



Planning & Development Services

Boise City Hall, 2nd Floor
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P. O. Box 500
Boise, Idaho 83701-0500

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Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

6

CUP11-00072-George Koss

Summary

Conditional use permit to locate a church and professional office in an existing 2,654 square foot tenant space located at 627 N. Five Mile Road in an M-1D (Limited Industrial with Design Review) zone.

Prepared By

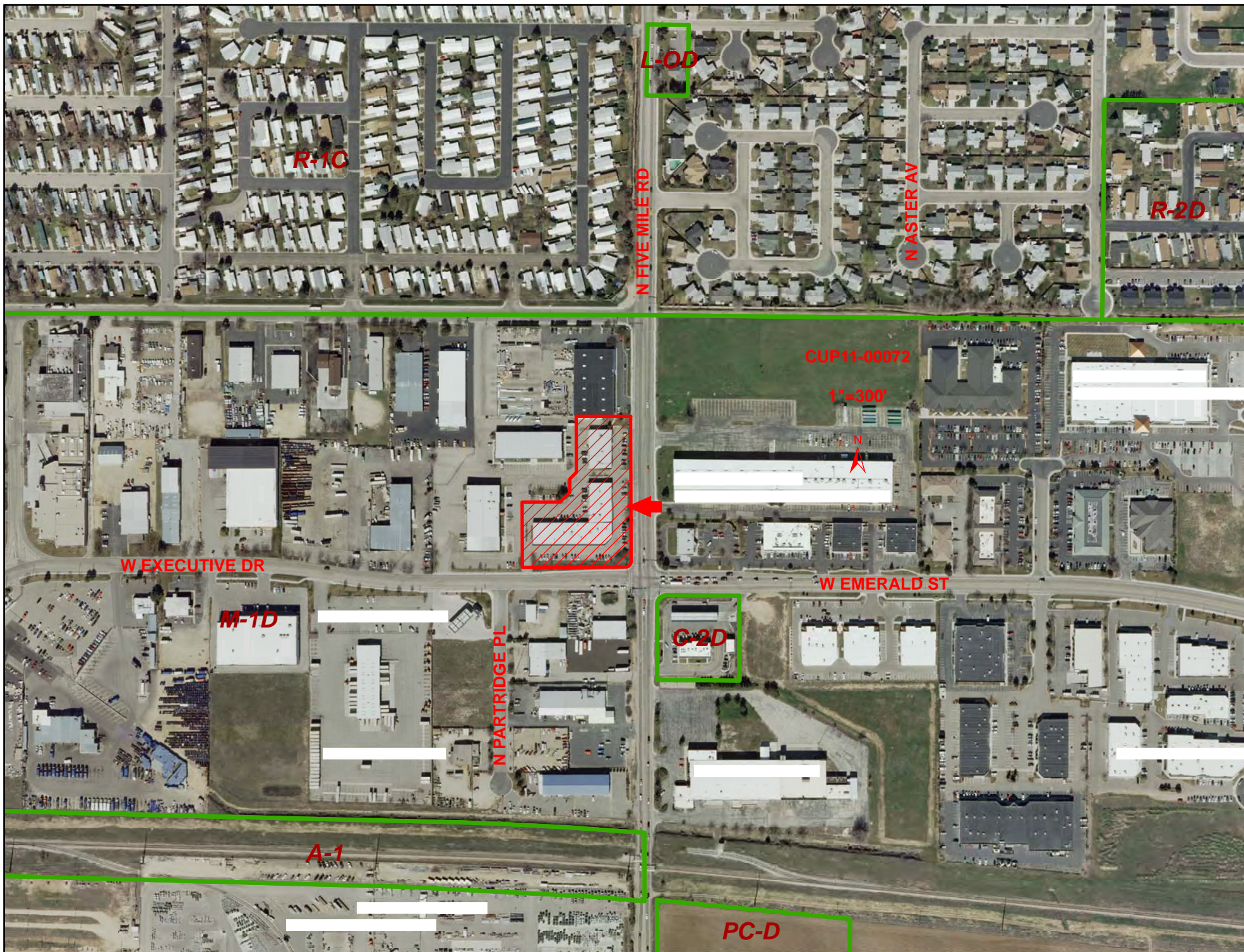
Joshua Johnson, Planning Analyst

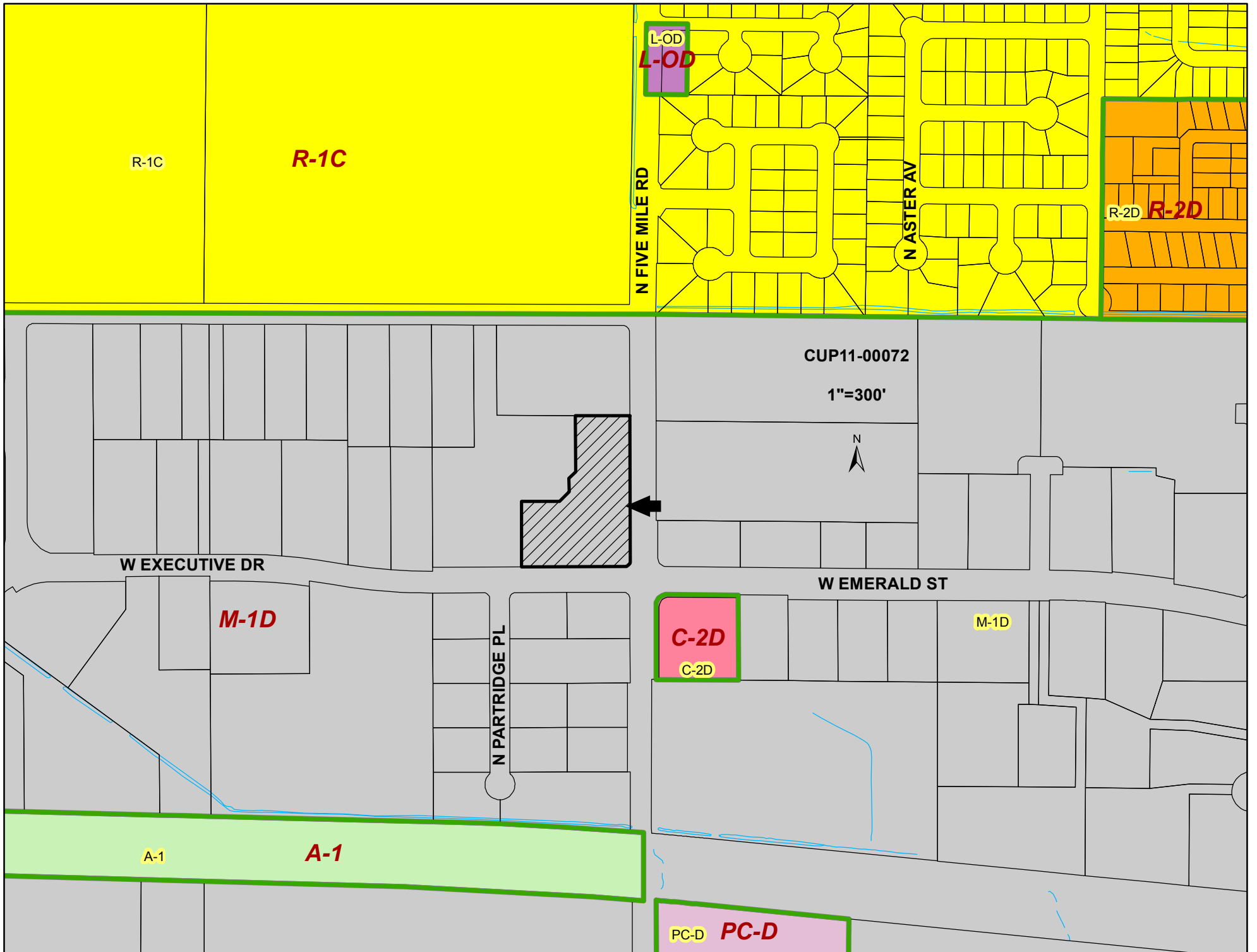
Recommendation

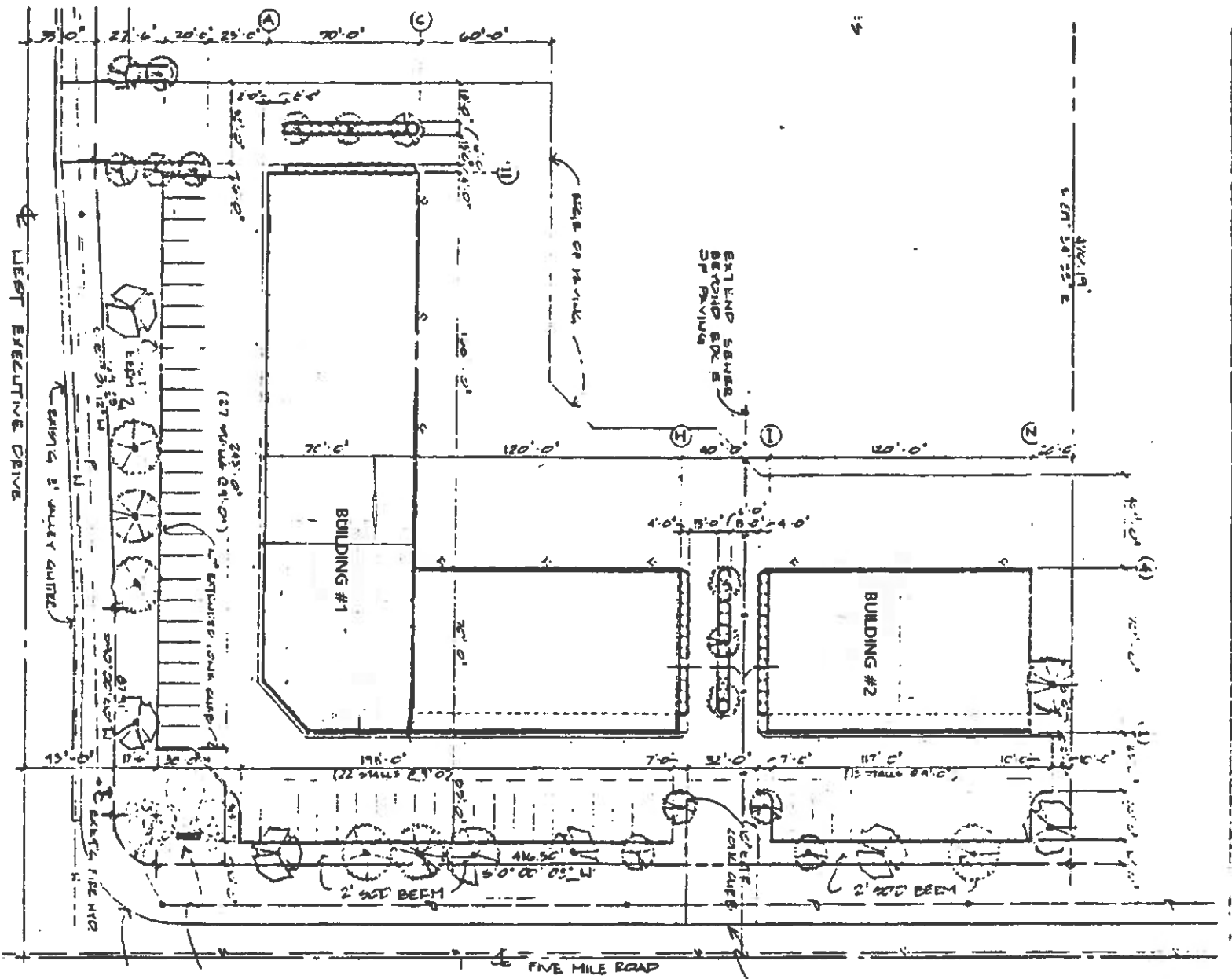
Staff recommends **approval** of CUP11-00072.

Reason for the Decision

The proposed office use with church services is compatible with surrounding uses. It is a less intense use than surrounding industrial and commercial uses. Also, adverse impacts will be mitigated by existing building placement and the fact that the church will operate during off-peak hours for industrial uses. The project meets all setback and open space requirements with conditions of approval requiring additional accessible and bike parking. The project does not put an undue burden on transportation or other public facilities. The use is similar to historic uses at this location and no increase in traffic is anticipated. The proposed use is in conformance with the goals, objectives and policies of The Comprehensive Plan. *Objective 7.2.1* advocates for the preservation of neighborhoods and their historical identity. This neighborhood is a mixture of offices, industrial and retail uses. The church and its offices will contribute to the current mix of uses in the neighborhood.







Nowik M-1 or M-S Boise City
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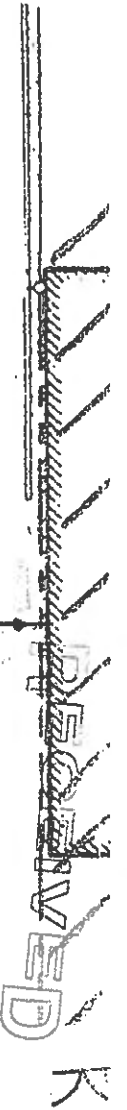
CUP 11 00072

PLANNING & DEVELOPMENT
 SERVICES

SEP 26 2011

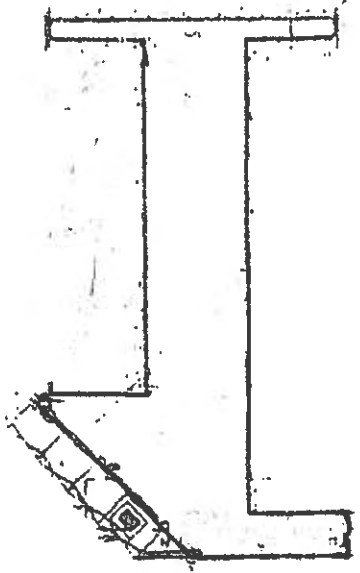
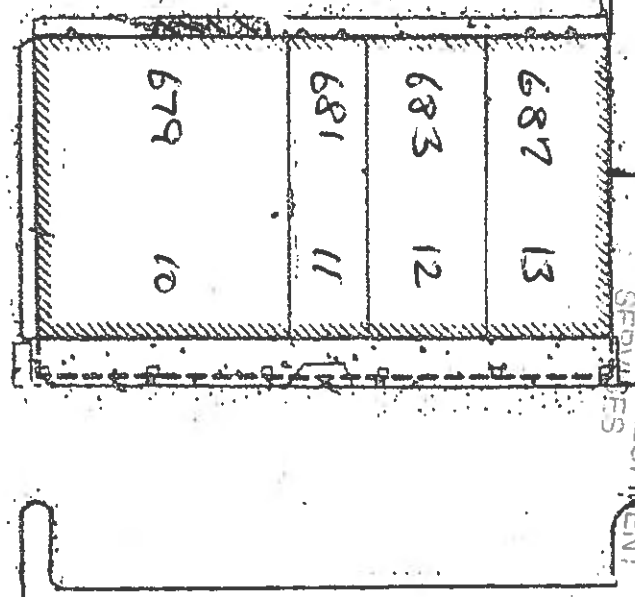
TJ Celliers
2-28-11

Bldg at: N
5 Mile & Executive
Ketchum Properties
Peter Koss 208 720 2523
Box 277 Hailey ID 83333
Dwg not to scale

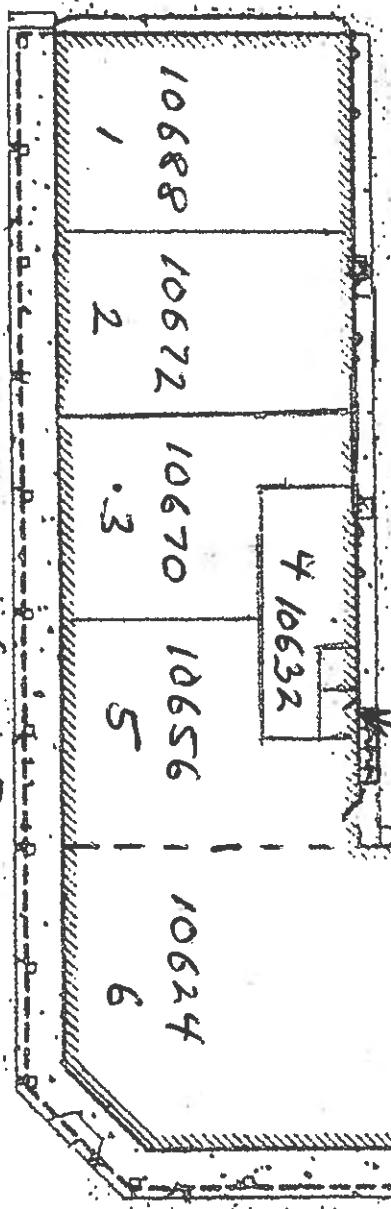


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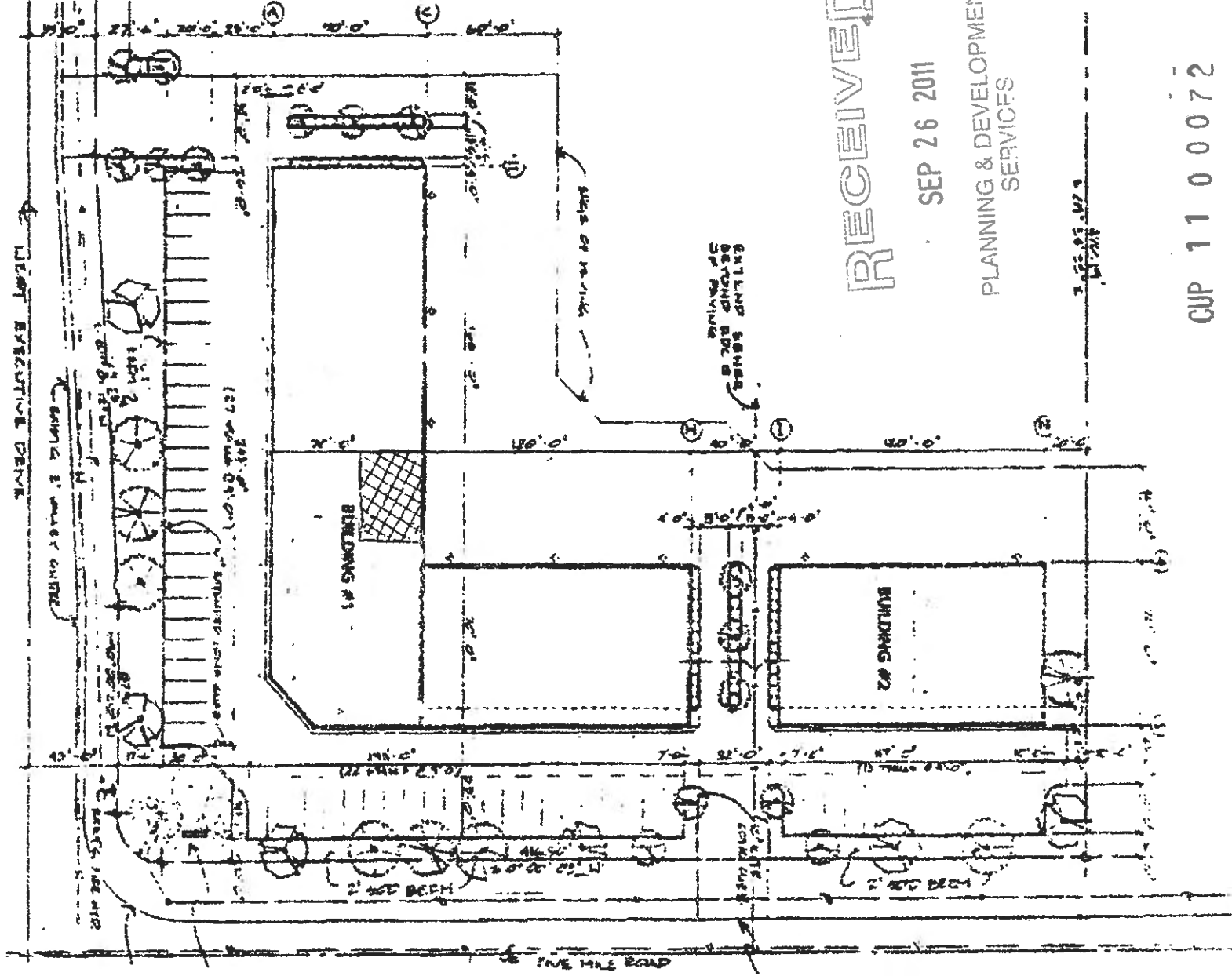
Service Room 7



Executive Dr

CUP 11 0 0 0 7 2

N 5 Mile Dr



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CUP 1100072

SHEET LEDGEND:

SITE PLAN

- SP 1 (#4, #5, #6, #7)
- SP 2 (#4, #5, #6A, #6B, #7)

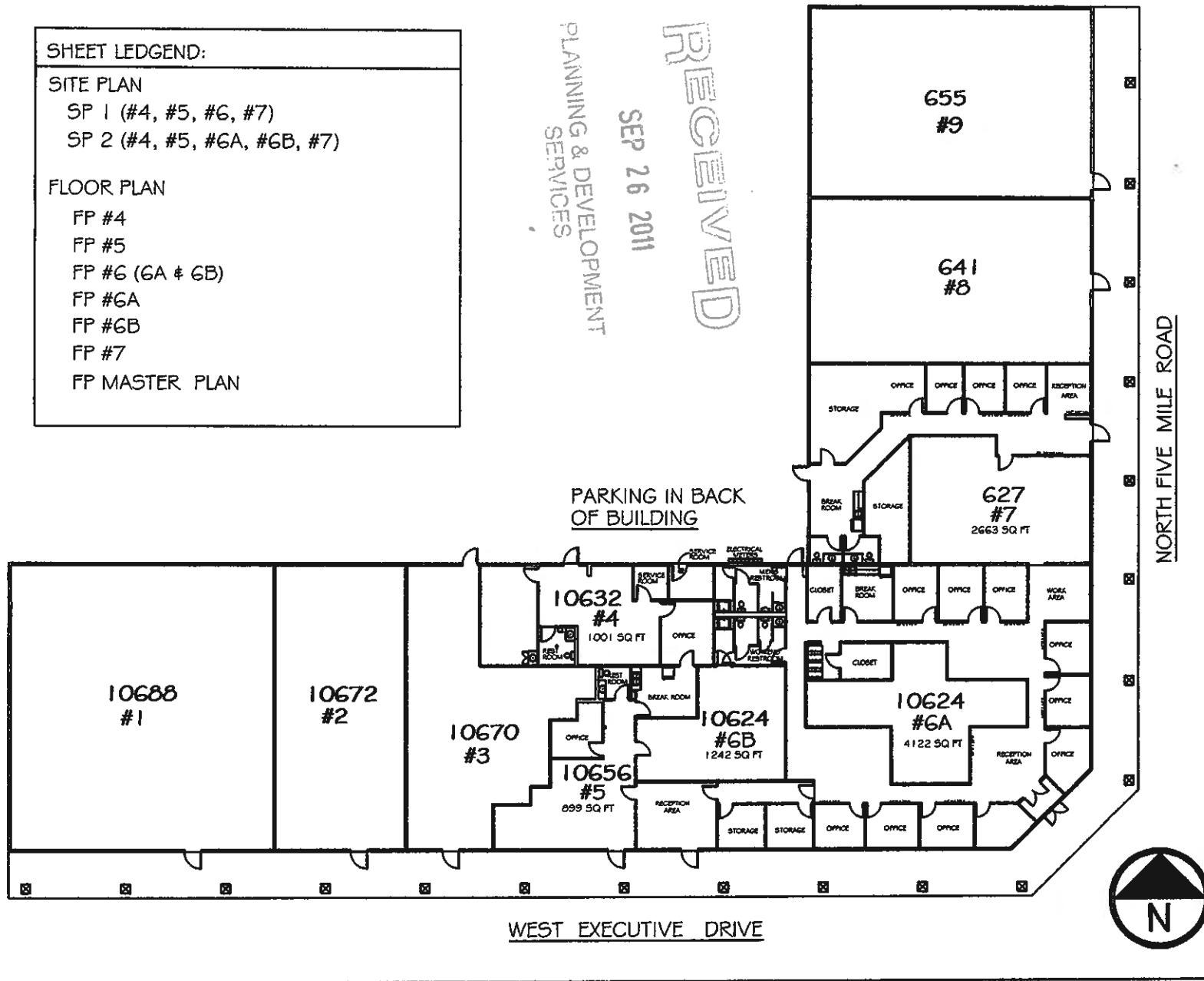
FLOOR PLAN

- FP #4
- FP #5
- FP #6 (GA & GB)
- FP #6A
- FP #6B
- FP #7
- FP MASTER PLAN

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Revisions

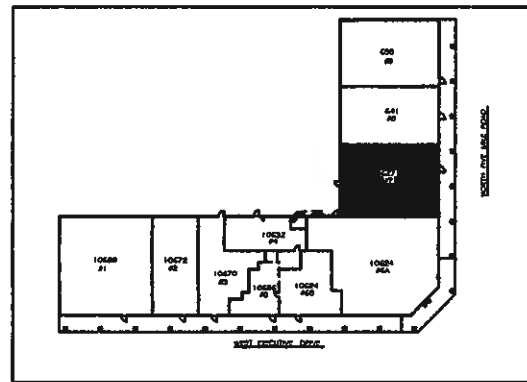
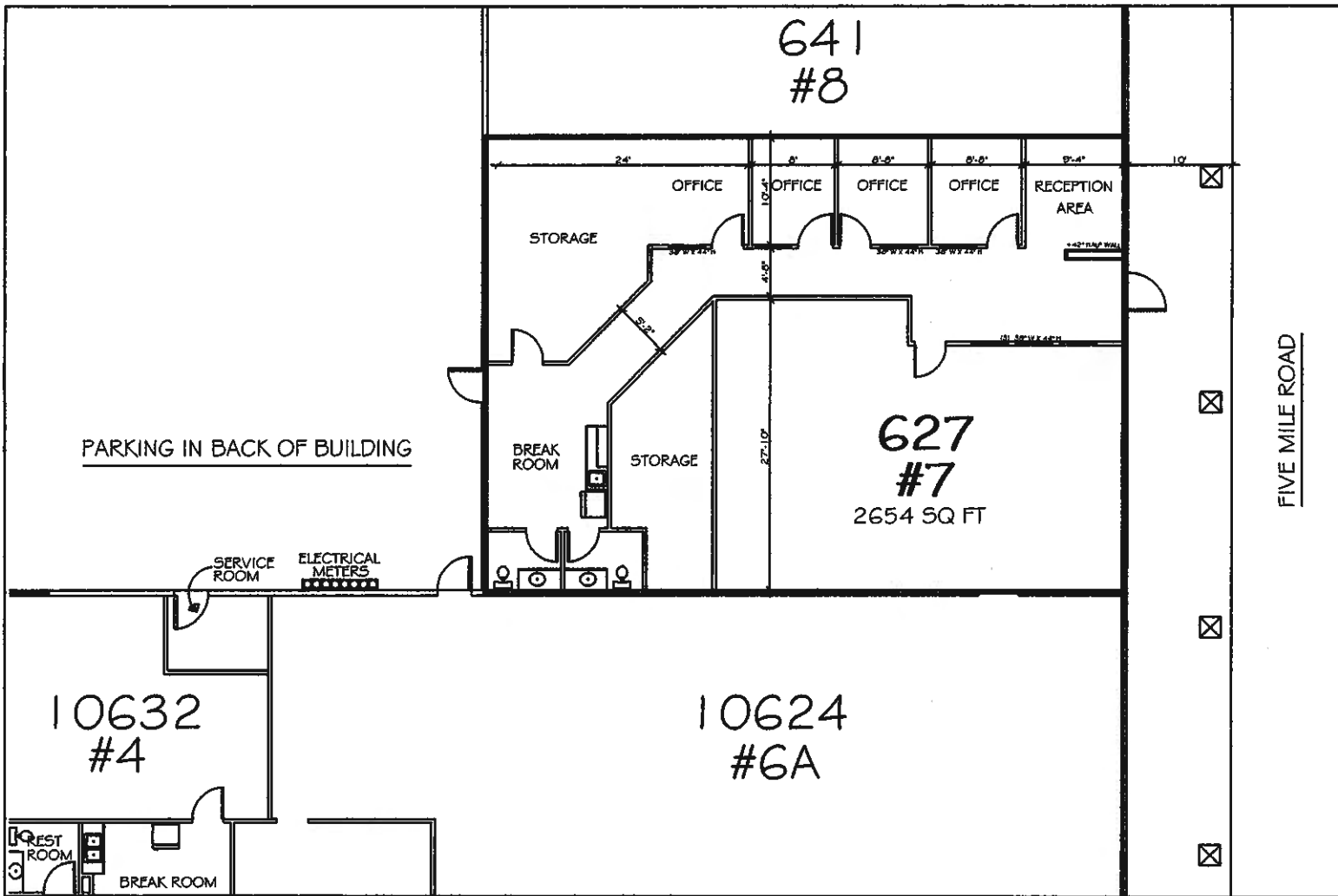
EXECUTIVE AT FIVE MILE
BOISE, IDAHO 83713

Date: 6/13/2011
 Drawn by: SUSIE ALVORD
 344-3286
 Job: PETER KOSS
 720-2523

Sheet:
**FP
 MASTER
 PLAN**

CUP 11 0 0 0 7 2

SITE PLAN
 SCALE: 1/32" = 1'-0"
 1" = 32'-0"



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FLOOR PLAN #7

2654 SQ FT

SCALE: 1/16" = 1'-0"
1" = 16'-0"

Revisions
6/13/2011

EXECUTIVE AT FIVE MILE
627 NORTH FIVE MILE ROAD
#7
BOISE, IDAHO 83713

Date: 5/10/2011
Drawn by: SUSIE ALVORD 344-3286
Job: PETER KOSS 720-2523

Sheet: FP 7

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CUP 11 00072

Conditional Use Application Form

PDS	Department Application
	# 109

Case #: CUP11-00072

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 627 Prefix: N Street Name: Five Mile Rd
Subdivision: _____ **Block:** _____ **Lot:** _____ **Section:** _____ **Township:** _____ **Range:** _____
***Primary Parcel Number:** R9313400700 **Additional Parcels:** _____

Applicant Information

***First Name:** George Peter ***Last Name:** Koss
Company: owner ***Phone:** 720 2523
***Address:** 218 Red Devil Dr ***City:** Hailey ***State:** Id ***Zip:** 83333
E-mail: gpkoss@qscor.net **Cell:** 720 2523 **Fax:** Ø

Agent/Representative Information

First Name: same **Last Name:** _____
Company: _____ **Phone:** _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____
E-mail: _____ **Cell:** _____ **Fax:** _____
Role Type: Architect Land Developer Engineer Contractor Other

Owner Information

Same as Applicant? Yes No (If yes, leave this section blank)
First Name: _____ **Last Name:** _____
Company: _____ **Phone:** _____
Address: _____ **City:** _____ **State:** _____ **Zip:** _____
E-mail: _____ **Cell:** _____ **Fax:** _____

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Date Received: _____
Revised 10/2008

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Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

CUP 11 0 0 0 7 2

1. Neighborhood Meeting Held (Date): Waiver

2. Neighborhood Association: N/A

3. Comprehensive Planning Area: West Beach

4. This application is a request to construct, add or change the use of the property as follows:
Church service one time per week. Office use all other times

Site of a former Call Center. Originally in Ada Co
Annexed and given M-1D zone.

A. Is this a modification? Yes No

B. File number being modified: _____

5. Size of property: 2.5 @ Acres Square Feet

6. Water Issues

A. What are your fire flow requirements? (See International Fire Code) _____

B. Number of hydrants (show location on site plan): (Note: Any new hydrants/hydrant piping require United Water approval.)

Number of Existing : _____ Number of Proposed: _____

C. Is the building sprinklered? Yes No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330.) _____

7. Existing uses and structures on the property are as follows:

2 separate buildings including Insurance agent,
Cliffs Guns, Karate, Dish T.V., Chiropractor, Home
Appliance Service.

8. Are there any known hazards on or near the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:

N/A

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9. Adjacent Property Information

	Building types and/or uses:	Zone:
North:	<u>Industrial</u>	<u>M-1</u>
South:	<u>"</u>	<u>M-1</u>
East:	<u>"</u>	<u>M-1</u>
West:	<u>"</u>	<u>M-1</u>

10. Proposed Non-Residential Structures

All existing

A. Number of non-residential structures: N/A

Square footage of proposed non-residential structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor:	_____	_____
2nd Floor:	_____	_____
3rd Floor:	_____	_____
4th Floor:	_____	_____

B. Maximum Proposed Structure Height(s): _____

C. Number of Stories: _____

11. Proposed Residential Structures

N/A

A. Number of Residential Units (if applicable): _____

B. Maximum Proposed Structure Height(s): _____

C. Number of Stories: _____

12. Site Design

A. Percentage of site devoted to building coverage: _____

B. Percentage of site devoted to landscaping: _____

C. Percentage of site devoted to paving: _____

D. Percentage of site devoted to other uses: _____

E. Describe other use: _____

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13. Loading Facilities, if proposed (For Commercial uses only):

N/A

Number: _____ Location: _____
 Size: _____ Screening: _____

14. Parking

Required

Proposed

A. Handicapped Spaces: _____ Handicapped Spaces: _____
 B. Parking Spaces: 100 +/- Parking Spaces: _____
 C. Bicycle Spaces: _____ Bicycle Spaces: _____
 D. Proposed Compact Spaces: _____
 E. Restricted (assigned, garage, reserved spaces) parking spaces proposed: N/A
 F. Are you proposing off-site parking? Yes No If yes, how many spaces? _____
 G. Are you requesting shared parking or a parking reduction? Yes No If yes, how many spaces? _____

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

15. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

All existing

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	_____	_____	_____	_____
Rear:	_____	_____	_____	_____
Side 1:	_____	_____	_____	_____
Side 2:	_____	_____	_____	_____

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16. Drainage (proposed method of on-site retention):

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17. Floodways & Hillside

A. Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No
 B. Does any portion of this parcel have slopes in excess of 15%? Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

CUP 11 00072

18. Airport Influence Area

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

- No
- Area A
- Area B
- Area B1
- Area C

19. Solid Waste

A. Type of trash receptacles: All existing

- Individual Can/Residential
- 3 Yd Dumpster
- 6 Yd Dumpster
- 8 Yd Dumpster
- Compactor

B. Number of trash receptacles: _____

C. Proposed screening method: _____

D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.) Yes No

E. Is recycling proposed? Yes No


Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Division. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Division. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

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Applicant/Representative Signature

9/26/11
Date

Print Form

CUP 11 0 0 0 7 2



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6

Planning Division Staff Report

File Number CUP11-00072
Applicant George Koss
Property Address 627 N. Five Mile Road

Public Hearing Date November 7, 2011
Heard by Planning and Zoning Commission

Analyst Joshua Johnson
Checked By Cody Riddle

Public Notification

Neighborhood meeting conducted: October 19, 2011 (Timeframe waived)
Newspaper notification published on: October 22, 2011
Radius notices mailed to properties within 300 feet on: October 21, 2011
Staff posted notice on site on: October 7, 2011

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Exhibits

Public Works Comments
Fire Department
ACHD Comments

1. Project Data and Facts

Project Data	
Applicant/Status	George Peter Koss / Owner
Architect/Representative	N/A
Location of Property	627 N. Five Mile
Size of Property	± 2.5 Acres
Zoning	M-1D (Limited Industrial with Design Review)
Comprehensive Plan Designation	Industrial
Planning Area	West Bench
Neighborhood Association/Contact	N/A
Procedure	Planning and Zoning Commission decision that can be appealed to City Council.

Current Land Use

The subject property consists of a 2.5 acre parcel containing a 22,008 sq. ft. office/warehouse building with parking and landscaping.

Description of Applicant's Request

The applicant is requesting approval of a conditional use permit to utilize a 2,654 square foot existing tenant space for offices and church services.

2. Land Use

Description and Character of Surrounding Area

The site is located on the northwest corner of Executive Drive and Five Mile Road in a predominantly industrial area.

Adjacent Land Uses and Zoning

North:	Retail / M-1D
South:	Office / M-1D
East:	Five Mile then a credit union / M-1D
West:	Industrial / M-1D

Site Characteristics

The site contains two office buildings with associated parking and landscaping.

Special Considerations

None

History of Previous Actions
The building was developed in the county where office uses are allowed in industrial zones.

3. Project Proposal

Parking (Existing Layout)

Proposed		Required	
Handicapped spaces proposed:	0	Handicapped spaces required:	4
Total parking spaces proposed:	91	Total parking spaces required:	78
Number of compact spaces proposed:	0	Number of compact spaces allowed:	29
Bicycle parking spaces proposed:	0	Bicycle parking spaces required:	8
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks

The project is located within an existing building designed to meet county zoning standards. No changes to the site layout are proposed.

Fencing
N/A
Outdoor Lighting
Mounted to the building exterior

Structure(s) Design
Number and Proposed Use of Buildings
The building is approximately 22,008 square feet in size and was designed for multi-tenant office use.
Number of Stories
1

4. Zoning Ordinance

Section	Description
11-04-08.01	Purpose of Industrial District M-1
11-06-04	CONDITIONAL USE PERMIT
11-06-04.13	Criteria and Findings
11-06-06.14	Professional, Administrative and Business Offices in M-1 and M-2 Districts

5. Comprehensive Plan

CHAPTER	GOALS, OBJECTIVES & POLICIES
CHAPTER 7-COMMUNITY QUALITY	Goal 7.2 Objective 7.2.1 Objective 7.2.6
CHAPTER 8-LAND USE	Goal 8.0 Policy 8.0.5.4
CHAPTER 9-ECONOMIC DEVELOPMENT	Policy 9.1.1.2

6. Transportation Data

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	PM Peak
Five Mile Road	455'	Minor Arterial	19,121 north of Franklin on 9/30/2010	Better than C	North-782 South-866
Executive Drive	327'	Minor Arterial	8,763 west of Five Mile on August 26, 2009	Better than C	East-343 West-508

7. Analysis/Findings

The applicant is requesting a conditional use permit to locate a church and professional office in an existing 2,654 square foot tenant space located at 627 N. Five Mile Road in an M-1D (Limited Industrial with Design Review) zone. The M-1 zone is normally intended for light industrial uses and churches are not normally allowed.

This situation is unique in that the church aspect is accessory to the primary use of the space as an office. At first services will be once a week but may increase to a maximum of three. All activities will occur indoors. The 22,008 sq. ft. building was constructed in 1990 under Ada County's jurisdiction. County zoning regulations have no restrictions on office uses in their industrial zones like the City. The structure is designed as a multi-tenant office building and does not have the height or size for industrial applications. As a result, the project will not be eliminating a building that could have been used for industrial purposes. One hundred percent of the building is made up of retail and office businesses. There are large warehouse buildings to the west. The primary concern when examining office uses in industrial zones is whether there will be conflicts with existing or future industrial uses. In this case, the site is built out so aspects of the case such as site circulation are known. Also, changes proposed by the applicant do not preclude future industrial activity. The subject property's layout prevents any conflicts as the office buildings themselves prevent any conflicts since they lie between a long row of parking stalls and the warehouses. Also, when the applicant is having church services, Sundays and week nights, industrial uses are not likely to be operating.

FINDINGS

Section 11-06-04.13 Criteria and Findings

The Commission, following the procedures outlined below, may approve a conditional use permit when the evidence presented at the hearing is such as to establish:

A. *That the proposed use is compatible to other uses in the general neighborhood.*

The project is located within a building that includes a retail gun store, a chiropractor's office, and an appliance repair shop. Its size and tenant layout demonstrate that it was designed as a multi-tenant office/retail building. Across Five Mile Road is a bank and fast food restaurant with a drive-through. These surrounding uses are indicative of a commercial development pattern where a church and office would be allowed uses. Church services will occur on Sundays and week nights when they will not conflict with industrial uses. Also, due to site layout, the proposed uses will not interfere with the warehouses located to the west.

B. *That the proposed use will not place an undue burden on transportation and other public facilities in the vicinity.*

Correspondence received from commenting agencies indicate the proposed use will not place an undue burden on transportation or other public services in the vicinity. The Ada County Highway District (ACHD), in a letter dated October 3, 2011, stated they have no comment on the application as all site improvements exist abutting the site. Since the building was designed with office uses in mind, the traffic from this building has mostly been assumed as an existing use. The church service part of this application may somewhat increase traffic flows during off peak hours.

The traffic table on page 4 demonstrates that there is plenty of capacity on surrounding roads as both Five Mile and Executive Drive operate at better than “C” levels of service. Public works had comments regarding site construction requirements. No site work is proposed with this application as the church and its offices will occupy an interior space within an existing structure. The fire department stated that a new certificate of occupancy will be required. Staff will recommend this as a condition of approval. No other public agencies have commented on this request.

- C. *That the site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls and fences, parking, loading, landscaping and such other features as are required by this title.***

The site is large enough to accommodate the proposed use and associated parking and setback requirements for office and industrial uses. The structure was built in the county under different setback standards than City zoning. Since there are no changes proposed to the site layout the setbacks are acceptable. The general number of parking spaces has been met however there are no accessible or bicycle parking spaces. Staff will recommend as a condition of approval that four accessible spaces and eight bicycle spaces will be required as part of the approval. Perimeter landscaping already exists along Five Mile Road and Executive. Since there will be no alteration to the parking lots pavement or site circulation no additional landscaping is required.

- D. *That the proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity.***

The proposed use will not adversely affect other property in the vicinity since the office and church use is less intense than surrounding commercial and industrial uses. The church services will take place on Sunday or week nights, which should further prevent conflicts with industrial uses. Also, site circulation allows for separation between industrial and office uses. There are no external changes proposed to the site that could interfere with surrounding uses.

- E. *That the proposed use is in compliance with and supports the goals and objectives of the Comprehensive Plan.***

The proposed use is in conformance with the goals, objectives and policies of The Comprehensive Plan. The proposed church and office project is located in an existing building that was designed for office or retail uses. *Policy 9.1.1.2* calls for the protection of vacant land in industrial zones. By using a currently constructed tenant space actual industrial buildings in other areas of the City are preserved. *Objective 7.2.1* advocates for the preservation of neighborhoods and their historical identity. This neighborhood is a mixture of offices, industrial and retail uses.

The church and its offices will contribute to the current mix of uses in the neighborhood. The Plan also encourages that development maintain the integrity of its existing industrial areas. (*Objective 7.2.6*) The church and its office will not impede the ability of nearby industrial uses to function. The property is located in the Franklin Industrial Corridor, referenced in different sections of the plan. *Policy 8.0.11.2*, specific to this area, advocates for protection of the corridor's light manufacturing and office uses. This particular building was always intended to be an office/retail building. While the church doesn't specifically act as a supporting use to industrial, it doesn't impair surrounding industrial uses do to its operation during off peak times.

Section 11-06-06.14 Professional and Business Offices in M-1 and M-2 Districts

Professional, administrative and business offices are conditional uses in the M-1 and M-2 districts and are subject to the following criteria as well as those in Section 11-6-4.13.

- A. *That amenities (which may include but are not limited to visual screening, orientation, and placement of buildings, parking and access areas) are provided for the future office to buffer the impact of any conflicting land uses; and***

Building placement prevents users of the office building from interfering with the operation of industrial buildings to the west. Primary parking for the office building occurs on the east side of the site. Drive aisles to the dock doors for the warehouses do not pass through the established parking lot. Both of these circumstances prevent vehicle traffic from the office uses from interfering with established industrial uses.

- B. *That the lot or parcel occupied by such offices abuts a public right-of-way which separates such lot or parcel from residential or office zones or use.***

The office building does abut a public right-of-way; however there are no residential or office zones in the general vicinity. There are other office uses in the general vicinity, some in the same building as the proposed use. It is important to keep in mind that the subject property's building was never intended to be used for industrial applications.

- C. *Where the use of the subject property for such offices will not encroach upon or conflict with existing industrial development or that which may be reasonably expected to develop***

The proposed office space will not encroach upon or conflict with existing industrial development. Most of the parking for the office use is separated from industrial activities by the office buildings themselves.

While there is some parking in the same general area as the two warehouse buildings the most direct path to the docks for both buildings does not travel through the bulk of the sites parking. Truck traffic will therefore not be hampered by users of the offices.

8. Recommended Conditions of Approval

Site Specific

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **September 26, 2011** except as expressly modified by the Design Review Committee or Staff or the following conditions:
2. The applicant shall install four accessible spaces and eight bicycle parking stalls.
3. The applicant shall obtain a certificate of occupancy and any other permits required by the Boise City Building Department.
4. The applicant shall comply with any conditions of the Boise Fire Department from the memo dated **October 4, 2011**. Any deviation from this plan is subject to fire department approval. For additional information, contact Romeo Gervais at 384-3967.
5. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) for drainage, sewers, street lights and subdivisions per Department comments dated **September 30, 2011**. Please contact BCPW at 384-3900. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit. Please note that any changes or modifications by the owner to the approved plans must be submitted to the Public Works Department for approval.

Standard Conditions of Approval

6. Building Permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services, Subdivision Section at 384-3998 regarding questions pertaining to this condition.
7. Compliance with any requirements as requested by the Ada County Highway District (ACHD)
8. Vision Triangles as defined under Section 11-1-3 and Section 11-10-4.4G of the Boise City Code shall remain clear of sight obstructions.

-
9. Any outside lighting shall be reflected away from adjacent property and streets. The illumination level of all light fixtures shall not exceed two (2) footcandles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
 10. All signs will require approval from the Planning and Development Services Department prior to installation.
 11. Utility services shall be installed underground.
 12. An Occupancy Permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
 13. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative and an authorized representative of Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
 14. Any change by the applicant in the planned use of the property, which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant, or successors of interest, advise Boise City of intent to change the planned use of the property described herein, unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.
 15. Failure to abide by any condition of this Conditional Use Permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.
 16. This Permit shall be valid for a period not to exceed two (2) years from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must commence the use permitted by the permits in accordance with the conditions of approval.
 17. Prior to the expiration of this conditional use, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two (2) extensions may be granted.

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: September 30, 2011

To: Boise City Planning & Zoning

Re: CUP 11-00075; 1896 S. Myers Street

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CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

No construction allowed within Boise City's Sewer easement.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)

If site development increases impervious surfaces (roof, asphalt or concrete) by more than 500 square feet then a drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS –

OTHER COMMENTS –


PUBLIC WORKS REPRESENTATIVE


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cc: Applicant



Rebecca W. Arnold, President
John S. Franden, Vice President
Carol A. McKee, Commissioner
Sara M. Baker, Commissioner
David L. Case, Commissioner

Date: October 3, 2011

To: George Peter Koss (sent via email)
218 Red Devil Drive
Hailey, ID 83333

Subject: CUP11-00072
627 N. Five Mile Road
Church services one day a week in existing building

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application at this time due to the fact that all improvements exist abutting the site.

The applicant shall be required to meet all of the ACHD Standard Conditions of Approval as well as all ACHD Policies and requirements that may apply as noted below.

Please review the Applicant's Responsibilities and Development Process Checklist below.

If you have any questions, please feel free to contact me at (208) 387-6174.

Sincerely,

Jarom Wagoner
Planner II
Development Services
Ada County Highway District

CC: Project file
City of Boise (sent via email)

BOISE FIRE DEPARTMENT

M E M O R A N D U M

TO: Joshua Johnson, PDS
FROM: Romeo Gervais
SUBJECT: Condition use to allow office and church services; CUP11-00072
627 N. Five Mile Road
DATE: October 4, 2011

The Boise Fire Department has reviewed and can approve the application subject to compliance with all following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents requirements of the International Fire Code as adopted and amended by Ordinance 6308.

This conditional use is to allow office and church services within an existing building. The building is protected with fire sprinkler and alarm systems.

Comments:

1. A new certificate of occupancy for the unit shall be required.

General Requirement:

The building and this occupancy including but not limited to; the building egress components, sprinkler system and fire alarm system shall be reviewed for approval prior to use.

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 Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Please feel free to have the applicant contact Romeo Gervais at 570-6567 if they have any questions.

Regards,

Romeo P. Gervais, P.E.
Deputy Chief – Fire Marshal
Boise Fire Department