



STAR FIRE PROTECTION DISTRICT

OFFICE OF THE FIRE MARSHAL

DATE: October 14, 2025

TO: City of Star – Planning and Zoning

CC: Kimley-Horn
Toll Brothers

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Comment
FD File/Permit #2024-0227

PROJECT: Trailmark Station Subdivision (Formerly Starling Springs Subdivision)
AZ-24-08, DA-24-08, PP-24-08



Star Fire Protection District
Victor Islas
Victor Islas, Deputy Chief
10/16/2025

The Star Fire Protection District has reviewed the documents provided by the Applicant and the City of Star related to the proposed Trailmark Station Subdivision (Formerly Starling Springs Subdivision). Our comments are as follows:

The Applicant is requesting approval of an Annexation and Zoning (R-3-DA), Development Agreement and a Preliminary Plat for a proposed residential subdivision consisting of 293 residential lots and 21 common lots. The property is located at 8820, 8900, 9250 & 9326 W. Joplin Road in Star, Idaho, and consists of approximately 129.39 acres with a proposed density of 2.26 dwelling units per acre.

This development will be primarily serviced by Station 51, located at 11665 W. State Street, Star, ID, approximately 2.3 miles from the proposed development entrance, with an estimated 5-minute travel time under normal conditions.

The Fire District's level of service (LOS) expectation is a 5-minute response time. Based on proximity and access, this development is within service level expectations when resources are available.

The Star Fire Protection District does not oppose the application, subject to the following conditions of approval:

CONDITIONS OF APPROVAL

1. Codes and Standards

- 1.1. The development shall comply with the 2018 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.



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2. Side Setbacks

- 2.1. Zone R-3: 7.5 feet as per the City Code with no modifications.

3. Water Supply

- 3.1. Fire hydrants, capable of producing the required fire flow, shall be installed throughout the development:
 - 3.1.1. The development will be serviced by the Star Sewer and Water District.
 - 3.1.2. Hydrant spacing and installation must meet Star Sewer and Water District requirements.
- 3.2. Adequate Fire Flow:
 - 3.2.1. Fire flow is defined as the total floor area under the roof and within the exterior walls of the largest fire area, including basements and mezzanines, per IFC Appendix B102.
 - 3.2.2. If adequate fire flow is not available, the Applicant shall coordinate with the Fire District to implement an approved alternative water supply.

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. Access roads shall be designed to allow simultaneous evacuation and emergency response.
- 4.3. Developments with Over 30 Dwelling Units: Per IFC Appendix D107.1, two separate and approved fire apparatus access roads are required.
 - 4.3.1. The plans submitted meets the intent of the code for developments with over 30 dwellings.
- 4.4. The applicant is to follow all standards for gates and barriers with emergency only access.

5. First Responder Training Opportunity

- 5.1. If structures exist on-site prior to demolition, the Fire District encourages the developer to allow use of such structures for hands-on training (e.g., search and rescue, ventilation, and live fire drills). This type of training benefits both the Fire District and community safety. To coordinate, please contact Deputy Chief Victor Islas.

6. Additional Comments

- 6.1. Additional review will be required at the Final Plat, Construction Drawings and during Amenity Center construction.