



CITY OF GARDEN CITY

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~ MINUTES ~

Design Committee

12:00 PM

Monday, May 2, 2016

Mayor's Conference Room – City Hall
6015 Glenwood Street, Garden City, Idaho

- I. **CALL TO ORDER AT 12:03**
- II. **ROLL CALL**
 - a. PRESENT: Diana Caldwell and Brett Labrie
 - b. ABSENT: Bev Callaway, Kim Warren, Development Services Voting Staff Member: Jenah Thornborrow
 - c. Garden City Development Services Staff Present: Jeff Lowe and Erika Akin
- III. **CHANGES TO AGENDA**
- IV. **CONSENT AGENDA:**
 - a. **Minutes of 4/4/2016 Continued due to lack of quorum**
- V. **OLD BUSINESS:**

DSRFY2016-6 Indoor Shooting Range at 3933 Chinden –Ryan Drew of Larson Architects, representing the owners of the property, is requesting Design Review Committee approval for construction of a new indoor shooting range, conversion of an existing building for customer reception and retail sales of firearms, and required site and landscape improvements. The site is currently developed with an existing commercial structure “The Dive Bar” and asphalt parking areas. The 0.86 –acre site is located at 3933 W. Chinden Blvd and is within the C-1 Highway Commercial Zoning District. The project is in the Green Boulevard Corridor and Mixed Use Commercial area of the Comprehensive Plan. The Committee reviewed the pre application materials on March 7, 2016, formal application on April 4, 2016 and requested revisions for Code compliance.

Jeff and Susan Lusk, property owners, and Ryan Drew of Larson Architects were present. Committee member Diana Caldwell requested to recuse herself from any further discussion on the application due to a conflict with her principles and her reason for participating in the Design Review Committee. She stated she joined the Design Committee to put the “garden” back in Garden City. Caldwell is opposed to the project locating in Garden City. She indicated that she believed this project to be the wrong direction for Garden City and could not be a part of approval of the project. She spoke about Garden City less savory past with gambling and crime and felt that a gun range was a step backwards. She apologized to the applicants. Jeff Lusk stated that this business would bring in much better people. Caldwell explained that it was not necessarily this project but allowing one gun range would open the door to more. Akin stated that the Committee now did not have quorum and could not vote on the application today. The application must be postponed. Jeff Lusk questioned whether Garden City wanted this project or if he should use his alternate location. He claimed the City was running up his bill with hundreds of thousands of dollars worth of landscaping and Chinden would never be a tree lined boulevard in our lifetimes. He said it was never going to happen until we went back to that section of Garden City and “cleaned up 90% of what was there”. Caldwell removed herself from the meeting. Jeff Lusk continued to state that they could not comply with the requirements and be cost effective. He was upset by the back and forth with the Committee and the requested changes. Labrie explained that the requested changes are based on what is required by Garden City Code Design Review guidelines. He told the applicants that the appropriateness of the

use at that location would be decided by Planning and Zoning Commission; the Design Review Committee only looks at the design of the project. Because members were absent that day, a vote could not occur on the design application. Labrie clarified the two separate approvals were needed for the project through GC appointed bodies and suggested that they may be better served by waiting until they had the use approved by P&Z. Jeff Lusk expressed frustration that he felt the Committee had different members and different requests every time. He felt that the process will never be finished because of conflicting requests of the members. Akin explained that the Committee is comprised of volunteers from the Garden City community that donate their time and expertise to help administer the Design Review provisions. It is staff's job to apply the code and write a staff report on compliance for the Committee. Jeff Lusk claims everything complies with code. Akin stated that even if that were the case, a vote was not possible without quorum so no decision could be reached that day. Discussion occurred about the DR schedule and next meetings. The next meeting after the CUP hearing would be the first Monday in June. Drew stated that they would prefer to be on the next DR agenda instead of waiting for June. Jeff Lusk said he was ready to just make it a bar again and go back to business. Labrie told the applicants that it was their decision whether to choose the May 16th meeting or the one in June for DR. Jeff Lusk asked how many people it takes to make a decision. Labrie told him at least two Committee members and DS staff member fulfill the quorum requirements. He advised the applicants that when changes were made achieved code compliance for the entire project, the application could be approved but not before then. As long as the architect addressed all of the issues discussed at the last meeting, it would be approvable as soon as the Committee had quorum. Jeff Lusk stated that the building would be the nicest on Chinden. He expressed the belief that no one else was doing anything on Chinden because landscaping was required on Osage and Stockton. He said the only way to beautify Stockton was with a "bulldozer and a blow torch". Susan Lusk mentioned they had put a lot of work into making the building a nice place but landscaping did not bring anyone in. Lowe pointed out it was a matter of someone starting the ball rolling and then things change. Jeff Lusk asked "how do you get rid of all the trailers and shacks back there?" Lowe and Labrie explained that when re-development occurs it has to meet the current Code. Susan Lusk feels their changes have been viewed as not quite good enough. She said it is always something more from the Committee and every time they come it is something else that is required. They decide to come back on the 16th and "see what happens". Akin adjourned the meeting.

VI. ADJOURNMENT AT 12:20