



STAR FIRE PROTECTION DISTRICT OFFICE OF THE FIRE MARSHAL

DATE: July 2, 2026

TO: City of Star – Planning and Zoning

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment

PROJECT: Rusty Flats Subdivision
Rezone, Development Agreement, Preliminary Plat



Star Fire Protection District
Victor Islas
Victor Islas, Deputy Chief
07/02/2026

The Star Fire Protection District has reviewed the documents provided by the Applicant and the City of Star related to the proposed Rusty Flats Subdivision. Comments are as follows:

The Applicant is requesting approval of a Rezone (R-3), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 18 residential lots and 3 common lots. The property is located at 10909 W New Hope Road in Star, Ada County, Idaho, and consists of 5.9 acres with a proposed density of 3 dwelling units per acre.

This development will be served by the Star Fire Protection District Station 51, located at 11665 W. State St., Star, Idaho 83669. Station 51 is 3.7 miles with a travel time of over 5 minutes under ideal driving conditions to the entrance of the development.

The Star Fire Protection District maintains a target emergency response level of service (LOS) of approximately five (5) minutes. Based upon current station location, roadway access, and available response routes, the proposed development is located outside the anticipated response time expectations. Actual emergency response times may vary based on staffing availability, concurrent emergency incidents, weather, roadway conditions, and system demand.

This development will be covered by the future Star Fire Protection District Station 55 located at 9415 W. Floating Feather Rd. Station 55 is 2.3 miles with a travel time of 5 minutes under ideal driving conditions to the entrance of the development. Station 55 is anticipated to be operational fall of 2026.

The Idaho Surveying and Rating Bureau (ISRB) Public Protection Classification for this property will be a 3 once water supply infrastructure has been updated.

REVIEW COMMENTS / CONDITIONS OF APPROVAL

1. Codes and Standards

- 1.1. The development shall comply with the current adopted International Fire Code (IFC) and all applicable codes adopted by the City of Star, Idaho.
- 1.2. The IFC establishes minimum requirements for life safety and property protection from fire, explosion, and other hazards in new and existing buildings and premises. It also ensures a reasonable level of safety for firefighters and emergency responders during operations.
- 1.3. The absence of comments on any hazardous condition or code violation does not constitute approval of such condition or violation under the International Building Code or International Fire Code.
- 1.4. The Star Fire Protection District is the Authority Having Jurisdiction (AHJ) for fire code enforcement and fire and life safety review within the proposed development.



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1.5. This review is limited to preliminary plat and land development considerations only and does not constitute approval of building permits, construction plans, fire protection systems, or final occupancy requirements. Additional review and approval shall be required at Final Plat, Civil Construction Drawings, Building Permit, and Fire Protection System submittal phases.

2. Side Setbacks

2.1. Zone R-3: Side setbacks shall be maintained at 7.5 feet in accordance with City of Star Code. No reduction or modification to the required side setback is proposed or supported under this application.

3. Water Supply

3.1. Fire hydrants and water mains capable of delivering the required fire flow shall be provided throughout the development in accordance with IFC Section 507 and Appendix C.

3.2. The development is anticipated to be served by the Star Sewer and Water District.

3.3. Hydrant spacing, location, and installation shall comply with Star Sewer and Water District standards.

3.4. Hydrants measurements need to include existing hydrant locations.

3.5. Hydrant placement and fire flow requirements shall be verified and approved during civil construction and Final Plat review.

3.6. Adequate Fire Flow

3.6.1. Required fire flow shall be determined based upon the largest fire area and construction type in accordance with IFC Appendix B.

3.6.2. Fire flow calculations and verification shall be provided during future review phases.

3.6.3. Where adequate fire flow is unavailable, the Applicant shall coordinate with the Fire District and water provider to implement approved mitigation measures or alternative water supply methods acceptable to the AHJ.

4. Fire Apparatus Access

4.1. Access roads shall comply with IFC Section 503 and Appendix D, including adequate width, signage, turnarounds, and turning radius suitable for fire apparatus.

4.2. Fire apparatus access roads shall be designed and maintained to support imposed fire apparatus loads and shall be surfaced to provide all-weather driving capability in accordance with IFC Section 503 and Appendix D.

4.3. Access road grades, turning radii, and intersections shall be reviewed during civil construction submittal.

4.4. Access roads shall be designed to allow simultaneous evacuation and emergency response.

4.5. Developments with Over 30 Dwelling Units: Per IFC Appendix D107.1, two separate and approved fire apparatus access roads are required.

4.5.1. The plans submitted appear to not meet the intent of IFC Appendix D107.1 for developments containing more than thirty (30) dwelling units.

4.5.2. The application is for 18 residential lots to be built when added to the lots already utilizing W Campanula Ct the residential lot count is 32 which per IFC Appendix D107.1 this development will require requires an additional fire access.

4.5.2.1. Exceptions: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with IFC Chapter 9.



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5. Addressing and Street Identification

- 5.1. Addressing and street naming shall comply with IFC Section 505 and applicable City of Star standards.
- 5.2. Final address assignment and street naming approval shall be coordinated with the applicable agencies prior to Final Plat approval.

6. Construction Phase Requirements

- 6.1. Approved fire apparatus access and water supply shall be provided and maintained prior to combustible construction materials being brought onto the site, in accordance with IFC Section 3312.
- 6.2. Temporary or phased access arrangements shall require approval by the Fire District

7. First Responder Training Opportunity

- 7.1. Where structures exist on-site prior to demolition, the Fire District encourages the Applicant to coordinate with the Fire District regarding potential use of such structures for firefighter training activities where appropriate and legally permissible. Participation is voluntary and subject to separate coordination and approval. To coordinate, please contact Deputy Chief Victor Islas.

8. Additional Review and Future Submittals

- 8.1. Additional Fire District review and approval shall be required during Final Plat, Civil Construction Drawings, Amenity Center design, building permit review, and fire protection system permitting phases.
- 8.2. Approval of this preliminary plat shall not be construed as approval of future construction details or fire protection requirements.



Star Fire Protection District

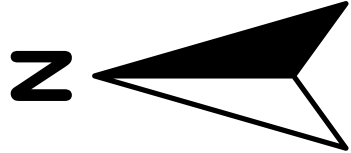
STATION 51 SERVICE MAP 5 - 10 MINUTE RESPONSE TIME

PROJECT LOCATION: 10909 W. New Hope Rd., Star, ID 83669
Rusty Flats Subdivision

BY: VICTOR ISLAS, DEPUTY CHIEF 7/2/2026

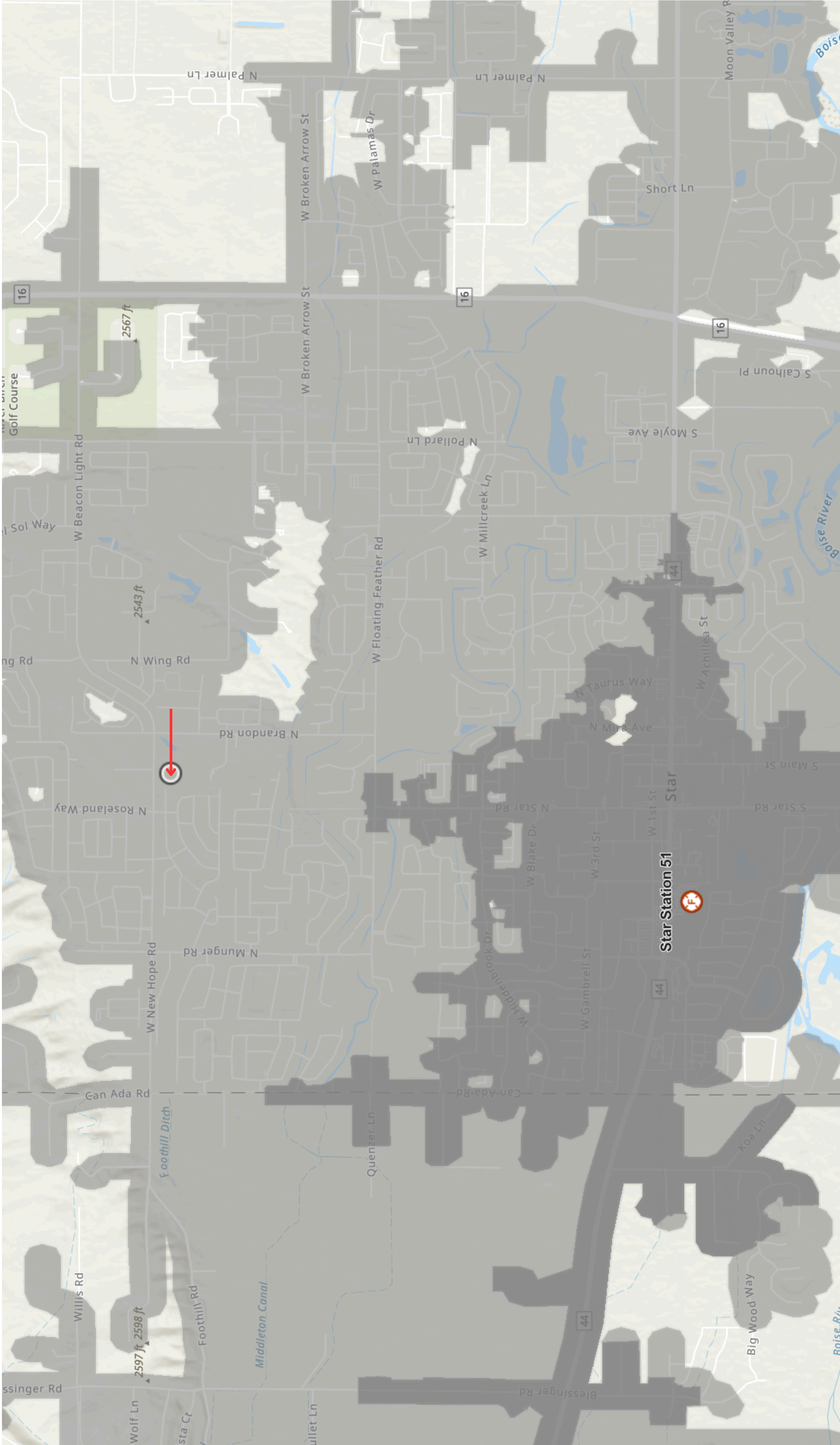
PARCEL #: R7626810030

CURRENT RESPONSE



Key

5 Min Response
10 Min Response





Star Fire Protection District

STATION 55 SERVICE MAP 5 - 10 MINUTE RESPONSE TIME

PROJECT LOCATION: 10909 W. New Hope Rd., Star, ID 83669
Rusty Flats Subdivision

BY: VICTOR ISLAS, DEPUTY CHIEF 7/2/2026

PARCEL #: R7626810030

FUTURE RESPONSE

Key

5 Min Response
10 Min Response

