

Jeff Ramey
Commissioner/Chairman

J. Todd Bunderson
Commissioner

Jeff Souza
Commissioner



Shelley Vaughan
*District
Administrator*

December 22, 2023

Garden City Development Services

Re: CUPFY2024-0002 203 W 43rd St., 200 W 42nd St., and N 42nd St.

This is a conditional use permit request by the tenant of the three properties with frontage along W Ustick Street between W43rd street and W42nd Street. They would like to occupy the existing warehouse building for the use of wholesale sales of pool supplies. Accessory outdoor storage is being proposed on the two adjacent vacant parcels located behind the existing warehouse building and fronting on W 42nd Street. The existing warehouse building would include improvements to existing office and showroom area and a mezzanine area would be added within the warehouse for light storage. A sprinkler system upgrade to meet NFPA guidelines on hazardous materials is also proposed.

The scope of project will include improvements to the interior of the warehouse building, removal/replacement of existing wood fence along the NE boundary line adjacent abutting residential property line on parcel R2734510350. The existing chain link fencing surrounding the remaining properties fronting on 42nd Street is proposed to remain. Outdoor storage area access will require improved and widened access drive from 42nd Street located on parcel R2734510361. The existing driveway access to W 42nd street located on parcel R2734510350 is proposed to be vacated.

The Boise Fire Department has reviewed this application and can approve of this conditional use with the condition that the required fire sprinklers system upgrade to be installed throughout these buildings for future and predicted uses. Additionally, the storage of hazardous materials must conform to the International Fire Codes for quantities, placarding, signage, and reporting. A Hazardous Materials Management Plan (HMMP) and Hazardous Materials Inventory Statement (HMIS) based on the classification and quantities of materials that would be found on-site, in storage or in use will be required.

An operational permit is required to store, transport on site, dispense, use, or handle hazardous materials in excess of the amounts listed in Table 105.6.20 of the 2018 IFC.

General Requirement:

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 – Deputy Fire Marshal

Boise Fire Department