Jeff Ramey
Commissioner/Chairman

Jeff Souza
Commissioner

Tom Baskin
Commissioner

NORTH ADA COUNTY
Fire & Rescue District

Shelley Vaughan
District Administrator

November 5, 2026

Garden City Development Services

Re: SUBFY2027-0001 3947 N Zinnia St – JJ Commons

The purpose of this project is to convert an underutilized infill parcel at 3947 N Zinnia Street into a well-designed, small-scale residential subdivision that adds housing diversity within the R-3 district while remaining consistent with the scale and character of the surrounding Garden City neighborhood. The proposed development consists of 5 dwelling units – 2 single family detached homes and 3 single family attached (townhome) units – arranged around a central common driveway, together with associated grading, utility extensions, common and private open space, and frontage improvements along Zinnia Street, all as shown on the civil plans prepared by HMH Engineering, Inc. (Project No. S26014).

North Ada County Fire & Rescue District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. The following are the comments from the Preliminary Plat application and still apply.

Comments:

1. Fire hydrants, capable of producing the required fire flow, shall be located so that no part of the structure is more than 600-feet from the hydrant. (IFC 507.3, IFC B104, IFC B105, IFC C105).
2. Structures greater than 30 feet in height will require aerial fire access roadways. These roadways shall be at a minimum of 26 feet in width and located at least 15 feet but no more than 30 feet from the building. (IFC D105)
3. 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)
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. 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. Please provide documentation about whether the road surface meets this standard. (IFC D102.1)
7. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing the final plat by the City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (BCC5-12-32, IFC 503.8)

General Requirement:

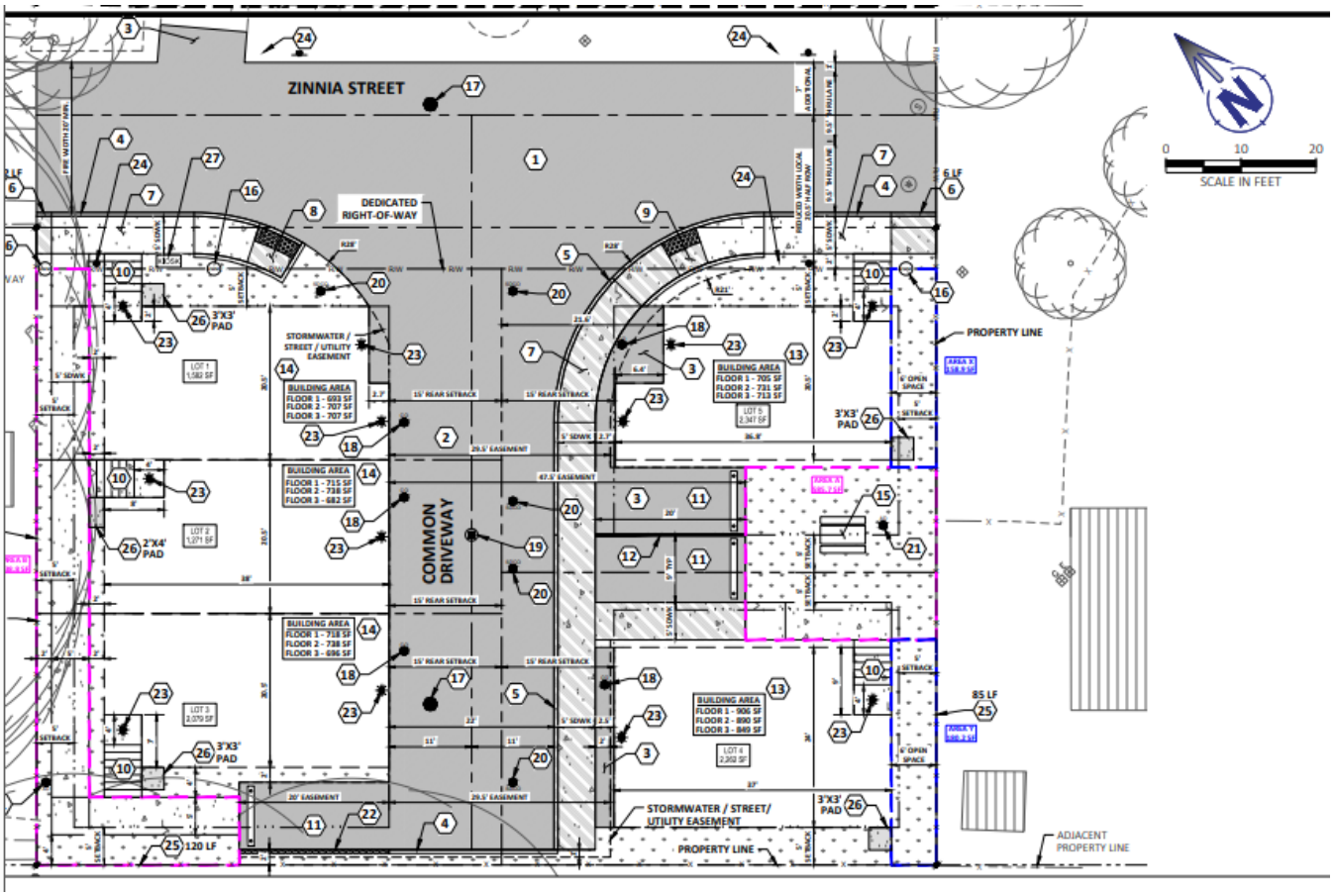
Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and NACFR Rules will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Roy Boehm

Roy Boehm
Sr. Captain – Acting Fire Marshal
Boise Fire Department


ZINNIA STREET
DEDICATED RIGHT-OF-WAY
COMMON DRIVEWAY
STORMWATER / STREET / UTILITY EASEMENT
PROPERTY LINE
STORMWATER / STREET/ UTILITY EASEMENT
ADJACENT PROPERTY LINE
SCALE IN FEET
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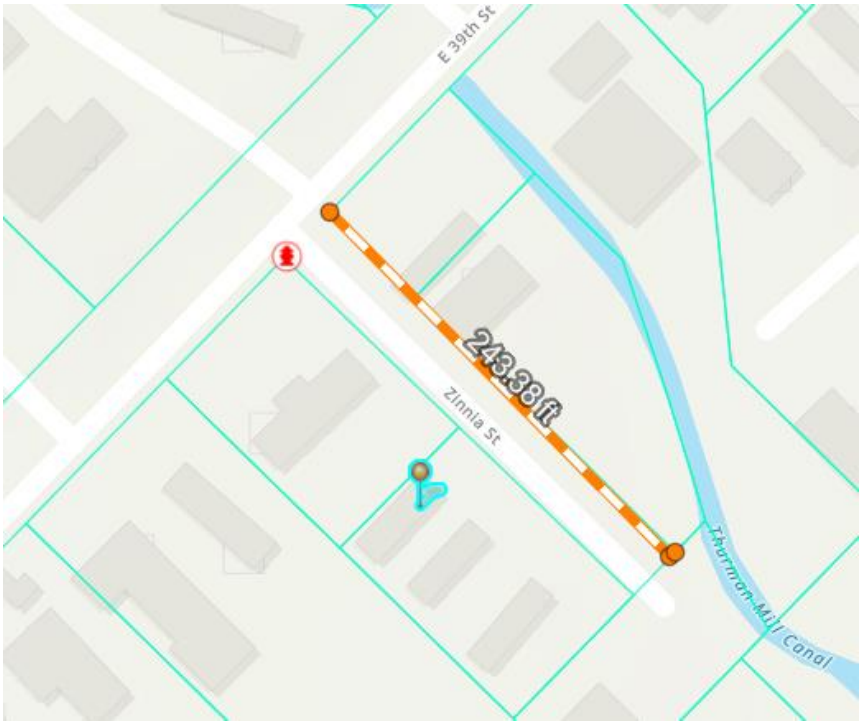
10
20


E 39th St
Zinnia St
243.38ft
Thurman Mill Canal