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

February 12, 2026

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

Subj: Sandcreek Ranch, 1st Addition – Fire Risk Assessment

Project Description

Sandcreek Ranch, 1st Addition is a 9-lot, residential subdivision which will be access from Samuels Rd., an existing county-maintained road. Lots within the subdivision will have a minimum size of 10-acres and accessed from a private easement. Roadways will be constructed to Bonner County private road standards with 20-ft wide, gravel surfaces and 1-ft shoulders. Roadways terminate with a hammerhead that has turning areas built to International Fire Code standards.

General topography of the site is relatively level. Land cover primarily consists of grass pasture. The northeast portion to the site contains trees.

The project is served by Northside Fire District. The district's main station is in Ponderay, ID, about 12-miles from the site. From the Ponderay station, there is an estimated 17-minute response time.

The agricultural zoned subdivision will be served by private wells.

Fire Hazard Rating

As presented in the attached Preliminary Plat Fire Hazard Rating Form, the proposed development has a hazard rating of 16, which is considered moderate-low.

Sincerely,

B. Scott Brown, P.E.

Sandcreek Ranch, 1st Addition

Preliminary Plat Fire Hazard Rating Form

Bonner County Planning Department

ROAD ACCESS						
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	SCORE
	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	2

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	All totaled
SW-SE	4	5	7	8	9	0

DANGEROUS TOPOGRAPHIC FEATURES	Midslope	Nearby slopes >30%	Steep draws/ravines	Box canyon (chimney)	
	4	3	4	5	0

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	3

	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	5

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

FUEL DENSITY	Low	Moderate	Heavy	
	2	4	6	2

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: 2/12/2026 **TOTAL HAZARD RATING** 16