



JAMES A. SEWELL & ASSOCIATES, LLC

1319 North Division Avenue
Sandpoint, Idaho 83864
(208) 263-4160

• Civil Engineering • Land Surveying • Building Inspection • Land Use Planning

February 10, 2025

Alex Feyen, Planner
Bonner County Planning Department
1500 Highway 2, Suite 208
Sandpoint, ID 83864

Subj: Bahia Del Sol, 2nd Addition – Fire Risk Assessment

Project Description

Bahia Del Sol, 2nd Addition is a 23-lot, residential subdivision which will be access from Bottle Bay Rd., an existing county-maintained road. Lots within the subdivision will be accessed from a public right of way and roadways constructed to Bonner County public road standards with 24-ft wide, paved surfaces. Roadways terminate with either a cul-de-sac or hammerhead turning areas built to International Fire Code standards.

General topography of the site is relatively level. The property is currently harvested for hay. Land cover primarily consists of grass.

The project is served by Selkirk Fire Rescue & EMS. Selkirk Fire has stations in Sandpoint and Sagle. Either station is within 10-minutes from the proposed development.

The subdivision will be served by a public water system, Mountain Springs Water Corp. Mountain Springs provides fire flow to developments within their service area. The development will include three new fire hydrants. There is also an existing hydrant at the intersection of Bottle Bay Rd. The hydrants will be spaced per fire code standards and are capable of providing minimum pressure and flow requirements.

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Newport Office - 600-4th Street West, Newport, WA 99156 (509)447-3626 (208)437-2641

Sandpoint Office – 1319 North Division Avenue, Sandpoint, ID 83864 (208)263-4160

Spokane Office – 400 South Jefferson Avenue, Suite 452, Spokane, WA 99204 (509)747-5794

Fire Hazard Rating

As presented in the attached Preliminary Plat Fire Hazard Rating Form, the proposed development has a hazard rating of 12, which is considered low to moderate-low.

Sincerely,



B. Scott Brown, P.E.

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Preliminary Plat Fire Hazard Rating Form

Bonner County Planning Department

ROAD ACCESS						SCORE
INGRESS/EGRESS	Multiple Access; City County Roads	2 ways In/Out City County Roads	Single Access City County Roads	Private Road Access Multiple ways In/Out	Private Road Access Single way In/Out	
	0	1	2	3	5	2

ROAD GRADE/WIDTH	0-5%	6-9%	10-12%	13-15%	16% or greater	
30'-38' all weather	0	1	2	4	5	
16'-30' all weather	2	3	4	6	7	
Less than 16' all weather	4	5	6	8	9	
Less than 24' not all weather	5	6	7	9	10	

OTHER ACCESS LIMITATIONS	Bridges limited to less than 40 Tons	Poor Travel Surface Material	Barricades or Gates	
	2	2	2	

TOPOGRAPHIC FEATURES						All totaled
ASPECT / SLOPE	0-10%	11-20%	21-30%	>30%	>30%-Ridgetop	
LEVEL	0	0	0	0	0	
NW-NE	1	2	4	5	6	
NE-SE	2	3	5	6	7	
NW-SW	3	4	6	7	8	
SW-SE	4	5	7	8	9	

DANGEROUS TOPOGRAPHIC FEATURES	Midslope	Nearby slopes >30%	Steep draws/ravines	Box canyon (chimney)	
	4	3	4	5	

OTHER FACTORS	Within fire district	Outside fire district	
	0	6	

Water Supply	500 gpm hydrant within 1000 feet	Unlimited water supply within 1 mile	10,000 gallons or less within 2000 feet	No accessible water source within 1 mile	
	0	1	3	6	

Fire Suppression Response	<5 minutes to fire station	<10 minutes to station	10-20 minutes to station	>20 minutes to station	
	0	2	5	9	

FUEL TYPES (mostly)	Grass and weeds	Brush/Shrubs	Trees	
	2	4	6	

FUEL DENSITY	Low	Moderate	Heavy	
	2	4	6	

Total Hazard Rating:	0-10	11-19	20-29	30-39	40+
	LOW	MODERATE-LOW	MODERATE	MODERATE-HIGH	HIGH

Assessment Made By: B. Scott brown, PE

Date: 8/3/2024

TOTAL HAZARD RATING 12