



55 Lincoln Road, Suite 101
Spokane, WA 99208
509.467.1550

May 5, 2026

TO: Alex Feyen
Assistant Planning Director
Bonner County Planning Department
Office: 208-265-1458
Email: alexander.feyen@bonnercountyid.gov

FROM: Ross Anderson, PE
SynTier Engineering, Inc

Moose Mountain Short Plat - Fire Protection Plan

SynTier engineering is proposing the following fire protection plan for the proposed two-lot short plat located north of Highway 2 along Moose Mountain Road in Priest River, Idaho (Parcel Number RP56N04W338250A). The parent parcel encompasses approximately 10.2 acres of undeveloped forest land with hilly slopes ranging from 5% to 30% with maximum slopes of approximately 50% at rock outcroppings.

The proposed short plat will divide the parcel into two lots, approximately 5.1 acres each, intended for future single-family residential development (See Exhibit A for the proposed lot configuration). No grading or site development is proposed as part of the short plat application; however, future development is expected to include typical residential site grading with each lot served by a private well for domestic water service.

Access to the proposed lots will be provided via an existing privately maintained public road (Moose Mountain). A proposed shared driveway will serve both lots and will be constructed within a proposed access easement at the time building permits are requested. See Exhibit B for record drawings of Moose Mountain Road.

Given the site's forested conditions and topography, the proposed fire protection plan focuses on establishing a defensible space around future structures. These measures are intended to support fire suppression operations, improve emergency access, and reduce overall wildfire risk to the proposed development.

Assessment of Fire Risk

The proposed project site is categorized as having a moderate to high fire hazard risk, according to Figure 3.3 of the Bonner County Wildfire Protection Plan. The two-lot short plat lies within the West Pend Oreille Fire District and is located approximately 6 miles (about a 15-minute drive) away from the fire station at 61 Airfield Way, Priest River, ID 83856.

Plans to Reduce Risk

Address labels for the proposed development will be clearly visible from the county road (Moose Mountain) to assist the West Pend Oreille Fire District in locating the property. Each address will be displayed on a placard with a reflective or highly-contrasting background and numbers at least 3 ½ inches in size and ½ inch in stroke width for improved visibility per Bonner County Title 13 Ordinance No. 496.

Access to each lot shall be developed in accordance with Bonner County Code and International Fire Code (IFC) standards for rural residential developments to ensure safe and adequate access to the future homes. At the time building permits are requested, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County.

Provisions for Defensible Space

The Defensible Space is the 100 to 200 foot radius around a structure that reduces the fuel load (radiated heat), the burning embers (ignition source) and the flame length (direct flame) to structure contact. The Bonner County Planning department has defined four zones that comprise a Defensible Space, all of which shall be implemented (if applicable) to provide an adequate protective buffer around the dwelling units. The property owner shall establish and maintain a defensible space as described below.

“No Zone” (0 to 3 feet from the home): In the “No Zone” there is no storage of combustibles and vegetation is kept trimmed, thinned, and green. Tree limbs are kept 10 feet from roofs and tree canopies are kept 10 to 20 feet from each other. The property owner should identify flammable items like patio furniture, flower boxes, and combustible tool storage and consider removing them during dangerous fire periods.

Zone 1 (3 to 30 feet from the home): This zone consists of well mowed and watered lawns with limbed up trees and thinned bushes.

Zone 2 (30 to 100 feet from the home): This zone requires yearly removal of overgrown and dry debris on the ground. Zone 2 consists of a greenbelt of well-watered and maintained plant materials. Firewood and propane tanks shall be placed on gravel or concrete pads at least 30 feet from structures.

Zone 3 (Beyond 100 feet): Native vegetation in this zone shall be thinned. If possible, highly flammable trees and shrubs are removed and replaced with less fire prone species.

Final Plat Fire Protection Condition

The final plat for the proposed development shall include a note stating, "At the time of building permit or building location permit, the lot owner shall install an approved fire suppression method to the satisfaction of Bonner County."

The proposed provisions shall be implemented to reduce overall fire risk, support fire suppression efforts, and provide safe and adequate access for the proposed development.

Please see the attached exhibits for additional information.



Ross Anderson, PE

SynTier Engineering, Inc.

Attachments:

- Exhibit A (Moose Mountain - Preliminary Short Plat Map)
- Exhibit B (Moose Mountain – Record Drawings)