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Shelley Vaughan  
*District  
Administrator*



May 7, 2025

Antonio Conti  
[Antonio.conti@ackerman-estvold.com](mailto:Antonio.conti@ackerman-estvold.com)

Re: CUPFY2025-0008 418 E. 51<sup>st</sup> Street, Garden City, ID 83714 (R7334160815)

Dear Antonio Conti,

This is request for a Conditional Use Permit application for the tenant spaced at 418 E. 51<sup>st</sup> Street, Garden City, ID 83714 to be used for development of four (4) single-family residential lots and associated landscape improvement. Site improvements will be deferred to the time of building permits for the vacant lots. A shared access drive and utility infrastructure for the two vacant lots will be constructed as part of the proposed development.

The subject property comprises approximately 0.689± acres with two (2) existing dwellings and undeveloped property. The property is identified as parcel number R7334160815 or stated in the legal description as Lot 25, Block 5 of Randall Acres Subdivision No. 5. Randall Acres Subdivision No. 5 was recorded in 1949 as instrument number 286257 and includes 77 lots in the R-3 zoning district.

Comments:

1. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1, IDAPA 503d)
2. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5, IDAPA 503d, IDAPA 503f)
3. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1).

4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
5. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (BCC 5-12-19, IFC 503.2.4)
6. Access gates shall comply with requirements of the IFC. If gates are electronically-operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock (IFC 503.6, D103.5, BCC 5-12-31).
7. The installation of security gates across a fire apparatus access road must meet the following criteria: Removal or opening of said barricade must result in a clear unobstructed road width of 20'. Chains and locks shall not be of such quality so as not to damage fire department cutting tools nor shall cutting operations result in any unnecessary time delay. Bollards must be of an easily removable type, shall leave nothing protruding up from the roadway surface when removed, and shall be approved by the Code official. If gates are electronically operated, they shall: (1) be of a fail-open version in the event of loss of power, and (2) be equipped with an automatic opening mechanism activated by the Opticom system currently in use by the fire department. Contact the Boise Fire Marshal (570-6567) for additional details. (IFC 503.6, D103.5, BMC Amendment 05-12-31).
8. Structures greater than 30-feet in height will require aerial fire access roadways. These roadways shall be a minimum of 26-feet in width and located at least 15-feet but no more than 30-feet from the building. (IFC D105)

North Ada County Fire & Rescue District has reviewed and can approve the application subject to compliance with all the applicable code requirements and conditions of approval per the International Building Code, International Fire Code, and NACFR rules. These provisions are best addressed by a licensed Architect at time of building permit application when making tenant improvements.

Regards,

*Roy Boehm*

Sr. Captain Roy Boehm  
Deputy Fire Marshal-Fire Prevention  
Boise Fire Department

