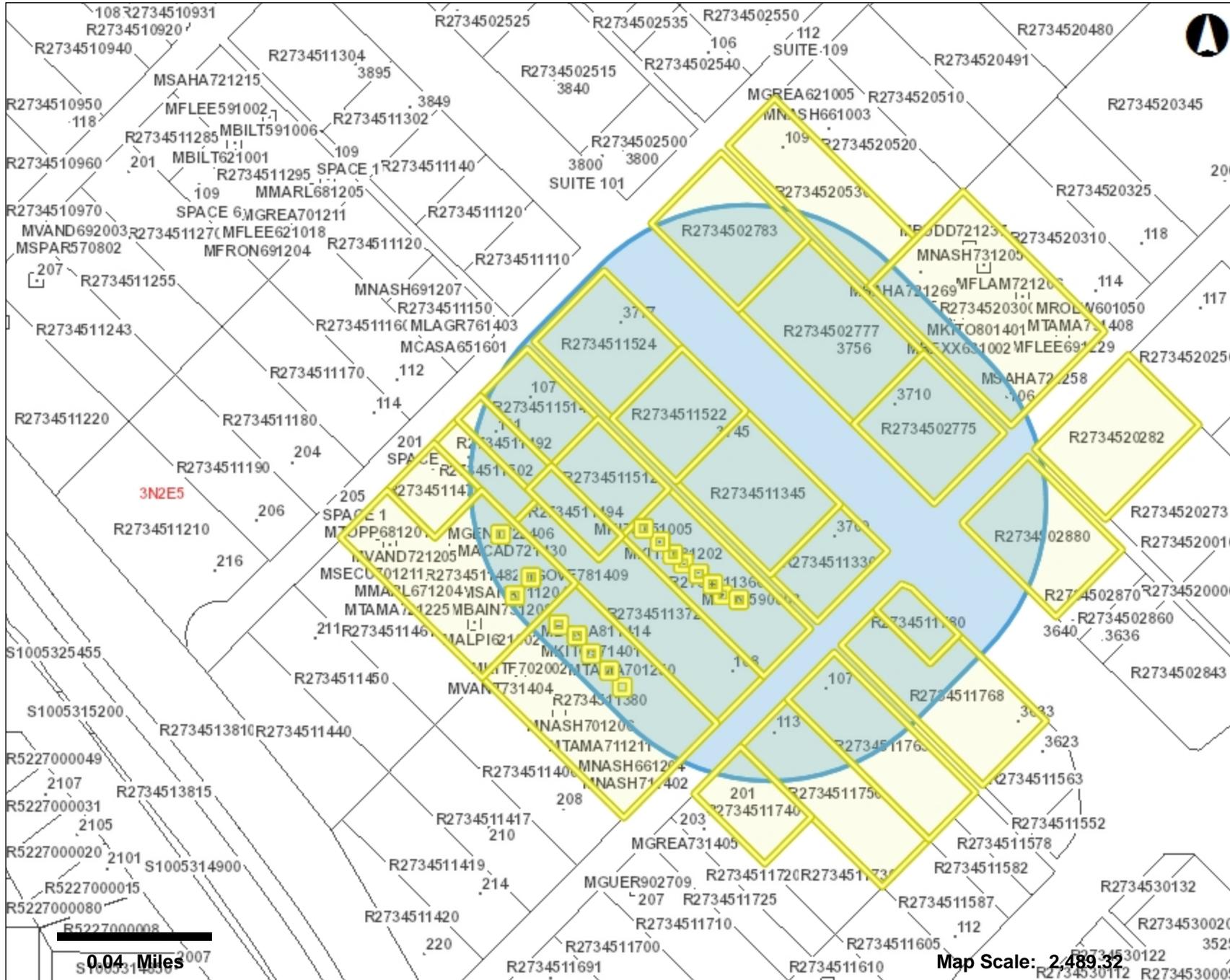
Property Values

Status	State Category Code	Acres	Assessed Value	Assessment Roll	Property Occupancy	Valuation Method
Active	210	0.689	207,100	Property Roll	Non-Occupancy	MARKET
Active	420		285,900	Property Roll	Non-Occupancy	INCOME
			493,000			
			493,000			

PARCEL	PRIMOWNER	ADDCONCAT	STATCONCAT
R2734502880	TOUCAN DEVELOPMENT LLC	3660 W CHINDEN BLVD	GARDEN CITY, ID 83714-0000
R2734511372	GSW ENTERPRISES LLC	108 W 37TH ST	GARDEN CITY, ID 83714-0000
R2734511380	BOLINGER RAY GERALD	13129 S TAMPICO PL	KUNA, ID 83634-0000
R2734511524	MARCH HOLDINGS LLC	PO BOX 832	MCCALL, ID 83638-0832
R2734520530	MOON RONALD J & PAMELA D FAMLY LIVING TRU	967 N LIONBRIDGE PL	EAGLE, ID 83616-0000
MACAD731208	37TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
MGOVE781409	LYON PROPERTIES LLC	PO BOX 6620	BOISE, ID 83707-0000
MAMER741201	37TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
MBROA811414	WELSH JAMES V	200 W 37TH ST SPC 8	GARDEN CITY, ID 83714-0000
R2734502777	CHINDEN LLC	PO BOX 6144	BOISE, ID 83707-6144
R2734511330	MARCH HOLDINGS LLC	PO BOX 832	MCCALL, ID 83638-0832
R2734511360	39TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
R2734511502	LANDON WILLIAM H JR	8518 W THUNDER MOUNTAIN DR	BOISE, ID 83709-0000
R2734511514	MARCH HOLDINGS LLC	PO BOX 832	MCCALL, ID 83638-0832
R2734511750	GAFFORD EARL E	410 S ORCHARD ST STE 148	BOISE, ID 83705-0000
R2734520282	MADISON TRUST COMPANY CUSTODIAN FBO ROB 21	ROBERT PITT DR STE 201	MONSEY, NY 10952-0000
MBUCK601001	39TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
MSAHA711204	LYON PROPERTIES LLC	PO BOX 6620	BOISE, ID 83707-0000
MZENI590803	37TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
MGUER921404	BOLINGER RAY GERALD	13129 S TAMPICO PL	KUNA, ID 83634-0000
MKITX681202	37TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
R2734502775	B FIVE PROPERTIES LLC	PO BOX 1658	BOISE, ID 83701-0000
R2734502783	JACKSONS FOOD STORES INC	3450 E COMMERCIAL CT	MERIDIAN, ID 83642-0000
R2734511345	MARCH HOLDINGS LLC	PO BOX 832	MCCALL, ID 83638-0832
R2734511512	PROCTOR WILLIAM	5103 N LAWSONIA PL	BOISE, ID 83713-0000
R2734511522	MARCH HOLDINGS LLC	PO BOX 832	MCCALL, ID 83638-0832
R2734511740	MCGARVEY NICHOLAS J	201 W 37TH ST	GARDEN CITY, ID 83714-0000
R2734511765	GAFFORD EARL E	410 S ORCHARD ST STE 148	BOISE, ID 83705-0000
R2734520300	GARDEN CITY MOBILE ESTATES INC	3784 N LANCER WAY	BOISE, ID 83713-0000
MANDE591001	37TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
MKITS651005	37TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
MKITO971401	BOLINGER RAY GERALD	13129 S TAMPICO PL	KUNA, ID 83634-0000
R2734511474	LYON PROPERTIES LLC	PO BOX 6620	BOISE, ID 83707-0000
R2734511482	LYON RENTALS LLC	PO BOX 6620	BOISE, ID 83707-0000
R2734511492	MARCH HOLDINGS LLC	PO BOX 832	MCCALL, ID 83638-0832
R2734511494	PROCTOR WILLIAM	5103 N LAWSONIA PL	BOISE, ID 83713-0000
R2734511768	RAMA LLC	1600 MAIN ST	BOISE, ID 83702-0000
R2734511780	SEMANCIK ENTERPRISES LLC	7201 W KINGSTON DR	BOISE, ID 83704-0000
MROAM581001	37TH STREET PARK LLC	PO BOX 44273	BOISE, ID 83711-0000
MGENT722406	LYON PROPERTIES LLC	PO BOX 6620	BOISE, ID 83707-0000
MMEDF801401	BOLINGER RAY GERALD	13129 S TAMPICO PL	KUNA, ID 83634-0000
MTAMA701250	GABBERT JEFFERY C	200 W 37TH ST SPC 11	GARDEN CITY, ID 83714-6427

Ada County Assessor

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 - <all other values>
 - Interstate
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 - Collector
 - Minor Arterial
 - Local
- Parks
- Alley
- Driveway
- Parks
- Water
- Address
- Sections
- Parcel Numbers
 - condos
 - Parcels
 - CountyBoundary

