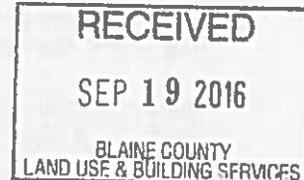




117 East Walnut Street  
Hailey, Idaho 83333  
(208) 788-5577  
FAX (208) 788-5579

September 15, 2016

Attn: Kathy Grotto  
Blaine County Land Use and Building Services  
219 1<sup>st</sup> Avenue South, Suite 208  
Hailey, Idaho 83333



**Reference: Agency Comment, Three Creeks Crossing Subdivision**

The Wood River Fire Protection District has been asked to provide written comment on fire protection requirements for an application of a proposed subdivision consisting of 9- residential lots.

After reviewing the information provided to me that included a site map and meeting with the applicants and Galena Engineers, the following fire protection requirements shall be met for final approval.

1. **Fire Apparatus Access Roads:** Approved fire apparatus access roads shall comply with the requirements of Section 503 and Appendix D of the International Fire Code. The subdivision shall provide two (2) interior access roads so that the fire protection water supply and minimum fire flows can be met for all residential lots. The only exception to this requirement shall be for Lot # 4, which can be accessed from Croy Creek Road or Rock Creek Road if no other means can be provided from Valentine Lane. The minimum width of constructed fire apparatus access roads shall be not less than 20-feet of unobstructed surface not including shoulders and an unobstructed vertical clearance of 13-feet 6-inches. Road surfaces shall be capable of supporting the live loads of fire apparatus. *Blaine County Ordinance 2016-04*
2. **Turnarounds:** Approved turnarounds for fire apparatus shall be provided at both dead end access roads consisting of a 96-foot diameter cul-de-sac with 28-foot turning radius as set forth in Appendix D of the International Fire Code. Islands may be constructed inside the cul-de-sacs provided there is 20-feet of drivable surface the entire diameter of the turnaround. *Blaine County Ordinance 2016-04*
3. **Road Markings:** Fire apparatus access roads shall be identified by street signs consisting of at least 4-inch lettering with contrasting a background as set forth in Section 503 of the International Fire Code. The street signs shall be maintained in a clean and legible condition at all times and replaced or repaired when necessary to provide adequate visibility. *Blaine County Ordinance 2016-04*



4. **Fire Protection Water Supply:** The construction of a new subdivision or a re-plat of an existing subdivision that creates 5 or more new lots or parcels shall be provided with an approved fire protection system and water supply capable of producing the sustained fire flows for each lot as determined by the Fire Code Official and Appendix B of the International Fire Code. The required fire protection water supply for this subdivision shall be two (2) - 30,000-gallon cisterns. One 30,000 gallon cistern shall be installed along each of the two fire apparatus access roads, on the interior of the subdivision and in a location approved by the Fire Code Official. Water supply required to meet the minimum fire flows for Lot #4 shall be provided through a gravity fed fire hydrant or a separate 10,000 gallon cistern located at a constructed 20-foot wide driveway opening at Croy Creek Road or Rock Creek Road. *Blaine County Ordinance 2016-04*
5. **Approval of Subdivision Applications:** Compliance with the 2012 International Fire Code and Blaine County Fire Protection Ordinance shall be established to the satisfaction of the Fire Chief before the Building Code Official will issue a building permit, or before a preliminary or short plat of a subdivision is approved. *Blaine County Ordinance 2016-04*
6. **Inspection and Testing:** Fire apparatus access roads, street signs and fire protection water supply shall be inspected and tested prior to a final approval letter being sent to Blaine County Land Use and Building Services. The Fire District shall be notified at least 48 hours in advance of inspections and water supply testing. *Blaine County Ordinance 2016-04*

Please note that any deviation from the initial reviewed plans will require another complete review and conditional approval by the Fire Code Official. New conditions or requirements may be imposed as a result of any changes or new information regarding this project. All conditions noted in this plan review pertain to this project, to and through its completion and intended use.

Please free to contact me at my office if you have any questions.

Sincerely,



Bart Lassman  
Fire Chief

Copy: Galena Engineers



## Kathy Grotto

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**From:** Bart Lassman <BLassman@wrfr.com>  
**Sent:** Monday, September 19, 2016 12:41 PM  
**To:** Kathy Grotto  
**Subject:** RE: Agency Review and Comments, Three Creeks Crossing Subdivision

That's correct, 30,000 gallon water supply available for each structure and within 1000' and an approved 20 foot wide fire apparatus access road (driveway) installed for each lot to a defined building envelope. There are no current building envelopes defined and the driveways are not in the plans for this project.

Bart Lassman  
Chief of Fire and  
Emergency Medical Services

Wood River Fire and Rescue  
117 East Walnut Street  
Hailey, Idaho 83333  
208-788-5577  
(Fax) 208-788-5579

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**From:** Kathy Grotto [<mailto:kgrotto@co.blaine.id.us>]  
**Sent:** Monday, September 19, 2016 12:07 PM  
**To:** Bart Lassman  
**Subject:** RE: Agency Review and Comments, Three Creeks Crossing Subdivision

So if each lot was accessed by an individual driveway, then would each lot have to have its own cistern?

*Kathy Grotto*

Deputy Administrator  
Blaine County Land Use Services  
(208) 788-5570 x 1157

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**From:** Bart Lassman [<mailto:BLassman@wrfr.com>]  
**Sent:** Monday, September 19, 2016 11:44 AM  
**To:** Kathy Grotto  
**Subject:** RE: Agency Review and Comments, Three Creeks Crossing Subdivision

Kathy:

On the fire apparatus access roads, the requirement not the recommendation, is for two separate internal roads otherwise the required minimum fire flows for fire protection water supply within a 1,000 feet from each structure cannot be met. These "requirements" are adopted into the BC Fire Protection Ordinance.

Also, the discussions regarding the Fire Station location is correct. The proposed site really doesn't serve our strategic objectives for the reason's stated. If the developer would like to dedicate a piece centrally located at Rock Creek & Croy Canyon Road, we would probably accept it but it's his choice whether to offer it and not a requirement by the Fire District for approval of this project. If a dedicated parcel is no longer part of the application, we're alright with that.

Thanks,

Bart Lassman  
Chief of Fire and  
Emergency Medical Services

Wood River Fire and Rescue  
117 East Walnut Street  
Hailey, Idaho 83333  
208-788-5577  
(Fax) 208-788-5579

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**From:** Kathy Grotto [<mailto:kgrotto@co.blaine.id.us>]  
**Sent:** Monday, September 19, 2016 10:40 AM  
**To:** Bart Lassman  
**Subject:** RE: Agency Review and Comments, Three Creeks Crossing Subdivision

Hi Bart,

Thanks for your comment letter. Just so I am clear on your comments here, you are recommending the 2 internal private roads to access all of the lots (instead of separate driveways including driveways off Rancho Cielo Rd) so that fire protection can be from 2 cisterns, one located off each of those private roads? We had been interested in looking at separate driveways so that the creek crossings could be avoided, but if cisterns are needed, I get that the private road layout works better for you.

Also, Preston Ziegler wrote the following in an email and I wanted to confirm it with you:

"Bart also indicated they are probably not interested in a fire department location, unless it is on Croy Creek road. He also agreed that with this density and the fact that Rock Creek will no longer be developed, he probably doesn't need a station out there at all. So I think we should eliminate the Fire Dept. lot."

Thanks again.

*Kathy Grotto*

Deputy Administrator  
Blaine County Land Use Services  
(208) 788-5570 x 1157

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**From:** Bart Lassman [<mailto:BLassman@wrfr.com>]  
**Sent:** Thursday, September 15, 2016 12:02 PM  
**To:** Kathy Grotto; Kimberlee Johnson; Brian Yeager  
**Subject:** Agency Review and Comments, Three Creeks Crossing Subdivision

All:

Attached you will find my letter of agency review and conditions for approval of Three Creeks Crossing Subdivision.

Thanks,

**Bart Lassman  
Chief of Fire and  
Emergency Medical Services**

**Wood River Fire and Rescue  
117 East Walnut Street  
Hailey, Idaho 83333  
208-788-5577  
(Fax) 208-788-5579**