



JAMES A. SEWELL & ASSOCIATES, LLC

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

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

May 21, 2025

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

Subj: Yoman Bluffs PUD – Fire Risk Assessment

Project Description

Yoman Bluffs PUD is a 23-lot, residential subdivision which will be access from Sherwood Rd., an existing county-maintained road. Lots within the subdivision will be accessed from a private easement and roadways constructed to Uniform Fire Code standards with 20-ft wide, gravel surfaces. Roadways terminate at hammerheads designed to International Fire Code standards.

General topography of the site is relatively level to steep in some areas along the west side of the property. Land cover primarily consists of trees and native grass.

The project is served by Coolin Cavanaugh Fire Department in Coolin. The station is located about 1-mile from the proposed development.

The subdivision will be served by a future public water system. The availability of water will not be determined until wells are installed.

Fire Hazard Rating

As presented in the attached Preliminary Plat Fire Hazard Rating Form, the proposed development has a hazard rating of 24, which is considered moderate.

Sincerely,
B. Scott Brown, P.E.

James A. Sewell & Associates, LLC
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

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	
				0

TOPOGRAPHIC FEATURES						
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	
					3

OTHER FACTORS	Within fire district	Outside fire district	
	0	6	
			0

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

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	
					0

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

FUEL DENSITY	Low	Moderate	Heavy	
	2	4	6	
				4

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: 5/20/2025

TOTAL HAZARD RATING 24