

San Juan County Preparedness Plan

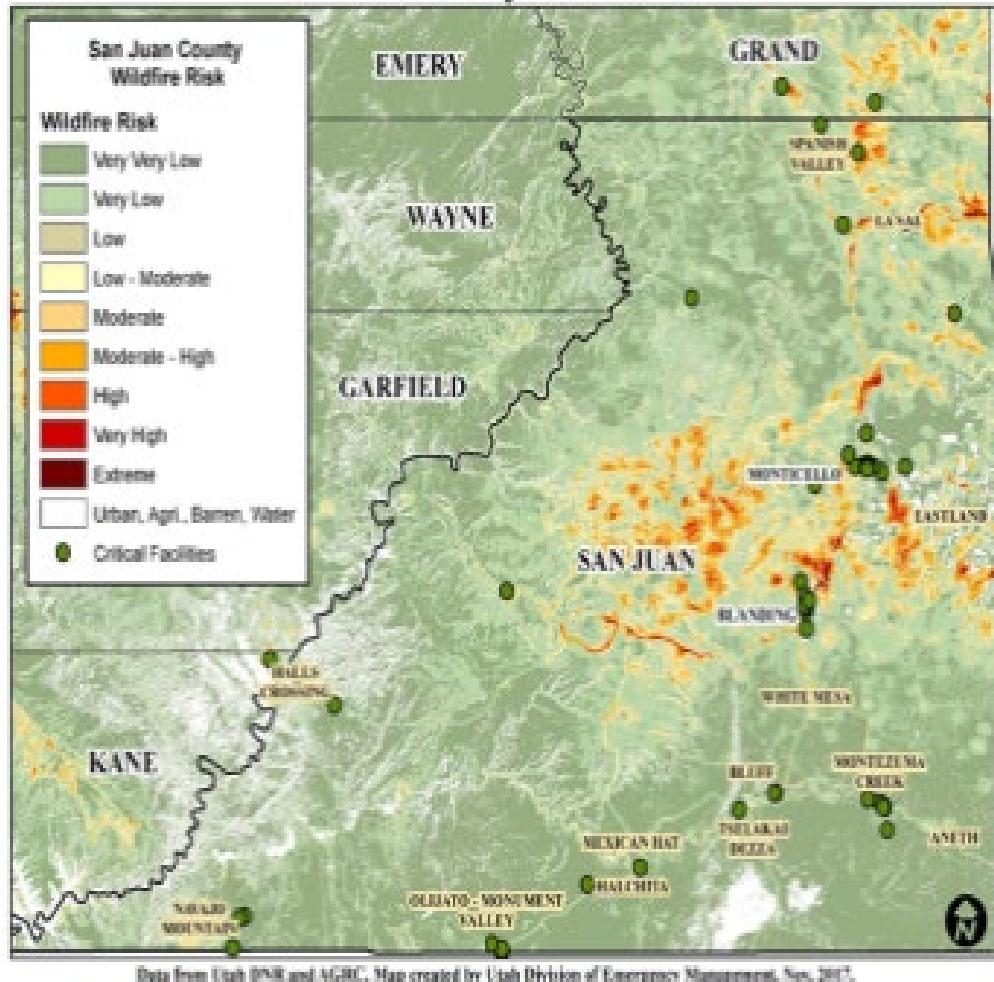
State of Utah

Community Wildfire Preparedness Plan

For the Wildland – Urban Interface

San Juan County

San Juan County Wildfire Risk



Click here and enter date

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Declaration and Concurrence Page

This list needs to be customized to the individual plan. Provide the names and affiliations of all cooperators. Minimum allowable signatories include one each from a state entity, a local fire department, and a local government representative. Additional signatories are highly recommended to exhibit diverse collaboration. This page will then be signed by FFSL authorities after all cooperators have reviewed the plan and concur with its contents. If needed, an additional blank signature page is provided at the end of this template and should be included here.

SYLVIA STUBBS

NAME

SAN JUAN COUNTY COMMISSION CHAIR

AFFILIATION

SIGNATURE

DATE

DAVID GALLEGOS

NAME

San Juan County Fire

AFFILIATION

SIGNATURE

DATE

TAMMY GALLEGOS

NAME

San Juan County Emergency Management

AFFILIATION

SIGNATURE

DATE

DNR Forestry, Fire and State Lands Representative
First and Last Name

Affiliation

NAME

AFFILIATION

SIGNATURE

DATE

Approved as to form. Tony Clinger, Assistant Attorney General. August 2023.

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INTRODUCTION

Over 600 of Utah's communities have been classified as "at risk" of wildfire. The safety of the citizens of any community and the protection of private property and community infrastructure is a shared responsibility between the citizens; the owner, developer, or association; and the local, county, state and federal governments. The primary responsibility, however, remains with the local government and the citizen/property owner.

The purpose of wildfire protection planning is to...

Motivate and empower local government, communities, and property owners to organize, plan, and take action on issues impacting the safety and resilience of values at risk.

Enhance levels of fire and smoke resilience and protection to the communities and infrastructure

Identify the threat of wildland fires in the area.

Identify strategies to reduce the risks to structures, infrastructure, and commerce in the community during a wildfire.

Identify wildfire hazards, education, and mitigation actions needed to reduce risk.

Transfer practical knowledge through collaboration between stakeholders toward common goals and objectives.

Outcomes of wildfire protection planning...

Achieve the National Cohesive Wildfire Strategy Goals:

Resilient Landscaped 2. Fire Adapted Communities 3. Safe and Effective Wildfire Response

Improve community safety through:

Coordination and collaboration Public awareness and education	Fuel modification Improved fire response capabilities	Fire prevention Development of long-term strategies
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RESOURCES

To complete a wildfire protection plan for your community, consider involving the following:

Local / Primary fire protection provider Local Resource, Conservation and Development Districts Utah Division of Forestry, Fire and State Lands Utah State Fire Marshal (Dept. of Public Safety) Utah Division of Emergency Management Local fire agencies Utah Division of Air Quality	Local emergency management services USDA Forest Service U.S. Department of Interior Agencies Utah Resource Conservation Districts Utah Soil Conservation Districts Local health departments
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STATEMENT OF LIABILITY

This template provides the outline for, and specifies the information recommended, to be included in a Community Wildfire Protection Plan (CWPP) based on information currently available.

Any associated checklists, guidance documents, assessments, activities and recommendations of fire officials, including the plans and projects outlined by the community wildfire council, are made in good faith. The Utah Division of Forestry, Fire and State Lands assumes no liability and makes no guarantee regarding the level of wildfire or smoke protection resulting from completion and implementation of this plan. Wildfire may still occur despite efforts to prevent it or contain it. The intention of all decisions and actions made under this plan is to reduce the potential for, and the consequences of, wildfire.

Last revised November 2022

Completed Community Wildfire Protection Plans should be submitted to the local Area Manager or Fire Management Officer with the Utah Division of Forestry, Fire and State Lands for final concurrence.

The Community Wildfire Protection Plan should be updated regularly as it is meant to be a living document.

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INSTRUCTIONS TO PREPARERS

Italicized text throughout this template indicates suggestions or instructions intended to aid the preparer. The italicized text throughout the template is intended as a guide but is not an exhaustive list of considerations. To enter your community name in the header section, double click over the header section to enter the edit mode of the header. Then click on the community field and enter your community name. When finished either click on the Close Header button in the ribbon toolbar or just double click in the middle of the page. This will update all the pages.

PLANNING OVERVIEW

Briefly describe the overall planning process that took place to complete this plan. Be sure to include:

San Juan County CWPP Planning Overview

In August 2025, San Juan County was notified that the existing CWPP was overdue for renewal. During preparation of the Pre-Disaster Mitigation (PDM) Plan in 2022–2023, the County inquired whether an updated CWPP format was available so both plans could be aligned and completed concurrently. At that time, the County was informed to wait for the updated CWPP template before revising. The CWPP update process is now underway to ensure compliance and maintain alignment with mitigation planning.

Initiation of the Planning Process

In August 2025, the San Juan County Fire Chief met with the County Emergency Manager to review the overdue plan and initiate updates. Both parties agreed to begin the structured planning process immediately.

Planning and Meeting Schedule

- September 17, 2025 – Local Emergency Planning Committee (LEPC) Meeting
 - CWPP update placed on the agenda.
 - Formal planning team development.
 - Review preliminary updates already drafted.
- October 29, 2025 – Final Planning Meeting
 - Review final draft of CWPP.
 - Finalize edits and prepare for adoption.
 - Formal adoption of the updated CWPP by the planning team.
- November 18, 2025 – County Commission Meeting
 - Present finalized CWPP to the San Juan County Commission.
 - Approval and adoption into county policy.

Risk Assessment Activities

Risk assessments for San Juan County communities will be conducted from September 2025 forward.

Assessments will include:

- Identification of high-risk areas.
- Evaluation of fire history, fuels, and topography.
- Review of mitigation measures and community preparedness levels.
- Incorporation of assessment data into the CWPP prior to final adoption.

Planning Considerations

- This is an update of the existing CWPP, not a new plan.
- Most plan updates will be completed before the September LEPC meeting.
- Only two key planning meetings are anticipated before the final plan is ready for approval.
- Since San Juan County is the largest county in the State of Utah, with diverse communities and topography, the CWPP will include individual annexes for unincorporated communities. These

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annexes will provide tailored assessments, priorities, and mitigation strategies for each community while remaining aligned under the countywide CWPP framework.

Outcome

By November 2025, San Juan County will have a fully updated, commission-approved CWPP that aligns with wildfire risk reduction strategies, supports future funding and mitigation initiatives, and provides individual annexes to address the unique needs of unincorporated communities across the county.

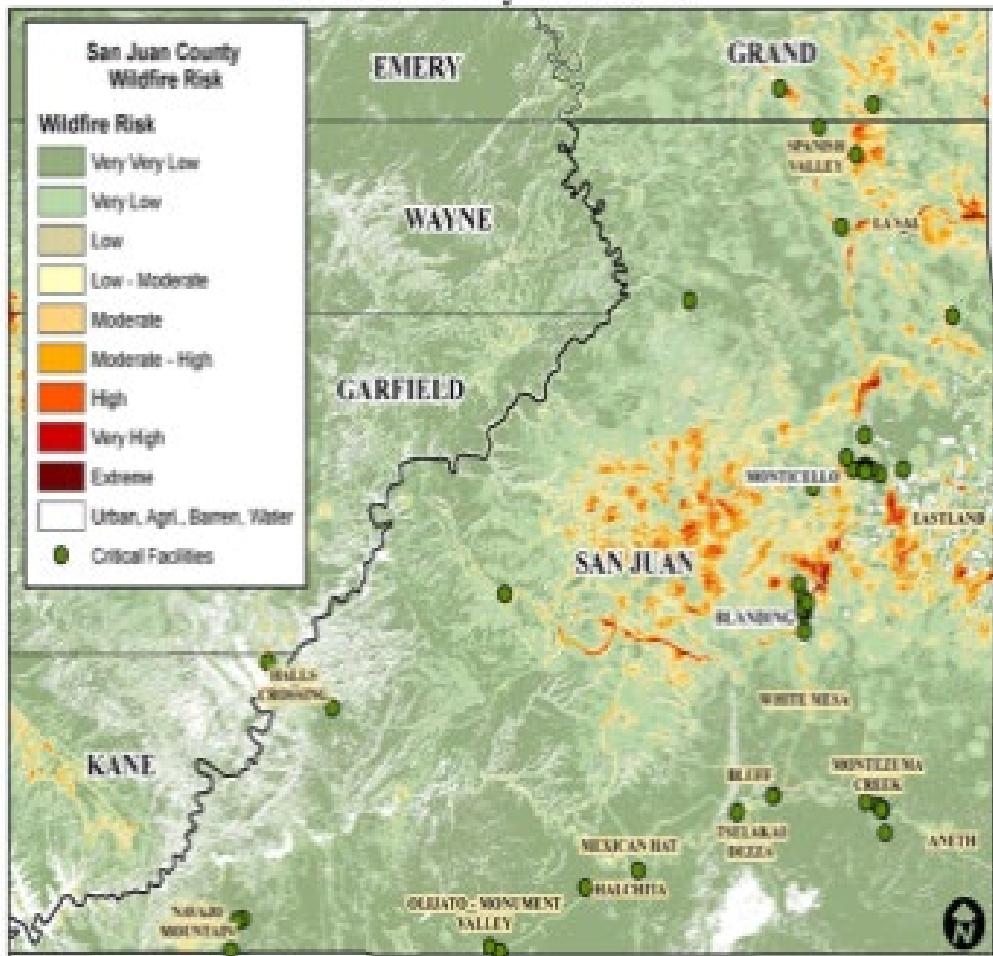
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PLAN OVERVIEW MAP

Area of Interest

Insert an overview map of the area of interest/community/municipality/county including a buffer of greater than 1,000 yards. Identify adjoining landowners: Federal, State or Private. Show defined WUI boundaries.

San Juan County Wildfire Risk



Data from Utah DNR and AGRC. Map created by Utah Division of Emergency Management, Nov. 2017.

Enter Area GPS

Coordinates (4 points, in Decimal Degrees)

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PART I COMMUNITY DESCRIPTION

Spanish Valley Community Attributes

Location of Community

Spanish Valley is located in the northern portion of San Juan County, Utah. To the north: the community is bordered by Grand County and the city of Moab. To the south: the valley continues into unincorporated San Juan County lands. To the east: the La Sal Mountains and Manti-La Sal National Forest (U.S. Forest Service lands) rise above the valley. To the west: the Moab Rim and Bureau of Land Management (BLM) lands define the landscape. *A portion of U.S. Forest Service / Utah Division of Wildlife Resources land is located to the east, within the La Sal Mountain range.*

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- Limited collector roads to U.S. 191; several subdivisions have cul-de-sacs or dead ends.
- Some neighborhoods lack reliable **secondary evacuation routes**.
- Inconsistent, non-reflective, or missing **road signage**.
- Narrow roads and cul-de-sacs without **turnaround space** for fire engines.
- **Roadside vegetation** overgrowth limiting visibility and clearance.

Seasonal & Structural Issues

- East-side roads toward La Sal Mountains seasonally inaccessible (snow/maintenance).
- **Small bridges and ditch crossings** may not be rated for heavy apparatus; load limits unposted.
- Numerous **culverts** undersized, eroded, or blocked by debris—may not support fire vehicles.

Access Barriers

- **Several gated subdivisions and driveways**; some locked or require codes.
- **Seasonal gates** on agricultural/mountain roads restrict alternate escape options.

Structural Ignitability Concerns

Defensible Space

- Many parcels benefit from irrigated lawns, fields, and landscaping that slow fire spread.
- Some subdivisions lack clearance from sagebrush and juniper, leaving direct fuel pathways.
- Firewood piles, propane tanks, and ornamental plants are often too close to structures.

Home Hardening

- Newer homes commonly use fire-resistant roofing and stucco siding.
- Older residences feature combustible wood siding, cedar shingles, and open eaves.
- Common weaknesses: unscreened vents, attached wooden decks/fences, and limited non-combustible zones around homes.

Topography & Layout

- Canyon rim and slope-side homes face greater risk due to upslope fire behavior.
- Narrow driveways and compact subdivisions limit emergency access.

Condition & Location of At-Risk Structures

- **High Risk:** Older subdivisions near dense fuels, homes on slopes or rims, little clearance.
- **Moderate Risk:** Agricultural parcels with irrigated buffers but vulnerable outbuildings/fences.

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- **Lower Risk:** Newer developments with wider spacing, fire-resistant construction, and maintained defensible space.

Summary

Wildfire risk in Spanish Valley varies widely by property type and homeowner action. Expanding defensible space, promoting home retrofits, and increasing homeowner education will substantially reduce ignitability and improve community safety.

Community Demographics

Approximate number of homes	500–600 residential structures (mix of subdivisions, ranchettes, and dispersed rural housing)
Approximate number of lots	1,000–1,200 recorded parcels, with a portion undeveloped.
Approximate number of commercial entities	Limited within San Juan County's section of the valley; fewer than 20 businesses, with most commercial services located north in Moab (Grand County).
Approximate number of full-time residents	1,200–1,500
Approximated number of part-time residents	300–500 (vacation homes, short-term rentals, and second homes)

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or	Mack McDonald	435-587-3225	mmcdonald@sanjuancountyut.gov

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city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.			
Spanish Valley Special Service District (SVSSD) manages water and sewer services for parts of the community.			

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none"> • Governs subdivision design, lot size, road widths, and infrastructure in Spanish Valley. • Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning. • New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none"> • San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development. • Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland-Urban Interface (WUI) Code	<ul style="list-style-type: none"> • Counties are required to adopt WUI building code standards. • Spanish Valley properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.
Spanish Valley Special Service District (SVSSD)	<ul style="list-style-type: none"> • Provides water and sewer infrastructure in portions of Spanish Valley. • Water system requirements influence hydrant availability and water flow for firefighting. • Future system expansions may include capacity upgrades to support fire suppression.
Several subdivisions within Spanish Valley have restrictive covenants and homeowner association (HOA) rules, which	<ul style="list-style-type: none"> • Landscaping Restrictions: Some HOAs require specific plantings or limit vegetation removal, potentially conflicting with defensible space standards. • Fencing & Outbuildings: Rules on building materials or styles may not require fire-resistant construction.

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may influence wildfire mitigation:	<ul style="list-style-type: none">• Maintenance Standards: Enforcement varies, but covenants could either support or hinder vegetation management and fuel reduction.• Prohibitions on Certain Exterior Materials: In some areas, combustible wood fencing and siding remain common, increasing structure ignitability risk.
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PART II: RISK ASSESSMENT

Community Values at Risk
<ul style="list-style-type: none">• Essential Infrastructure: Roads, utilities, and emergency access routes vulnerable to wildfire and post-fire flooding.• Water Resources: Springs, wells, and distribution systems critical for residents and agriculture at risk from fire and erosion.• Homes & Subdivisions: Moderate–high vulnerability; limited defensible space, older construction, and combustible materials increase ignitability.• Forests & Rangelands: Pinyon-juniper and sagebrush ecosystems prone to high-severity fire, threatening grazing, recreation, and watershed stability.• Cultural & Economic Assets: Tourism-driven economy tied to nearby Moab, recreation areas, and cultural heritage sites could be disrupted.• Community Collaboration Needs: Coordinated mitigation among San Juan County, Spanish Valley Special Service District (SVSSD), fire agencies, and local associations is essential for protection.

Estimated Values at Risk
<i>Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.</i>
Estimated values at risk of commercial and residential property
Year

Insurance Rating
Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:
1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10
<i>You can contact your local fire department to find your ISO rating</i>
ISO Fire Insurance Rating:

The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated

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through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.
[Communities at Risk Score](#)

Communities At Risk Score (CARS)

Score:	9
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Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

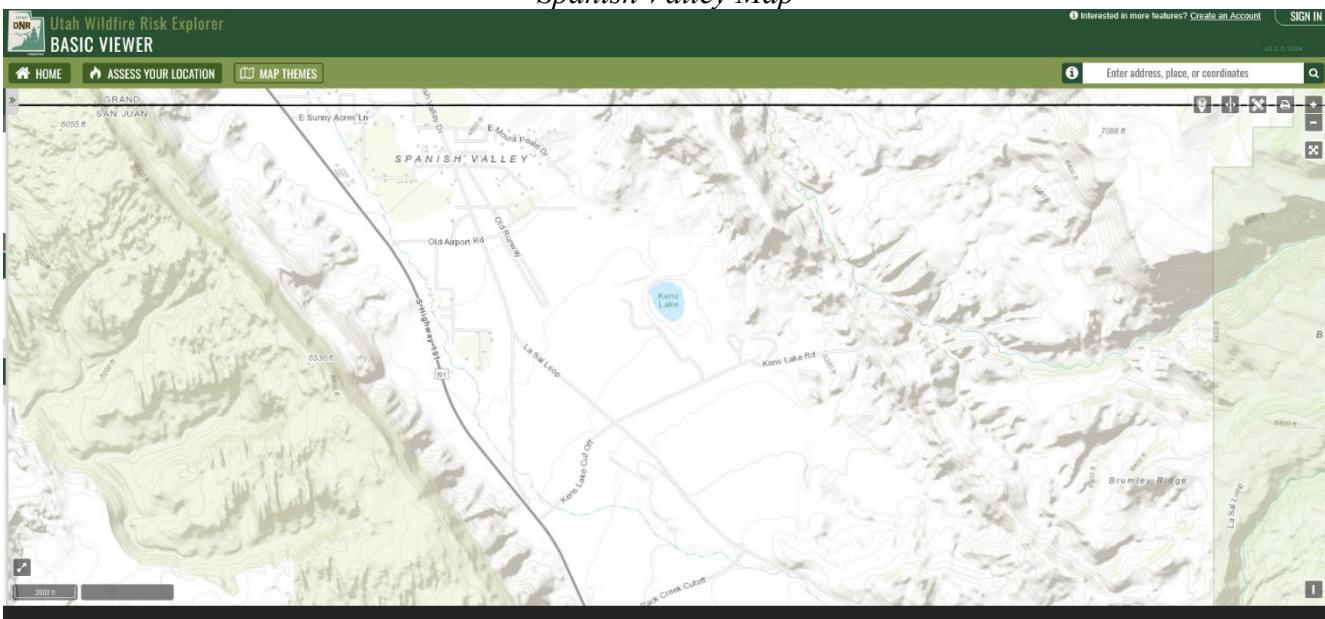
- **Wildfire Risk:** Elevated due to rapid development into sagebrush and pinyon-juniper fuels.
- **Ignition Locations:** Notable past ignitions near Pack Creek and canyon rim areas.
- **Water Impacts:** Drought and limited surface water restrict suppression capacity and increase post-fire erosion risks.
- **Suppression Difficulty:** Narrow access roads, dense subdivisions, and upslope terrain challenge fire response.
- **Fire Occurrence Density:** Historically lower than state averages, but rising with development and recreation use.
- **Rate of Spread:** Fuels and topography allow for rapid fire growth under wind and drought conditions.
- **Fire Effects:** High potential for loss of homes, impacts to agriculture, and degraded water quality from runoff and sedimentation.

Factor	Risk Level
Wildfire Risk	High
Ignition Locations	Moderate
Water Impacts	High
Suppression Difficulty	High
Fire Occurrence Density	Moderate
Rate of Spread	High
Fire Effects	High

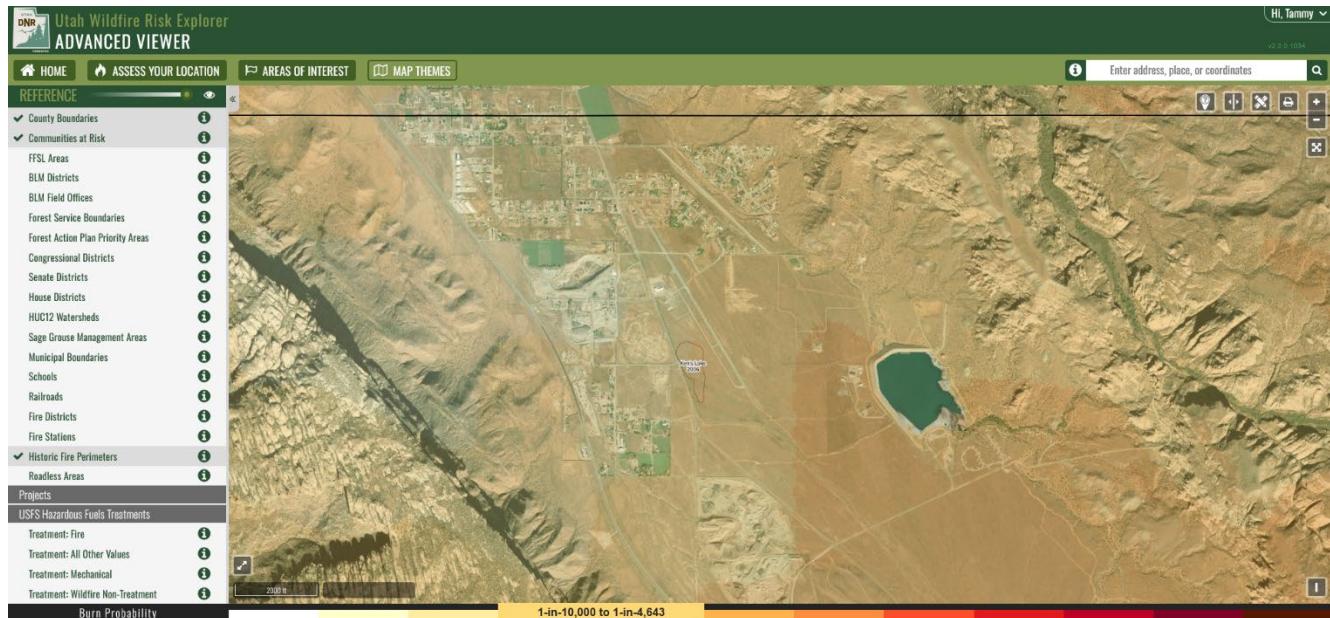
Please see attached

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Spanish Valley Map

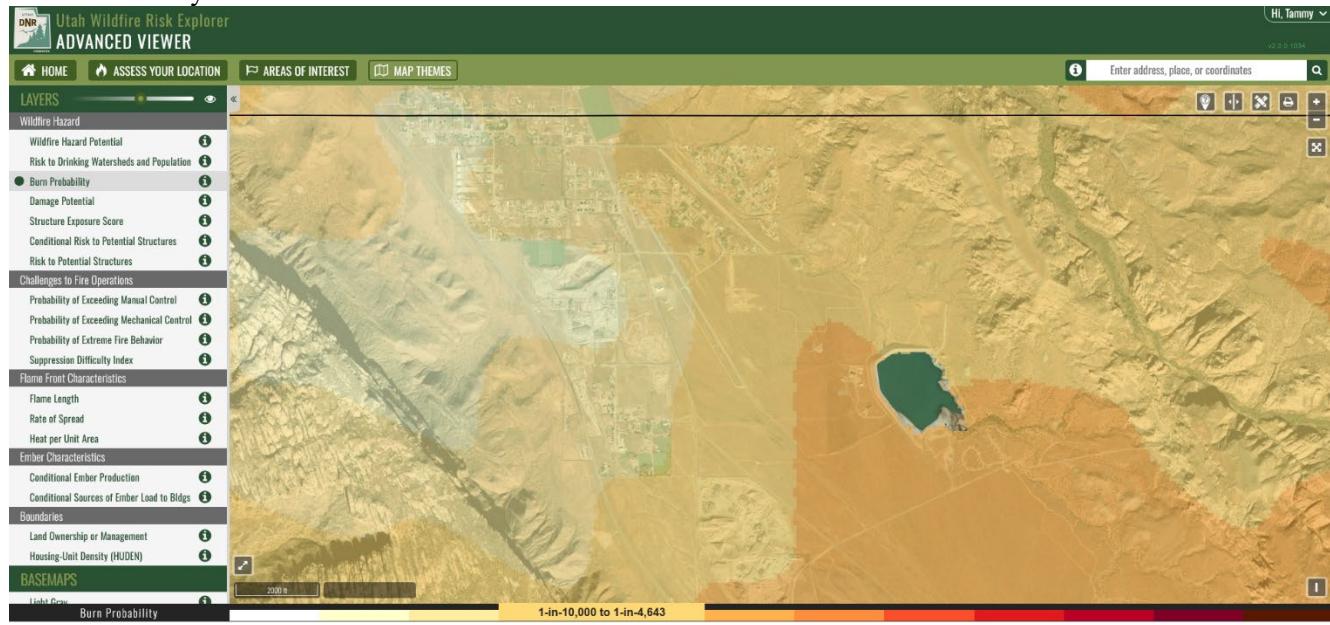


Historic Fire Perimeter

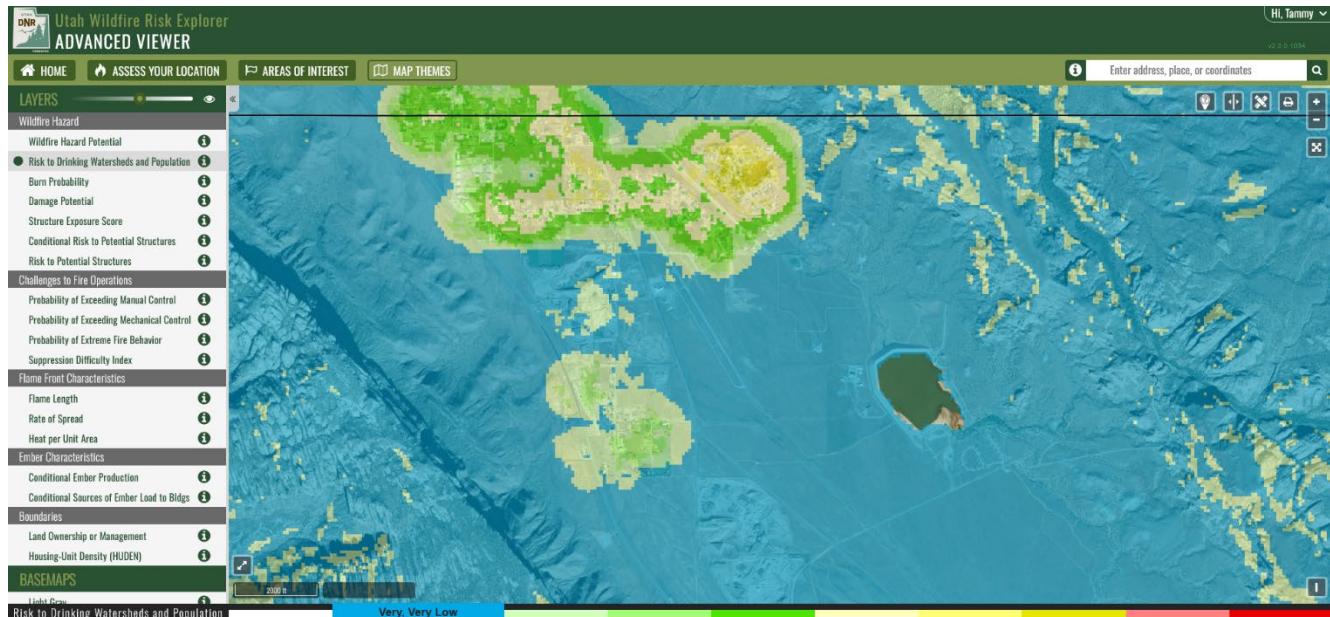


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Burn Probability

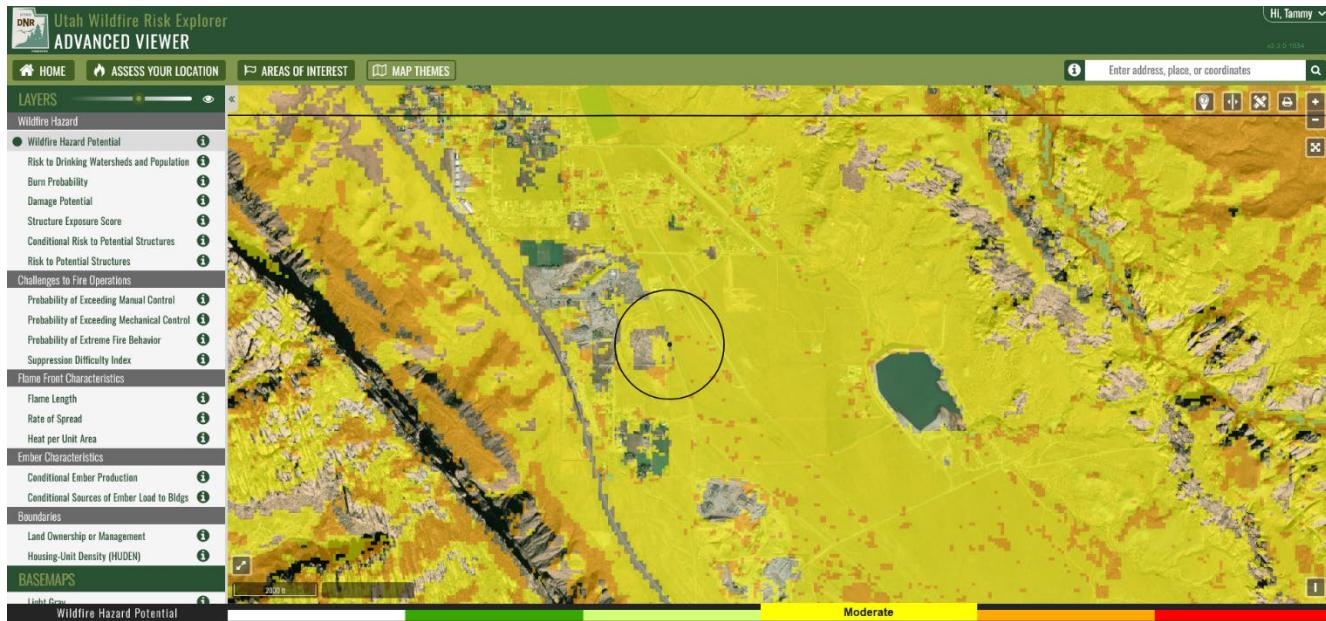


Risks to Watershed

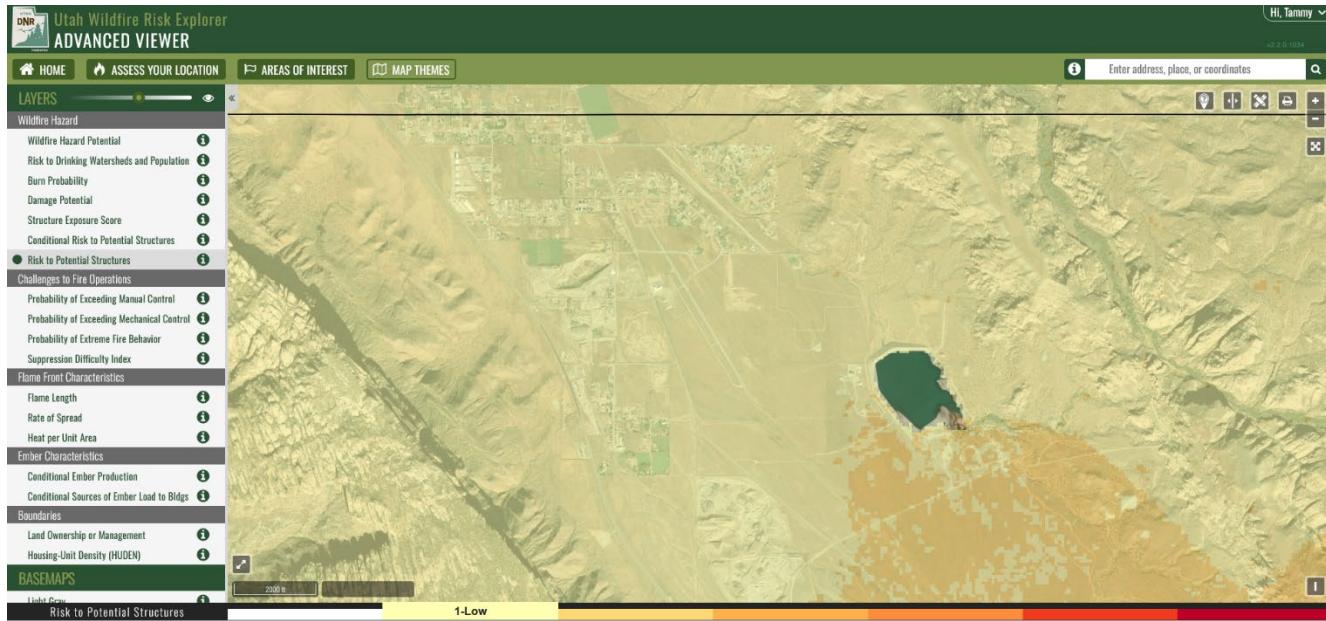


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Wildfire Hazard Potential

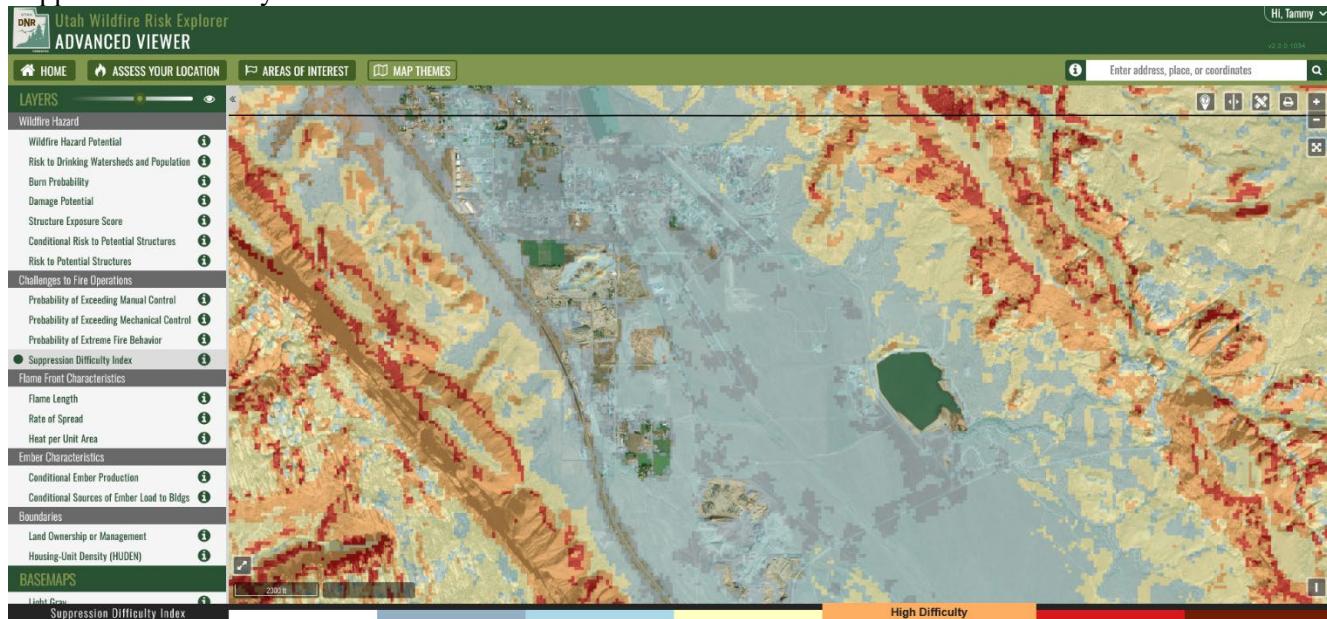


Risk to Potential Structures



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Suppression Difficulty



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COMMUNITY DESCRIPTION

Pack Creek Community Attributes

Location of Community

The Pack Creek community is situated in the La Sal Mountains foothills, approximately 10–15 miles southeast of Moab in San Juan County. Given the limited direct references, here's a refined description based on regional geography: East: The community lies adjacent to the rugged terrain of the La Sal Mountains and portions of the Manti-La Sal National Forest, which includes land managed by both the U.S. Forest Service and the Utah Division of Wildlife Resources.

West: The lower reaches of Pack Creek drainage lead westward toward the desert valley floor, ultimately transitioning into lands managed by the Bureau of Land Management and agricultural/private properties.

South: Dense forested slopes of the La Sal Mountains rise just south of Pack Creek.

North: The creek extends into the upper La Sal Loop Road and natural forested terrain that transitions toward Moab's outskirts.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- *Single ingress/egress via Pack Creek Road; very limited secondary routes.*
- *Several private drives and spurs end in dead ends without adequate turnaround space.*
- *Inconsistent, missing, or non-reflective road signage; private lanes often unlabeled.*
- *Dense roadside vegetation narrows corridors and increases fire/ember spread risk.*

Seasonal & Structural Issues

- *Higher elevation roads snow/ice covered in winter and prone to washouts during runoff/monsoon.*
- *Bridges lack posted load ratings; some narrow or with wooden decking, unsuitable for heavy apparatus.*
- *Culverts undersized, prone to debris plugging, erosion, and washouts during flooding.*

Access Barriers

- *Private gates not standardized for emergency access; lack of Knox Boxes or keyed-alike systems delays response.*
- *Seasonal closure gates on mountain roads sometimes locked, blocking alternate evacuation routes.*

Structural Ignitability Concerns

Defensible Space

- Many homes located in dense oak brush, pinyon-juniper, and conifer stands with vegetation close to structures.
- Some irrigated or mowed yards exist, but clearance is inconsistent and rarely extends 30–100 feet.
- Fuel continuity between wildlands and homes is a major ignition pathway.

Home Hardening

- Older cabins/residences: wood siding, shake/shingle roofs, open eaves = high ember vulnerability.
- Attached wooden decks, fences, and outbuildings add to combustibility.
- Only a minority of newer/remodeled homes use fire-resistant materials (asphalt/metal roofs, stucco siding, screened vents).

Topography & Layout

- Homes built along narrow drainages and steep slopes, increasing fire spread toward structures.

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- Close spacing between some homes raises risk of structure-to-structure ignition.

At-Risk Structures (General Condition & Location)

- **High Risk:** Older cabins near Pack Creek drainage, surrounded by heavy fuels.
- **Moderate Risk:** Mid-elevation homes with partial clearance but combustible decks/fences.
- **Lower Risk:** Few newer homes with irrigated defensible space and hardened construction.

Defensible Space & Property Assessments (Estimates)

- ~20–30% of homes have adequate defensible space per NFPA/Utah FFSL standards.
- <10% of properties have formal wildfire risk assessments completed (mostly post-2021 fire).
- Overall, Pack Creek remains among the most structurally vulnerable WUI communities in San Juan County.

Community Demographics

Approximate number of homes	80-100 (mix of year-round residences, cabins, and seasonal dwellings)
Approximate number of lots	120–150 recorded parcels; not all are developed.
Approximate number of commercial entities	Very limited. Pack Creek is primarily residential and recreational; there are no significant commercial districts within the community.
Approximate number of full-time residents	120–150
Approximate number of part-time residents	50–75 (second homes, short-term rentals, and seasonal cabins)

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

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Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail

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Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcDonald@sanjuancountyut.gov
Pack Creek Water Company	Scott Brown		board@packcreekwatercompany.com

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none"> • Governs subdivision design, lot size, road widths, and infrastructure • Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning. • New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none"> • San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development. • Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none"> • Counties are required to adopt WUI building code standards. • Pack Creek properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- **Access Routes:** Roads and driveways essential for evacuation and emergency response.
- **Homes & Outbuildings:** Residential structures with varying levels of defensible space; moderate to high ignitability.
- **Water Resources:** Watershed critical for local supply threatened by fire, erosion, and post-fire flooding.
- **Forests & Rangelands:** Dense pinyon-juniper and mixed conifer prone to high-severity fire, impacting forest health and grazing.
- **Wildlife Habitat:** Fire risk to diverse species and long-term ecological stability.
- **Cultural & Economic Assets:** Recreation, tourism, and scenic values tied to Moab's economy.

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Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	\$33-53 million
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

[Communities at Risk Score](#)

Communities At Risk Score (CARS)

Score:	8
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Wildfire Risk

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Location Specific Ignitions	Fire Occurrence Density
Water Impacts	Rate of Spread
Suppression Difficulty	Fire Effects

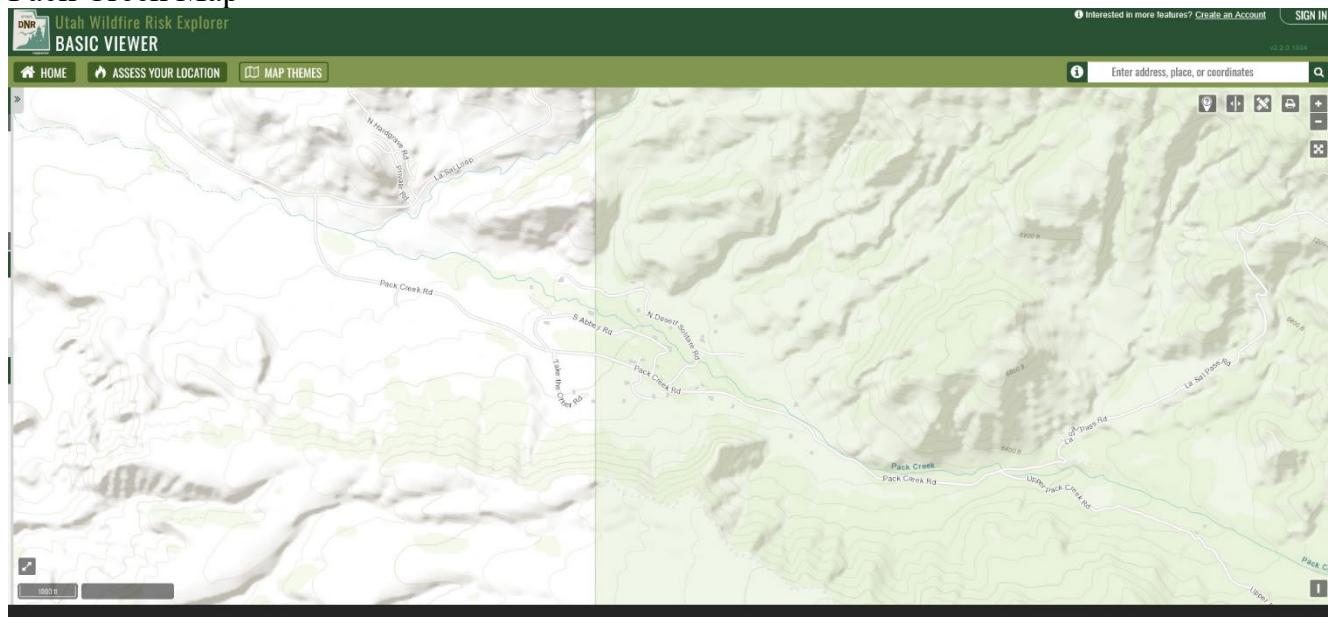
- **Wildfire Risk:** High, due to steep canyon terrain, dense fuels, and WUI development.
- **Ignition Locations:** Notable large ignition – 2021 Pack Creek Fire (human-caused campfire); other smaller ignitions along canyon rims and recreation areas.
- **Water Impacts:** Post-fire flooding and sedimentation threaten Pack Creek watershed and downstream water quality.
- **Suppression Difficulty:** Narrow canyon roads, steep slopes, and limited access complicate response.
- **Fire Occurrence Density:** Historically moderate, but with significant high-impact events like 2021.
- **Rate of Spread:** Accelerated upslope spread in oak brush, pinyon-juniper, and mixed conifer fuels.
- **Fire Effects:** Major threats to homes, cabins, and watershed health; increased risk of debris flows and erosion following large fires.

Factor	Risk Level
Wildfire Risk	High
Ignition Locations	High
Water Impacts	High
Suppression Difficulty	High
Fire Occurrence Density	Moderate
Rate of Spread	High
Fire Effects	High

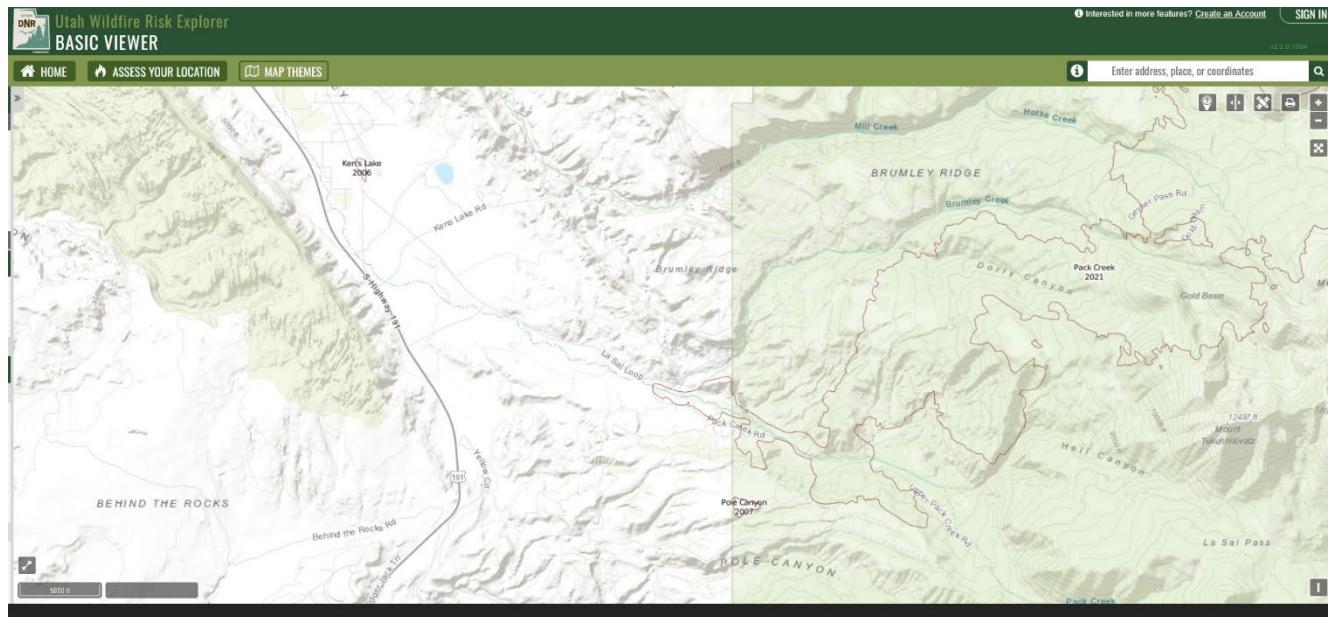
Please see attached

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Pack Creek Map

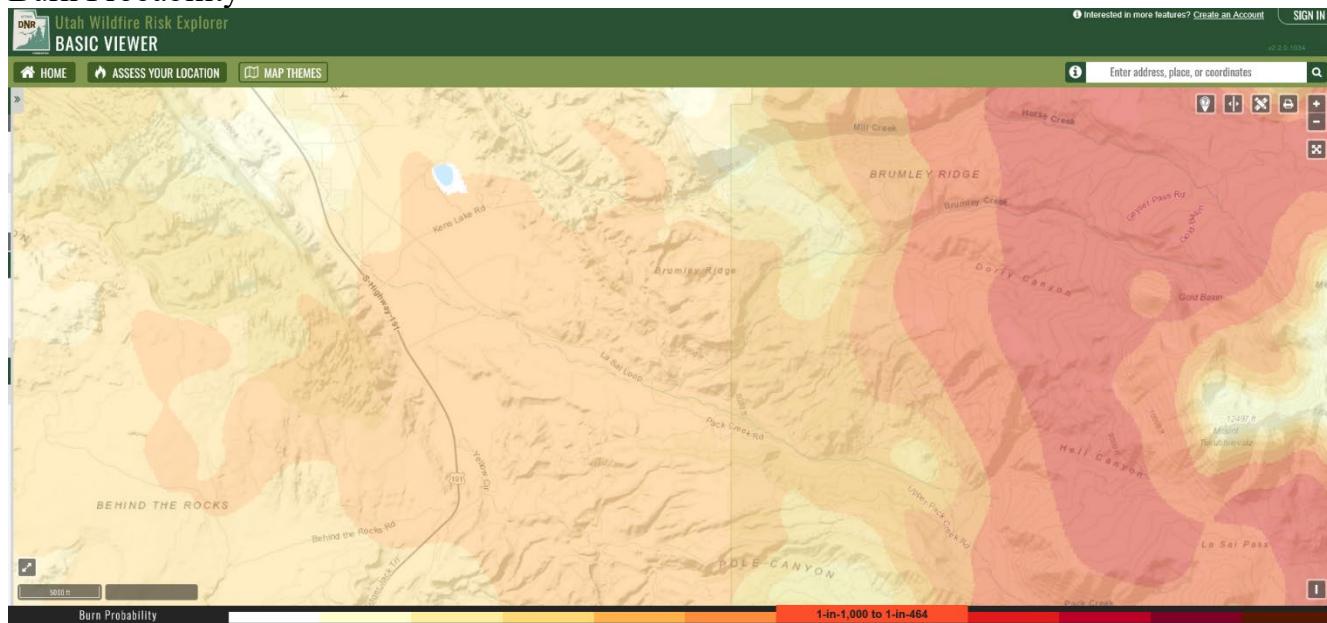


Historic Fire Perimeters

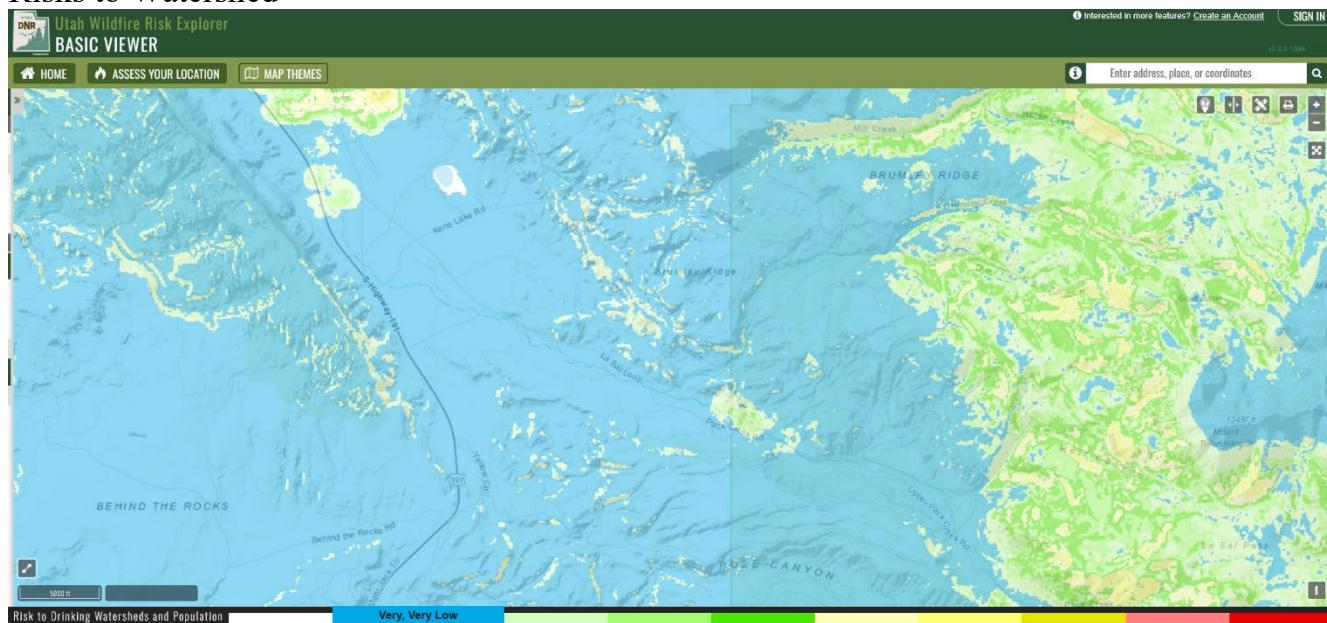


San Juan County Preparedness Plan

Burn Probability

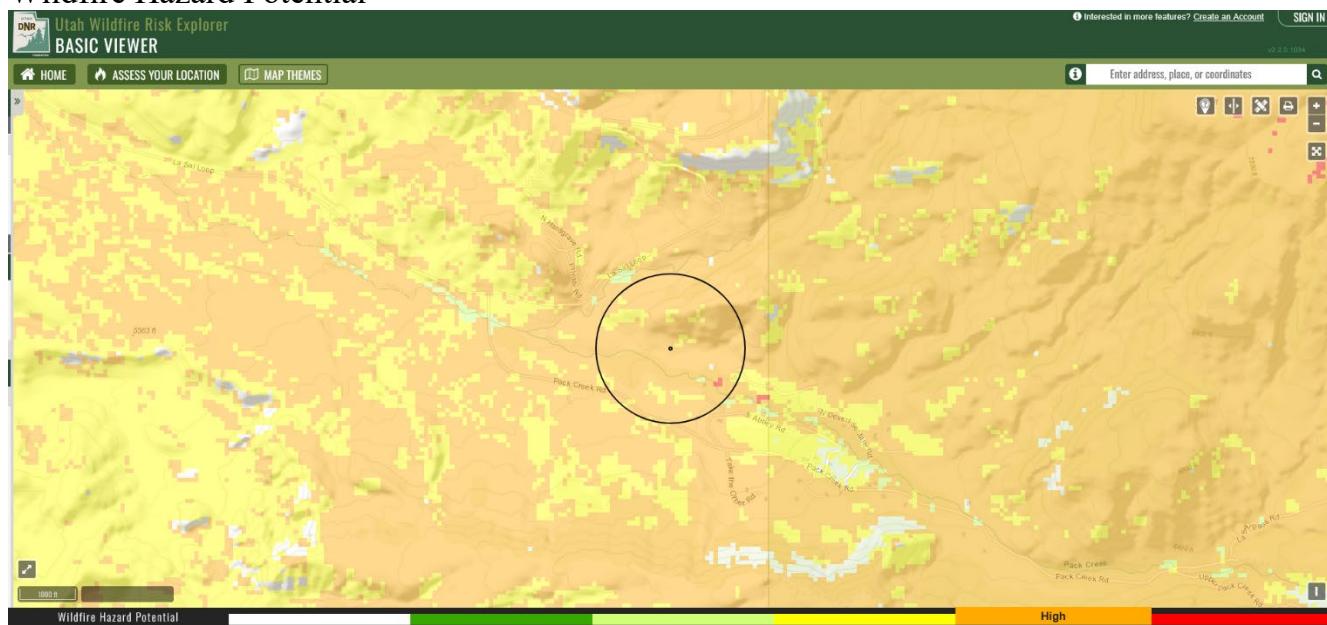


Risks to Watershed

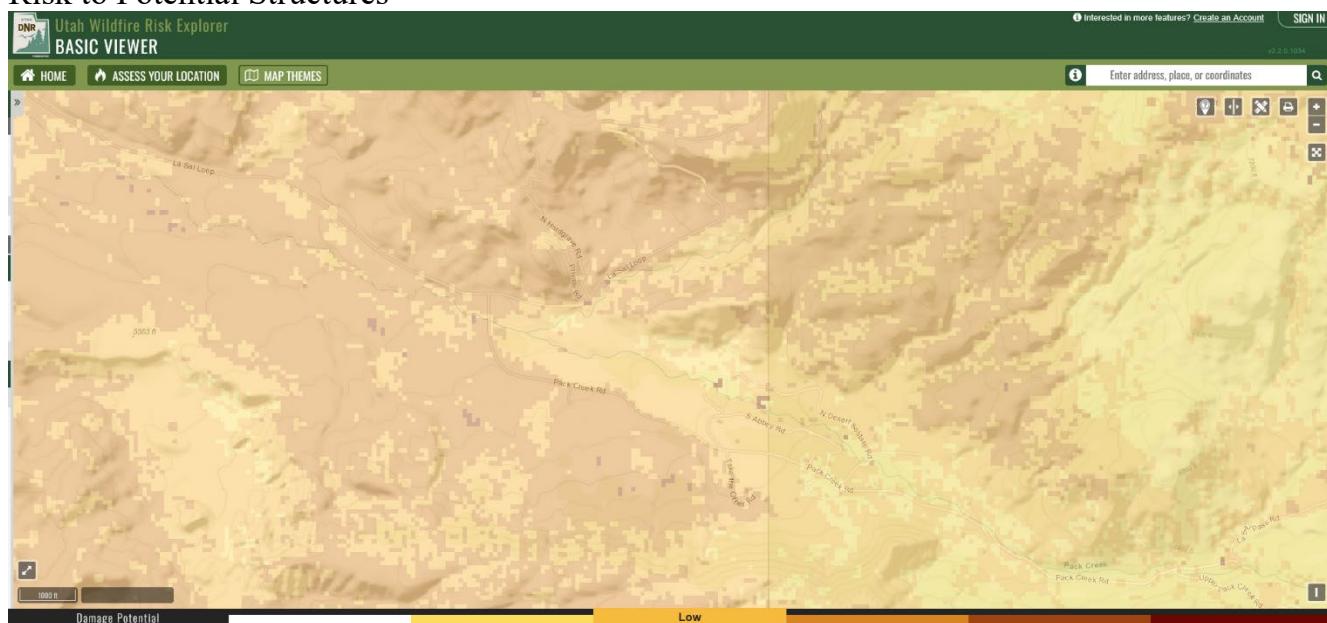


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

La Sal/Old La Sal (Bull Dog/Wray Mesa) Community Attributes

Location of Community

La Sal

- **Location:** Southeastern foothills of the La Sal Mountains.
- **East:** La Sal Mountains and Manti-La Sal National Forest (U.S. Forest Service, Utah DWR).
- **West:** Desert benchlands and BLM lands extending toward Lisbon Valley.
- **South:** Agricultural lands and open rangelands toward Monticello and Lisbon Valley.
- **North:** Higher elevation forest terrain with routes leading toward Grand County.
- **Notes:** Portions of Forest Service and Utah DWR land lie directly east and north of the community.

Old La Sal

- **Location:** South of La Sal at the base of the La Sal Mountains, ~20 miles SE of Moab.
- **East:** Manti-La Sal National Forest rising into the mountains.
- **West:** Lisbon Valley and BLM rangelands toward the Colorado border.
- **South:** Rural ranchlands and desert approaching the Utah–Colorado line.
- **North:** La Sal community, La Sal Loop Road, and access toward Grand County.
- **Notes:** Forest Service and Utah DWR lands directly east of the community.

Wray Mesa

- **Location:** Plateau area south of La Sal, near the Utah–Colorado border.
- **East:** Colorado state line with ranchlands and scattered private parcels.
- **West:** Lisbon Valley benchlands and BLM open range.
- **South:** Open desert rangelands crossing into Colorado.
- **North:** Old La Sal community and access roads leading toward La Sal.
- **Notes:** Characterized by open mesa terrain, agricultural parcels, and limited access routes.

Bulldog (Bulldog Mesa / Bulldog Community)

- **Location:** West of La Sal, along benchlands overlooking Lisbon Valley.
- **East:** La Sal and Old La Sal communities at the mountain base.
- **West:** Expansive BLM desert lands stretching toward Monticello.
- **South:** Lisbon Valley rangelands and energy development areas.
- **North:** Elevated mesa terrain leading toward Grand County and La Sal Loop connections.
- **Notes:** Predominantly rural parcels, agricultural use, and BLM-managed rangelands.

Roads, Bridges, Gates, and Culvert Conditions

La Sal

Road Access & Evacuation

- Most homes near La Sal Loop Rd/SR-46 have paved exits; several clusters rely on single private lanes.
- Street signage inconsistent, missing, or non-reflective; some obscured by vegetation.
- High-elevation dirt roads seasonally snowbound (Dec–Mar) or washed out (Jul–Sep).
- Multiple spurs/driveways lack adequate turnarounds (96' cul-de-sac or hammerhead).
- Vegetation encroachment reduces clearance (<13'6" vertical, <2' lateral).

Bridges

- Small creek/ditch crossings; load ratings not always posted.
- Narrow decks/aging planks may limit heavy tenders.

Gates

- Private/shared drive gates with mixed keys/codes.
- No county-wide Knox/master access system; some ranch gates seasonally closed.

Culverts

San Juan County Preparedness Plan

- Driveway/roadside culverts often undersized or debris-prone.
- Inlet/outlet erosion and plugging risks, especially post-fire runoff.

Old La Sal

Road Access & Evacuation

- Limited redundancy; many homes depend on a single main access.
- Few viable alternates; need to identify secondary ranch/county connectors.
- Several lanes lack reflective/metal signage; duplicate names cause confusion.
- Unpaved roads vulnerable to snow/ice and monsoon washouts.
- Dead-end private spurs lack turn pads; add where feasible.
- Dense fuels reduce clearance on approaches; trim to restore 13'6" vertical.

Bridges

- Low-water/small crossings; few posted load limits.
- Capacity for Type-3 engines and tenders not confirmed.

Gates

- Ranch/seasonal gates may be locked during parts of the year.
- Standardization with Knox or county master key recommended.

Culverts

- Multiple undersized culverts prone to plugging.
- Chronic sites should be upsized, armored, or fitted with debris racks.

Wray Mesa

Road Access & Evacuation

- Single primary access via gravel/dirt road off SR-46; limited alternate routes.
- Seasonal washouts and snow create access challenges.
- Signage minimal; many lanes unnamed or unmarked.
- Narrow roads with limited turnarounds for large apparatus.

Vegetation & Fuels

- Pinyon-juniper and oak brush line road shoulders.
- Fuel continuity from wildlands into home perimeters.

Gates & Barriers

- Private ranch gates common; some locked without emergency access system.

Culverts/Drainage

- Culverts often undersized; erosion during runoff is common.

Bull Dog

Road Access & Evacuation

- Remote area with limited ingress/egress; many homes depend on long private drives.
- Roads are narrow, unpaved, and prone to washouts in monsoon season.
- Signage sparse or missing; difficult for responders to navigate.
- Dead ends without turnarounds; large apparatus backing required.

Vegetation & Fuels

- Heavy oak brush/pinyon-juniper adjacent to roads and structures.
- Increases ember exposure and evacuation risk.

Bridges & Crossings

- Small ranch bridges/low crossings not rated for heavy engines.

Gates & Access

- Locked ranch gates and seasonal closures restrict alternate routes.

Culverts

- Undersized/plugged culverts increase washout risk post-fire.

Structural Ignitability Concerns

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La Sal

- Defensible space patchy; irrigated/agricultural buffers common but rarely extend beyond ~30 ft.
- Fuels (oak brush/pinyon-juniper) close to many structures.
- Mix of older wood-frame and manufactured homes with combustible siding, open eaves, and unscreened vents.
- Roofing mostly asphalt/metal; some legacy wood shake remains.
- Wood decks/fences attached to homes increase ignition risk.
- Homes located at drainage mouths/field edges exposed to ember-driven winds.
- At-risk: ~200–220 homes; older residences and manufactured homes highest risk near thickets/drainage edges.

Old La Sal

- Defensible space generally poor; fuels often extend to walls.
- Many private spurs have cabins or year-round homes with minimal clearance.
- Housing stock includes older cabins and modular homes with combustible features.
- Common hazards: open eaves, unscreened vents, wood decks, propane tanks near structures.
- Roofing mostly asphalt/metal; some older roofs vulnerable.
- Homes on slopes/narrow spurs; dense roadside fuels elevate exposure and hinder defense.
- At-risk: ~40–50 homes; clustered in foothill drainages with steep terrain and limited spacing.

Wray Mesa

- Defensible space inconsistent; large parcels but vegetation (oak brush/pinyon-juniper) close to homes.
- Few irrigated zones or fuel breaks; defensible space rarely meets 30–100 ft standards.
- Modular/cabin-style homes with combustible siding, open eaves, unscreened vents common.
- Wooden decks/fences frequently attached.
- Roofing mostly asphalt/metal; some older cabins degraded.
- Homes dispersed, but mesa slopes/draws funnel embers; distance reduces structure-to-structure ignition but slows response.
- At-risk: ~20–30 homes; older cabins near fuel edges or drainages at highest risk.

Bull Dog

- Defensible space limited; many homes in dense oak brush/pinyon-juniper.
- Little irrigation or fuel management; vegetation often against walls.
- Older ranch-style/cabin homes with combustible siding, exposed eaves, and unscreened vents dominate.
- Wooden decks/outbuildings directly attached to structures common.
- Roofing varies; some older homes still vulnerable.
- Homes often on slopes or drainages; clusters with minimal spacing increase ignition risk.
- At-risk: ~15–25 homes; older cabins in fuels highest risk, few newer homes lower risk with better materials.

Community Demographics

Approximate number of homes

Combined, La Sal + Old La Sal+ Wray Mesa + Bull Dog have ~240–300 homes total

San Juan County Preparedness Plan

Approximate number of lots	La Sal + Old La Sal+ Wray Mesa + Bull Dog: ~480–550 parcels/ lots.
Approximate number of commercial entities	La Sal + Old La Sal+ Wray Mesa + Bull Dog: ~6-10 commercial entities.
Approximate number of full-time residents	La Sal + Old La Sal+ Wray Mesa + Bull Dog: ~480–600 full-time residents.
Approximated number of part-time residents	La Sal + Old La Sal+ Wray Mesa + Bull Dog: ~130–200 part-time / seasonal residents.

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcDonald@sanjuancountyut.gov

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details

San Juan County Preparedness Plan

San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none">• San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development.• Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none">• Counties are required to adopt WUI building code standards.• La Sal, Old La Sal, Wray Mesa, and Bull Dog properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk	
La Sal – Values at Risk	<ul style="list-style-type: none">• Essential transportation routes (SR-46, La Sal Loop Road) critical for access/evacuation.• Homes, small businesses, and limited community infrastructure.• Watershed recharge zones vital for local supply.• Surrounding forest and rangelands, plus wildlife habitat.• Cultural/economic assets tied to ranching and tourism.• Moderate–high vulnerability: older homes, wood construction, inconsistent defensible space.
Old La Sal – Values at Risk	<ul style="list-style-type: none">• Single-access evacuation routes and narrow, fuel-lined roads.• Clustered homes, ranch properties, and limited commercial services.• Fragile watershed areas at base of La Sal Mountains.• Surrounding oak brush and pinyon-juniper fuels.• Wildlife habitat and cultural/economic resources.• High vulnerability: older, combustible structures, limited hydrant coverage.
Wray Mesa – Values at Risk	<ul style="list-style-type: none">• Subdivision roads with limited secondary access.• Dispersed residential parcels dependent on private wells.• Surrounding pinyon-juniper and sagebrush fuels.• Open viewsheds supporting recreation and residential appeal.• Moderate vulnerability: many homes lack ember-resistant features, defensible space, propane clearance.• Need for HOA-led defensible space enforcement and coordinated fuel reduction.
Bull Dog – Values at Risk	<ul style="list-style-type: none">• Scattered rural homes and ranch infrastructure.• Single-lane dirt/gravel access roads.• Surrounding sagebrush and oak brush fuels.• Watershed contributions to downstream rangelands.• Cultural/economic values tied to ranching and open space.• High vulnerability: combustible construction, limited defensible space, no formal fire protection.

San Juan County Preparedness Plan

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$83 – \$122.5 million
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10
You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

Communities at Risk Score

Communities At Risk Score (CARS)

Score:	9
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

La Sal, Old La Sal, Wray Mesa & Bulldog – Wildfire Risk Assessment

- **Wildfire Risk**
 - Elevated by location within sagebrush flats, oak brush, and dense pinyon-juniper woodlands.
 - Rapid development and older subdivisions along slopes or canyon rims increase ignition exposure and fire spread.
 - Wray Mesa and Bulldog areas feature scattered homes, ranchlands, and mesa-top vegetation that burn quickly under dry, windy conditions.
- **Location of Specific Ignitions**
 - **2025 Deer Creek Fire** originated near Old La Sal, burning ~17,700 acres.
 - Past ignitions tied to recreation areas, campfires, and power lines.
 - Smaller lightning-caused fires have occurred on mesa tops and canyon rims.
- **Water Impacts**
 - Burn scars along La Sal drainages increase risks of post-fire flooding, debris flows, and sedimentation into creeks.
 - Watershed erosion from steep slopes threatens water quality and downstream agricultural use.
- **Suppression Difficulty**
 - Long response times due to remote, scattered communities.
 - Limited local resources; reliance on mutual aid and regional support.
 - Steep slopes, continuous fuels, and canyon rims reduce effectiveness of direct attack.
 - Narrow, dead-end roads and long driveways hinder engine access and evacuation.
- **Fire Occurrence Density**
 - Historically moderate, but recent years show increasing ignitions tied to recreation, growth, and drought.
 - Deer Creek Fire (2025) and Pack Creek Fire (2021, just north) underscore the potential for large, destructive events.
- **Rate of Spread**
 - Flashy fuels (sagebrush, oak, grass understory) carry fire rapidly into pinyon-juniper and conifer stands.
 - Wind-driven fire spread is common during summer drought and delayed monsoon periods.
- **Fire Effects**
 - **Residential Areas:** Mix of older cabins with combustible features and newer homes with limited defensible space.
 - **Critical Access:** Few evacuation routes; driveways and cul-de-sacs can isolate residents.
 - **Watershed Quality:** Post-fire flooding and erosion threaten water sources and rangelands.
 - **Forest & Rangeland Health:** High-severity fire impacts grazing lands, wildlife corridors, and forest recovery.
 - **Cultural & Economic Assets:** Recreation, ranching, and heritage sites are highly vulnerable to fire loss.

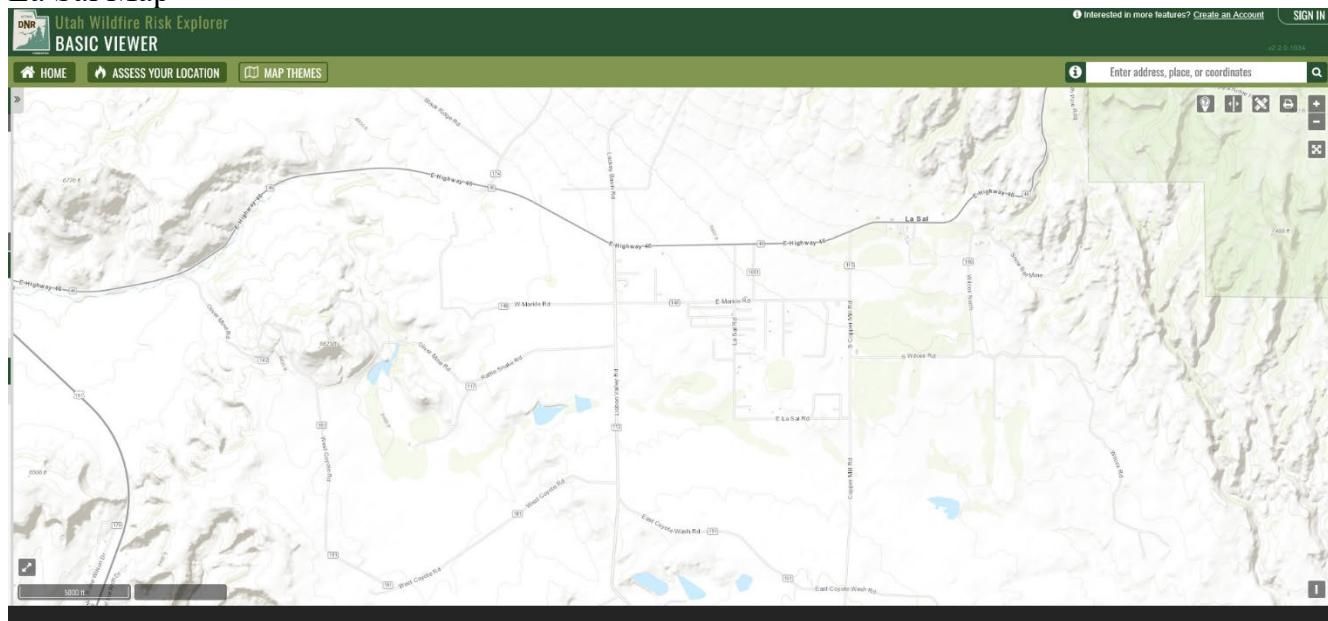
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Factor	Risk Level
Wildfire Risk	High
Ignition Locations	High
Water Impacts	High
Suppression Difficulty	High
Fire Occurrence Density	Moderate
Rate of Spread	High
Fire Effects	High

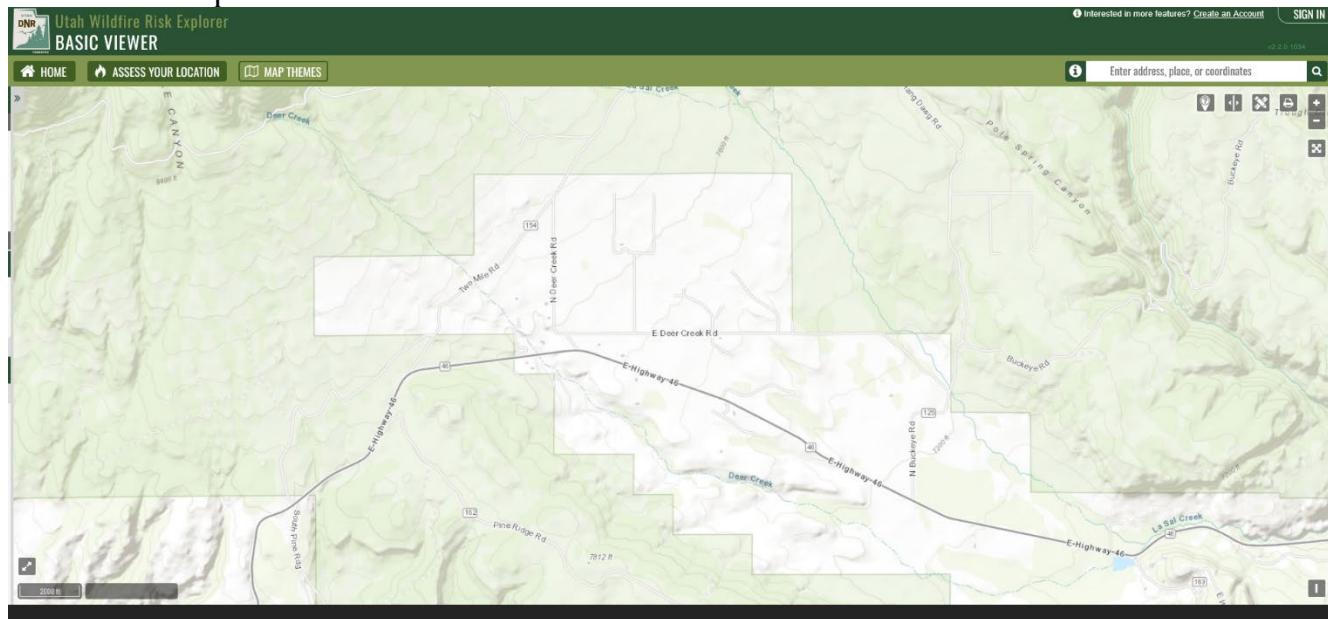
Please see attached

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La Sal Map

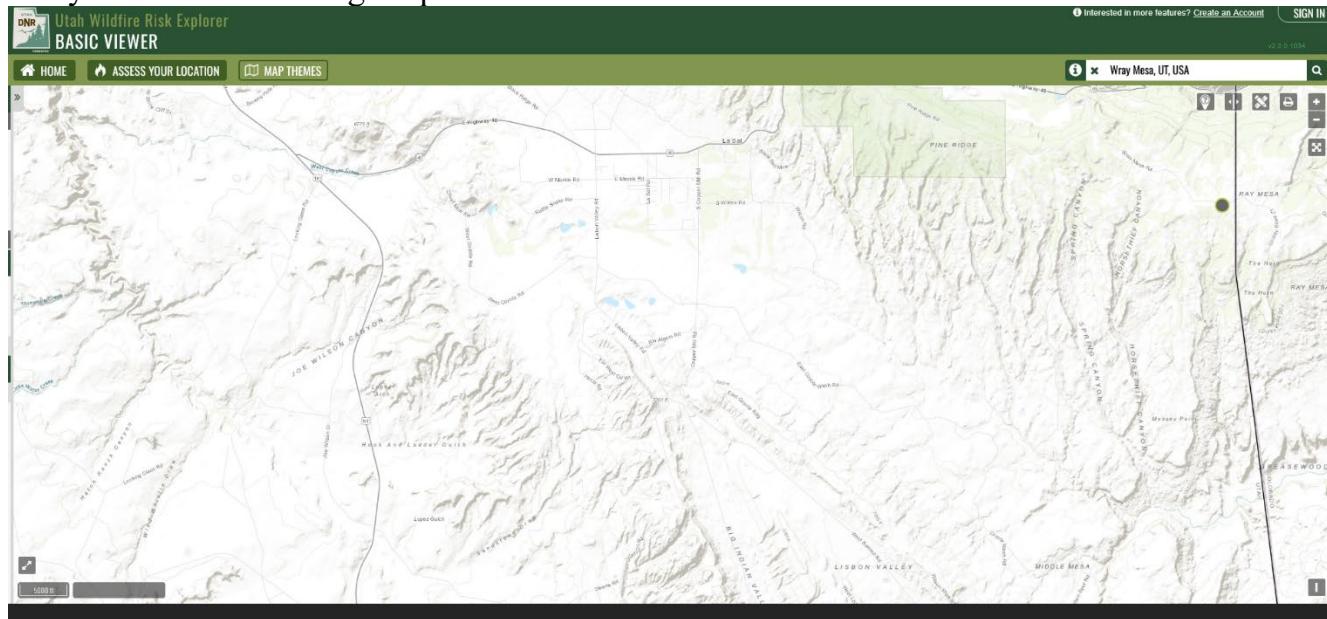


Old La Sal Map

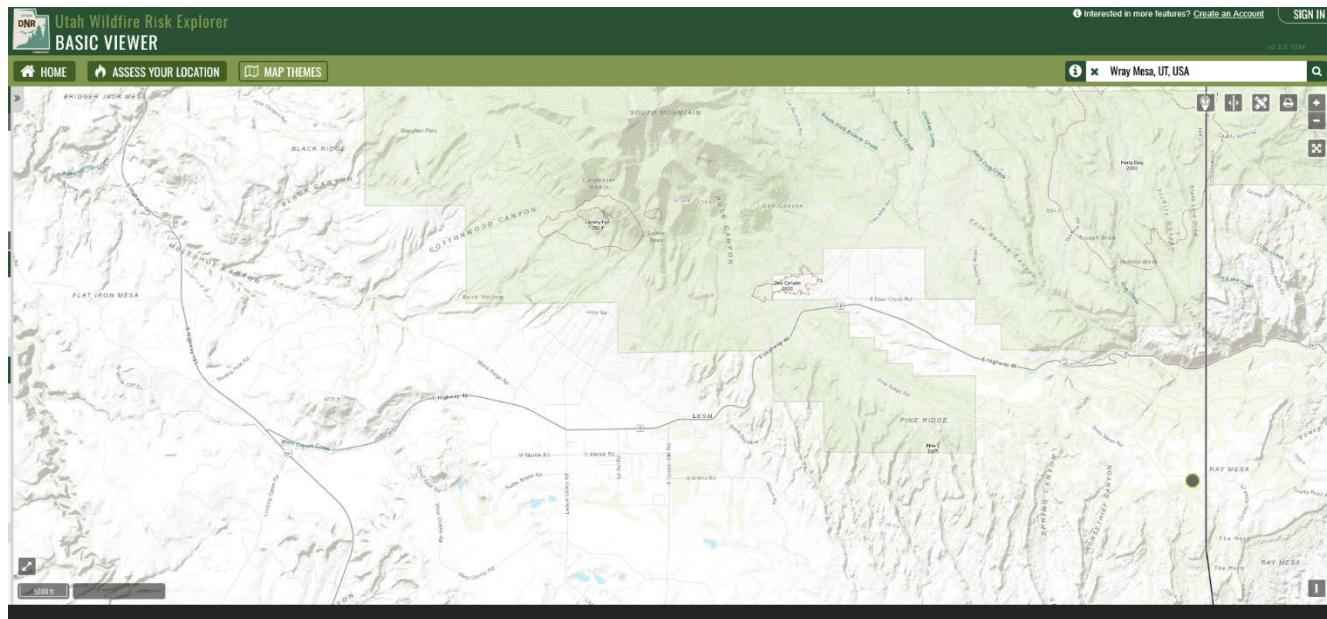


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Wray Mesa and Bull Dog Map

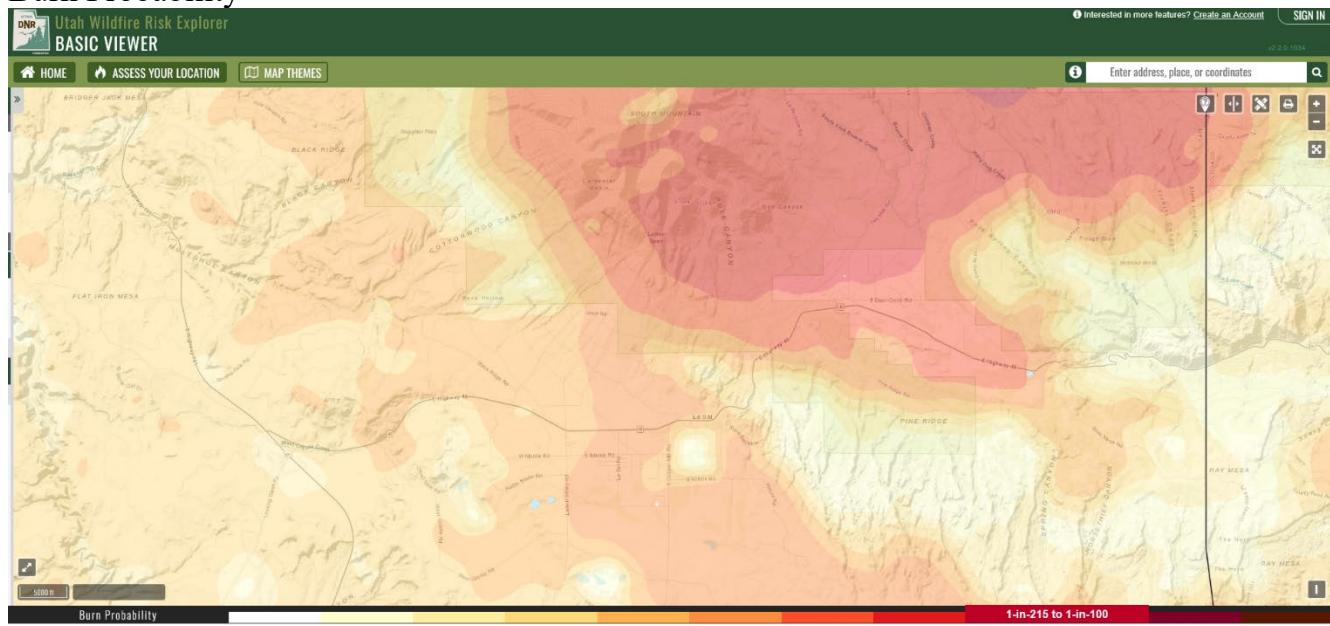


Historic Fire Perimeter

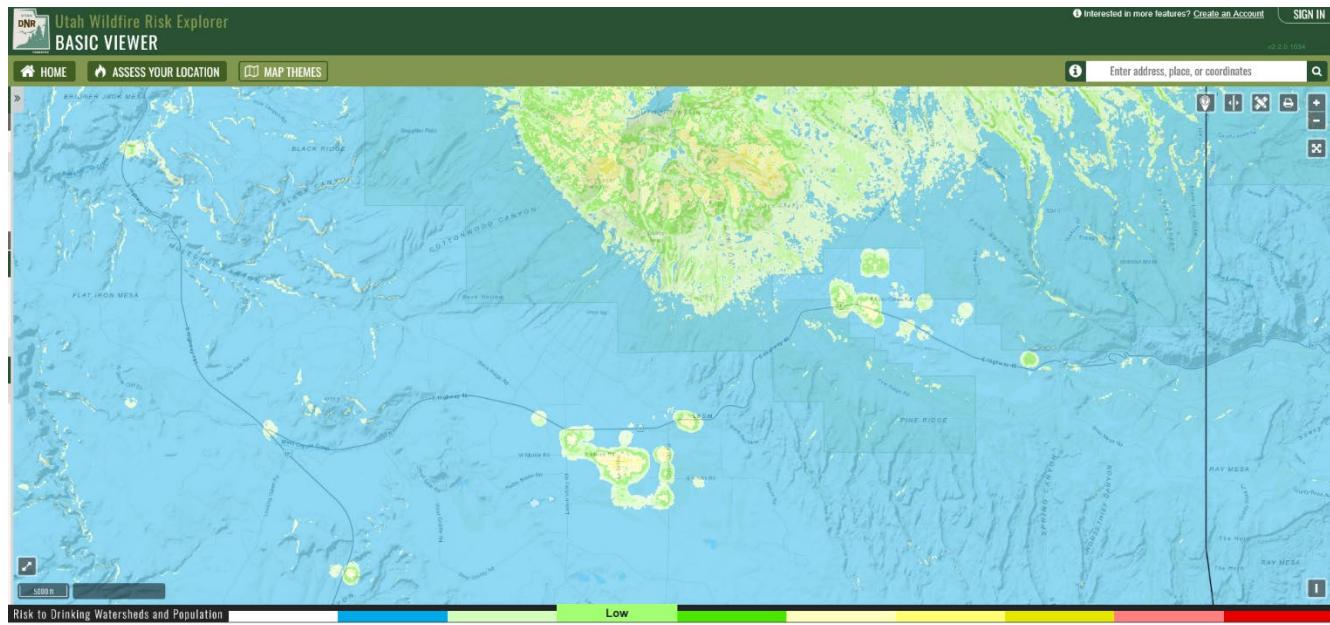


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Burn Probability

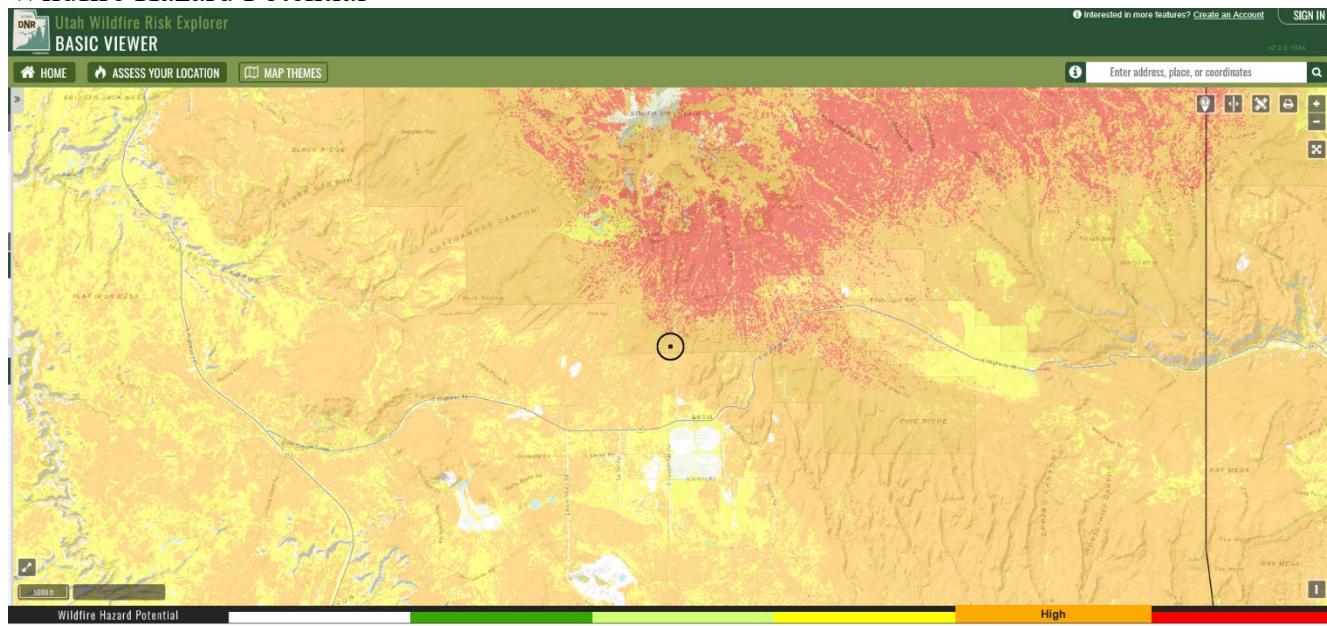


Risks to Watershed

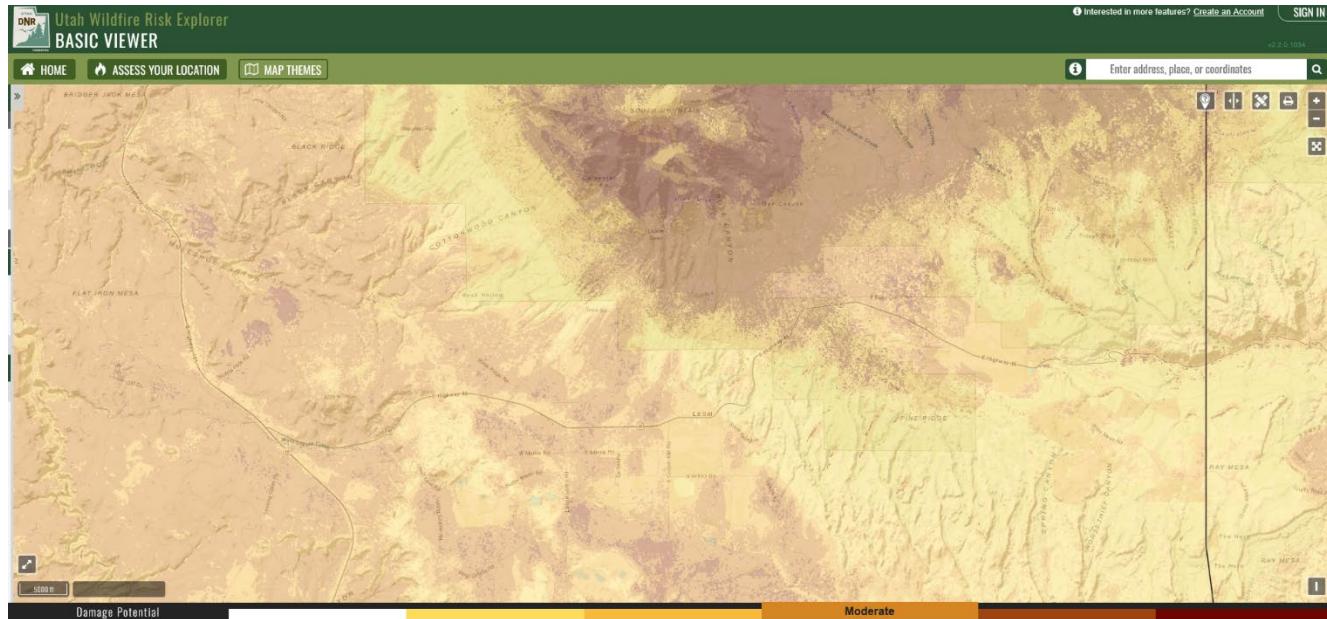


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Wildfire Hazard Potential



Risk to Potential Structures



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COMMUNITY DESCRIPTION

Eastland Community Attributes
Location of Community
<p>Eastland</p> <p>Location of Community</p> <p>The community of Eastland is located in eastern San Juan County along U.S. Highway 491 between Monticello and the Colorado border.</p> <p>East: The Colorado state line and agricultural/ranching lands.</p> <p>West: Monticello city limits and U.S. Highway 191 corridor.</p> <p>South: Open rangeland and agricultural properties extending toward Aneth and Montezuma Creek.</p> <p>North: Farmlands and low mesas leading toward Lisbon Valley.</p> <p><i>A portion of Utah Division of Wildlife Resources lands and BLM rangeland parcels are located to the south and west.</i></p>
Roads, Bridges, Gates, and Culvert Conditions
<p>Road Access & Evacuation</p> <ul style="list-style-type: none">• Primary access via U.S. Highway 491 with limited alternate county road connections.• Many residential spurs and farm lanes have single ingress/egress.• Signage: County roads generally marked; private lanes often lack reflective metal signs.• Seasonal limits: Dirt/gravel roads may become muddy/impassable during spring or monsoon storms.• Dead ends: Several spurs lack adequate turnarounds for large fire apparatus.• Roadside vegetation: Agricultural fields dominate, but brush along fences/ditches can create flame corridors. <p>Bridges</p> <ul style="list-style-type: none">• Irrigation and drainage crossings present; most lack posted load ratings.• Some bridges may not support heavy water tenders. <p>Gates</p> <ul style="list-style-type: none">• Numerous ranch/farm gates on private roads.• Locked gates could delay emergency access unless standardized with Knox Boxes/shared codes. <p>Culverts</p> <ul style="list-style-type: none">• Small culverts at irrigation ditches and low-water crossings.• Several prone to sediment clogging or washouts, reducing reliability during storms.
Structural Ignitability Concerns
<p>Existing Conditions Contributing to Home Ignition</p> <p>Defensible Space</p> <ul style="list-style-type: none">• Many homes on large agricultural parcels; crop fields or grazed rangeland act as partial buffers.• Some residences bordered by dense sagebrush, juniper, or oak brush with little clearance.• Irrigated fields/lawns provide some protection, but vegetation, wooden fencing, and corrals often connect directly to homes. <p>Home Hardening</p> <ul style="list-style-type: none">• Older homes and mobile homes common; many with wood siding and asphalt or metal roofs with open eaves.• Combustible attachments (wood decks, sheds, fences) create ignition pathways.• Few structures use ember-resistant vents, fire-resistant siding, or enclosed decks. <p>Topography & Layout</p> <ul style="list-style-type: none">• Scattered homes along U.S. 491, county roads, ranch spurs, and mesa edges.• Canyon drainages and draws can channel fire toward outlying structures.• Wind-exposed positions increase ember travel and spread risk. <p>At-Risk Structures</p> <ul style="list-style-type: none">• Mix of farmhouses, manufactured homes, and rural residences.

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- *Highest risk: homes adjacent to brushy ditch banks and unimproved fields.*

Defensible Space & Assessments

- *~30–40% of homes have adequate defensible space (fields/irrigation help but not full 30–100 ft clearance).*
- *<10% of properties have received formal wildfire assessments.*

Community Demographics

Approximate number of homes	60–70
Approximate number of lots	120-150
Approximate number of commercial entities	5-7
Approximate number of full-time residents	150-175
Approximated number of part-time residents	40-60

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcdonald@sanjuancountyut.gov

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Eastland Water District	Janet Ross	435-587-5083	
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Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none">• San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development.• Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles
Wildland-Urban Interface (WUI) Code	<ul style="list-style-type: none">• Counties are required to adopt WUI building code standards.• Eastland properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- **Infrastructure:** Reliance on U.S. 491/county roads for evacuation; overhead power lines and limited water/hydrants; poor cell coverage in outlying areas.
- **Residential & Commercial Structures:** ~60–70 homes, many older/combustibles with wood siding and open decks; defensible space inconsistent.
- **Watershed & Water Quality:** Drains toward San Juan River; wildfire could cause erosion, flooding, and damage to wells, ditches, and irrigation.
- **Forest & Rangelands:** Surrounding sagebrush, pinyon-juniper, and oak brush prone to fast, high-intensity fire; grazing lands vulnerable to fire and erosion.
- **Wildlife & Habitat:** Deer, elk, raptors, and small mammal habitat; riparian corridors critical but flammable; loss would affect hunting and biodiversity.
- **Social, Cultural & Economic Values:** Life safety of isolated residents is priority; archaeological/Tribal cultural sites at risk; ranching and small businesses threatened by forage, fencing, and water system losses.
- **Overall Vulnerability:** Moderate–high due to older homes, limited defensible space, sparse infrastructure, and remote, easily blocked roads.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

San Juan County Preparedness Plan

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$23.6M-32.9M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

[Communities at Risk Score](#)

Communities At Risk Score (CARS)

Score:	9
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk

- Moderate to high; community surrounded by rangeland, sagebrush, and scattered pinyon-juniper.
- Agricultural parcels provide some irrigated buffers, but outbuildings and fences remain vulnerable.

Location of Specific Ignitions

- Past small ignitions linked to farm equipment, debris burning, and lightning in surrounding rangelands.
- No major recent large fires directly impacting Eastland, but nearby incidents highlight regional risk.

Water Impacts

- Limited local water sources for suppression; wells and stock ponds not always accessible.
- Post-fire runoff could affect agricultural fields and drainage systems.

Suppression Difficulty

- Long response times due to remote location.
- Sparse hydrant infrastructure; reliance on tender support.
- Flat terrain aids access, but dispersed parcels and narrow driveways slow response.

Fire Occurrence Density

- Historically low-to-moderate, but influenced by human activity and agricultural operations.

Rate of Spread

- Fast-moving fires possible in sagebrush/grass fuels under high winds and drought conditions.

Fire Effects

- Threats to homes, barns, and outbuildings with combustible siding or poor defensible space.
- Impacts to agricultural production, livestock, and local economic stability.
- Smoke and evacuation challenges for older residents and vulnerable populations.

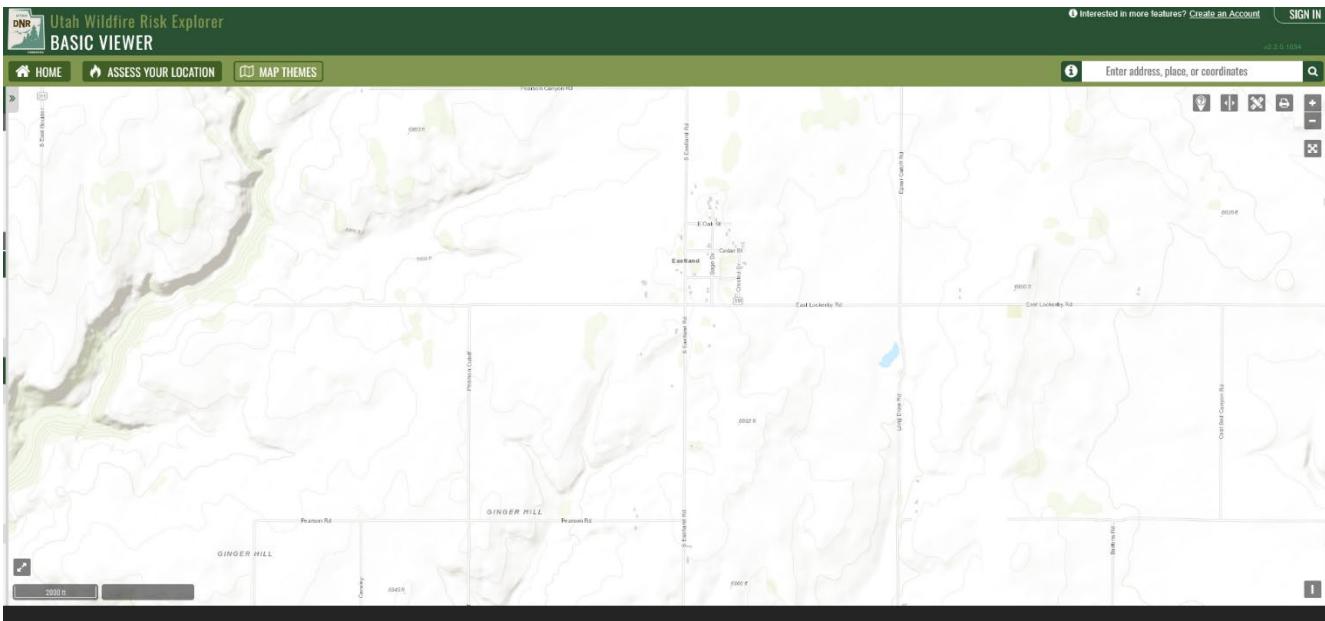
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	Moderate
Home Hardening	High
Topography & Layout	Moderate
At-Risk Structures	High
Property Assessments	High

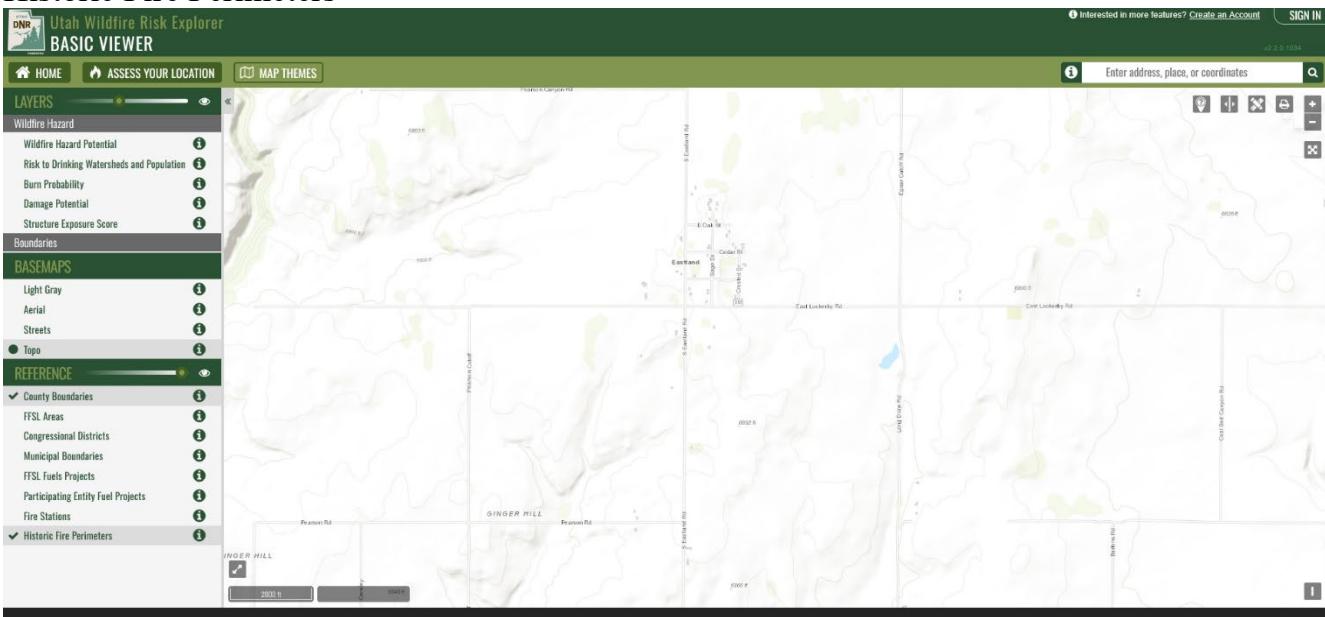
Please see attached.

Eastland Map

San Juan County Preparedness Plan

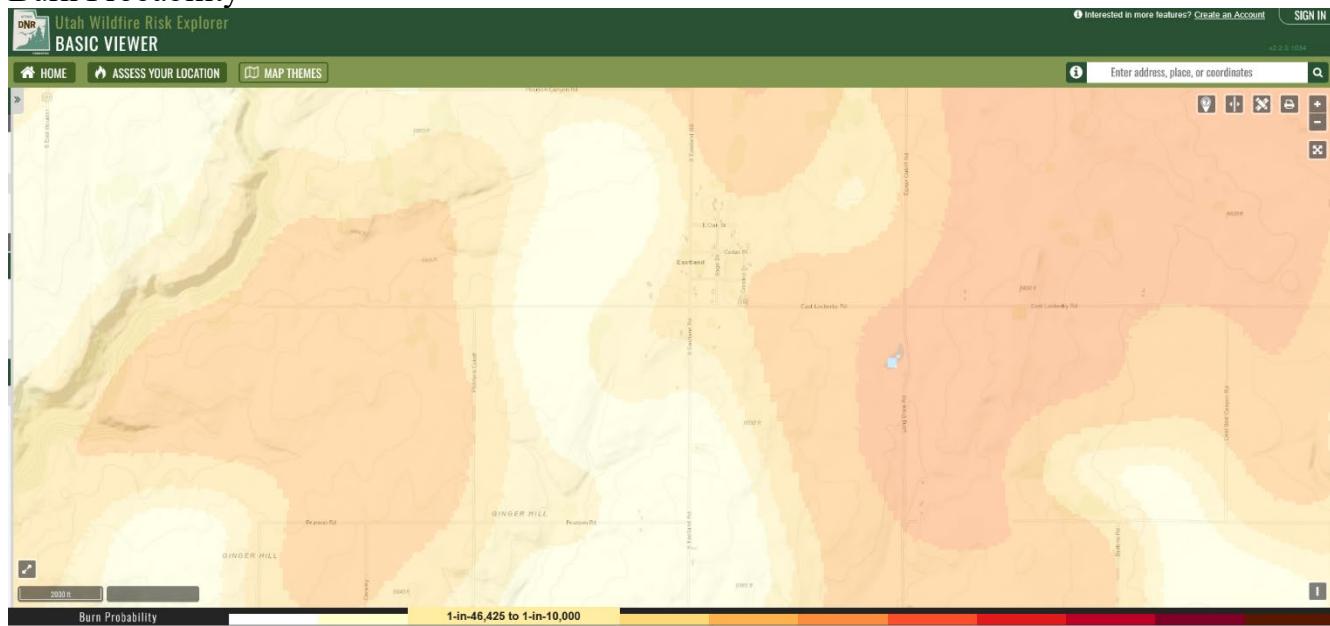


Historic Fire Perimeters

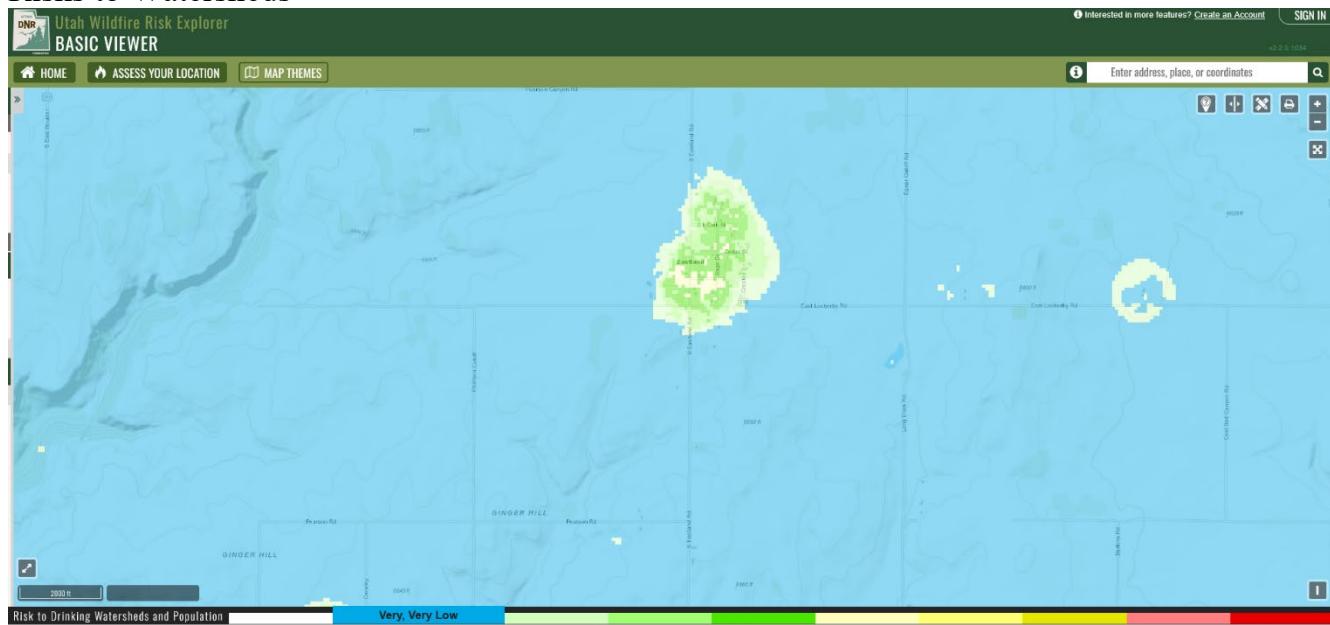


San Juan County Preparedness Plan

Burn Probability

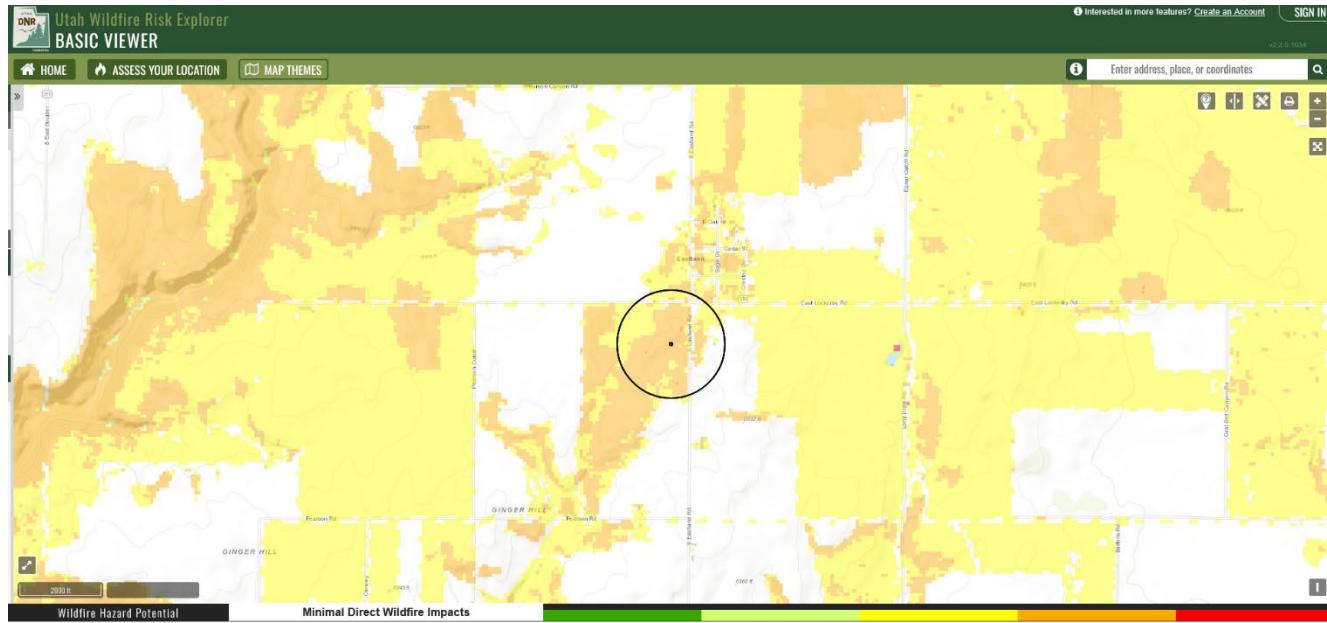


Risks to Watersheds

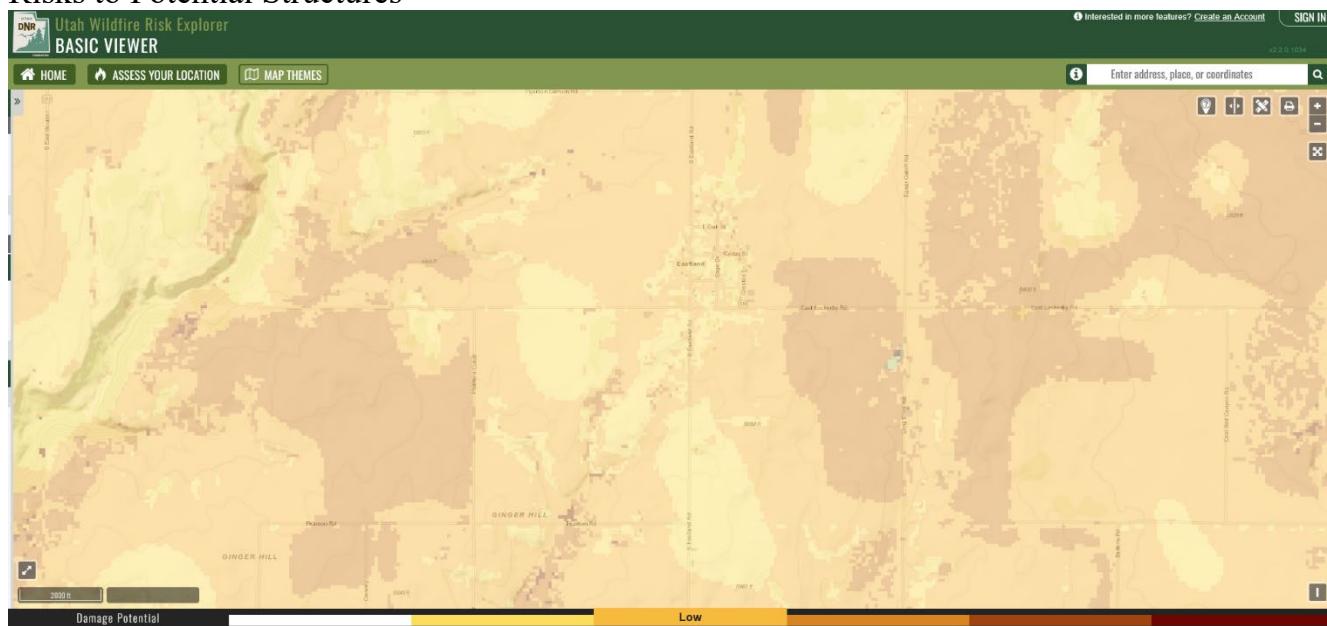


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risks to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Cedar Point Community Attributes

Location of Community

Cedar Point

Location of Community

The community of Cedar Point lies southeast of Monticello, in the vicinity of U.S. 491 and rural county roads.

East: Farmland and open range extending toward Eastland.

West: Monticello and its agricultural buffer lands.

South: BLM rangelands and open desert leading toward Montezuma Creek.

North: Lisbon Valley mesa country and ranchlands.

A portion of Utah Division of Wildlife Resources and BLM lands is located to the south.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- Primary access via **county roads to U.S. 491**.
- Alternate exits exist but are **long dirt roads prone to washouts**.
- **Signage limited**; many roads lack clear identifiers.
- **Seasonal hazards**: snow, ice, and mud create access issues in winter/spring.
- **Dead ends/turnarounds**: common on farm/residential spurs, with limited space for tenders/engines.
- **Roadside vegetation**: sagebrush and grass fuels close to shoulders; pinyon-juniper patches create choke points.

Bridges

- Few bridges; mostly **narrow culvert crossings**.
- Existing crossings may not support **Type 1 apparatus**.

Gates

- Numerous **farm gates and private access lanes**.
- Many do not allow easy emergency entry without prior coordination.

Culverts

- **Small, undersized culverts along ranch roads**.
- **Prone to blockage during heavy storms**, reducing reliability.

Structural Ignitability Concerns

Defensible Space

- Some parcels benefit from open crop fields or grazed rangeland acting as buffers.
- Many homes surrounded by sagebrush, juniper, or oak brush with little clearance.
- Irrigated lawns provide partial protection, but vegetation, wooden fencing, and corrals often connect to structures.

Home Hardening

- Older homes and mobile homes are common, with wood siding, asphalt, or metal roofs with open eaves.
- Combustible attachments (wooden decks, sheds, fences) create ignition pathways.
- Few homes use ember-resistant vents, enclosed decks, or fire-resistant siding.

Topography & Layout

- Scattered homes along county roads, ranch spurs, and mesa edges in wind-exposed positions.
- Canyon drainages channel fire spread directly toward structures.
- Homes on brushy ridges or at ends of narrow dirt access lanes are particularly vulnerable.

At-Risk Structures

- Smaller cluster of homes and ranches southeast of Monticello.
- High-risk: brush-encroached homes, ridge-top residences, and those with poor access.

San Juan County Preparedness Plan

Defensible Space & Assessments

- ~25–30% of homes have adequate defensible space; most lack full 30–100 ft clearance.
- <10% of properties have received formal wildfire assessments.

Community Demographics

Approximate number of homes	25-35
Approximate number of lots	50-70
Approximate number of commercial entities	1-2
Approximate number of full-time residents	60-80
Approximated number of part-time residents	15-25

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcdonald@sanjuancountyut.gov

San Juan County Preparedness Plan

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none">• San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development.• Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none">• Counties are required to adopt WUI building code standards.• Cedar Point properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- **Infrastructure:** Reliance on U.S. 491/county roads; wildfire could block evacuation; overhead power lines vulnerable; private wells/small water systems with limited hydrants; poor cell coverage in rural areas.
- **Residential & Commercial Structures:** ~25–35 homes, mostly ranch households; many older/combustible with wood siding and open decks; defensible space inconsistent.
- **Watershed & Water Quality:** Drains toward San Juan River; wildfire could trigger erosion/flooding and damage wells, ditches, and irrigation.
- **Forest & Rangelands:** Sagebrush, pinyon-juniper, and oak brush fuels spread fast/hot; grazing lands highly vulnerable to fire and post-fire erosion.
- **Wildlife & Habitat:** Habitat for deer, elk, raptors, and small mammals; riparian corridors critical but flammable; wildfire would reduce biodiversity and hunting values.
- **Social, Cultural & Economic Values:** Life safety of residents is priority; archaeological/Tribal sites at risk; ranching/small businesses threatened by forage, fencing, and water system losses; property values and insurance costs impacted.
- **Overall Vulnerability:** Moderate–high due to older homes, inconsistent defensible space, sparse infrastructure, limited fire suppression, and remote/seasonally hazardous roads.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

San Juan County Preparedness Plan

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$9.4M-15.2M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

[Communities at Risk Score](#)

Communities At Risk Score (CARS)

Score:	10
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Cedar Point

- **Moderate to high wildfire risk** due to surrounding sagebrush, oak brush, and pinyon-juniper fuels that support fast-moving fire.

Location of Specific Ignitions

- Ranching equipment use, county road traffic, and overhead powerlines are the most likely ignition sources.
- Occasional debris burning or lightning strikes possible but less common.

Water Impacts

- Reliance on private wells and small irrigation systems.
- Post-fire flooding and erosion could damage wells, ditches, and reduce water quality.

Suppression Difficulty

- Few access routes with limited egress.
- No hydrants; roadside vegetation creates flammable corridors.
- Long volunteer response times and limited water sources complicate suppression.

Fire Occurrence Density

- Human-caused ignitions more likely than natural sources.
- Equipment use and traffic near fuels increase risk of repeated starts.

Rate of Spread

- Fast-moving fire likely in dense sagebrush, oak brush, and pinyon-juniper.
- Wind exposure and slope can accelerate fire behavior.

Fire Effects

- 25–35 homes, mostly older wood-frame or manufactured structures with limited defensible space.
- 1–2 small ranching/agricultural businesses at risk.
- Damage potential to county roads, irrigation systems, powerlines, grazing lands, ranch operations, and nearby cultural resources.

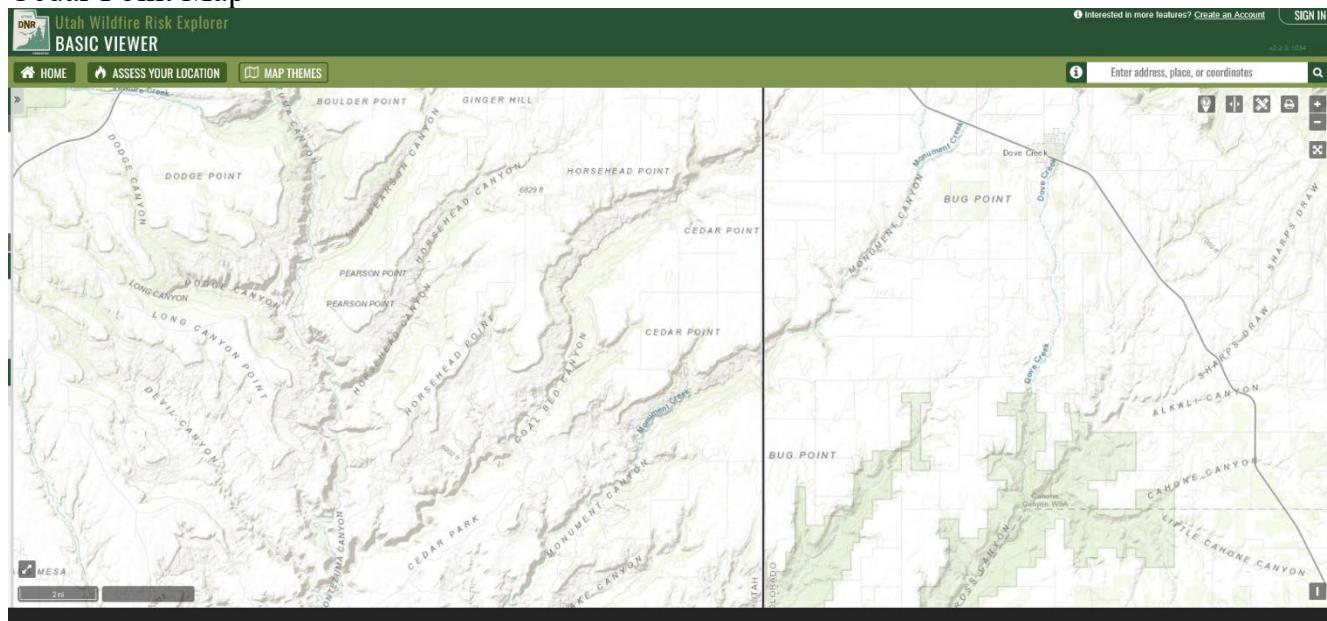
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	Moderate
At-Risk Structures	High
Property Assessments	High

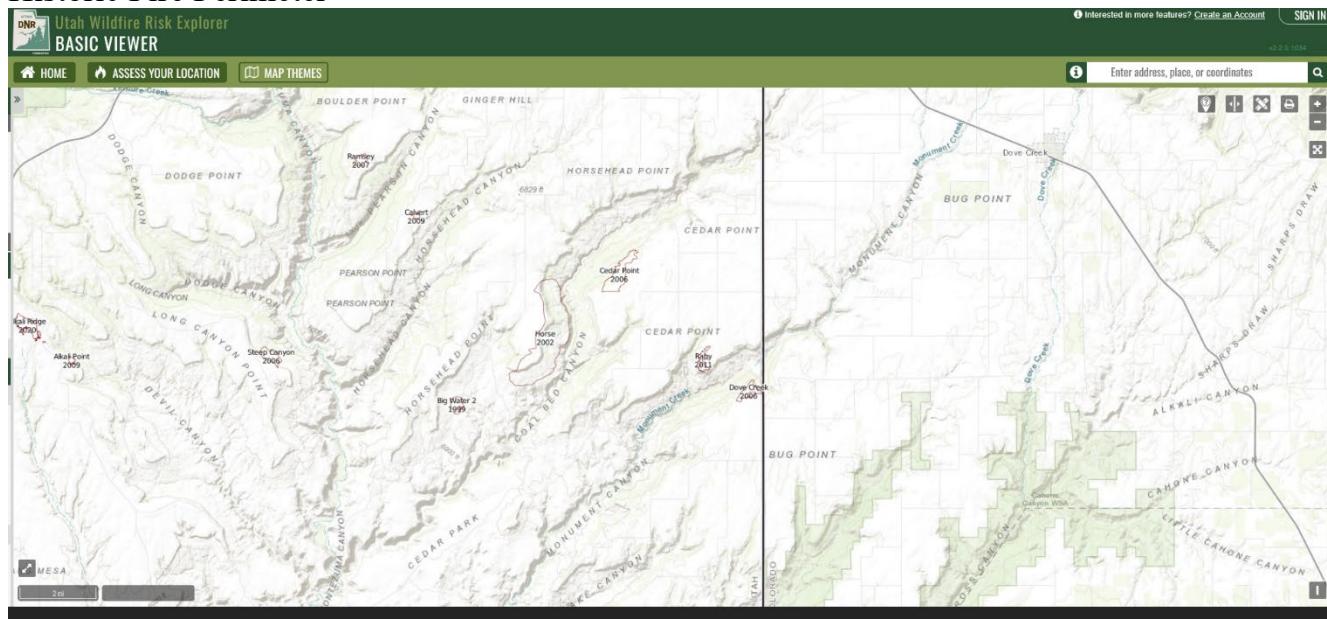
Please see attached

San Juan County Preparedness Plan

Cedar Point Map

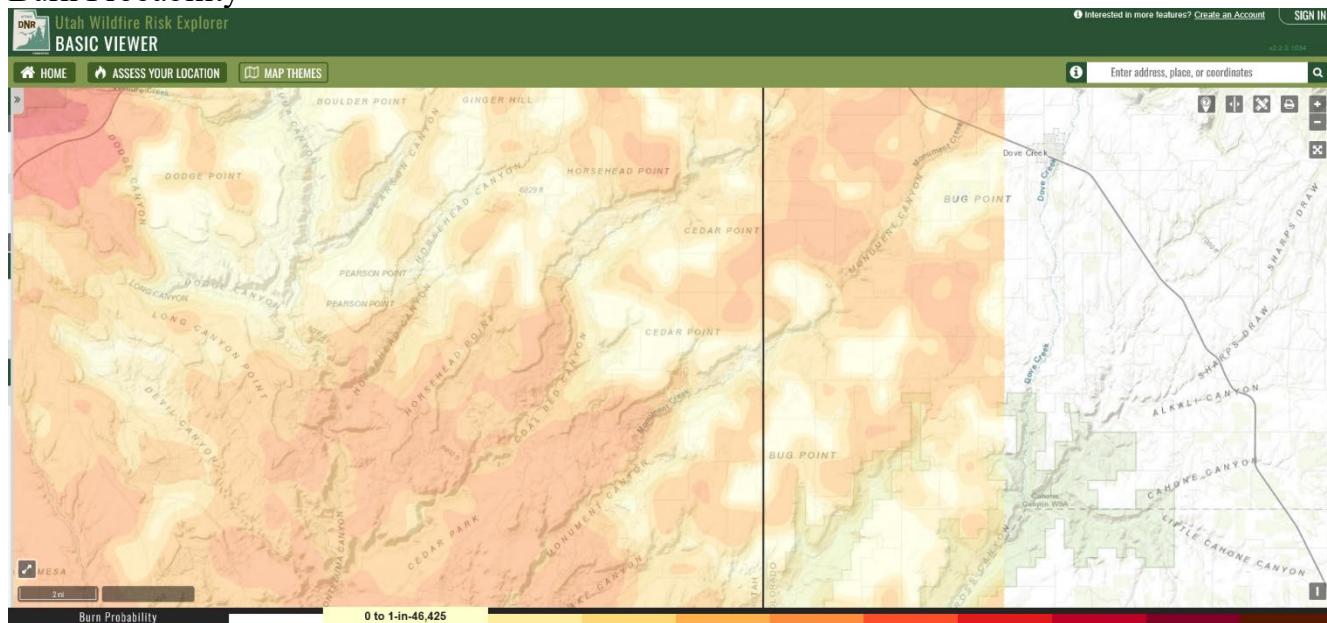


Historic Fire Perimeter

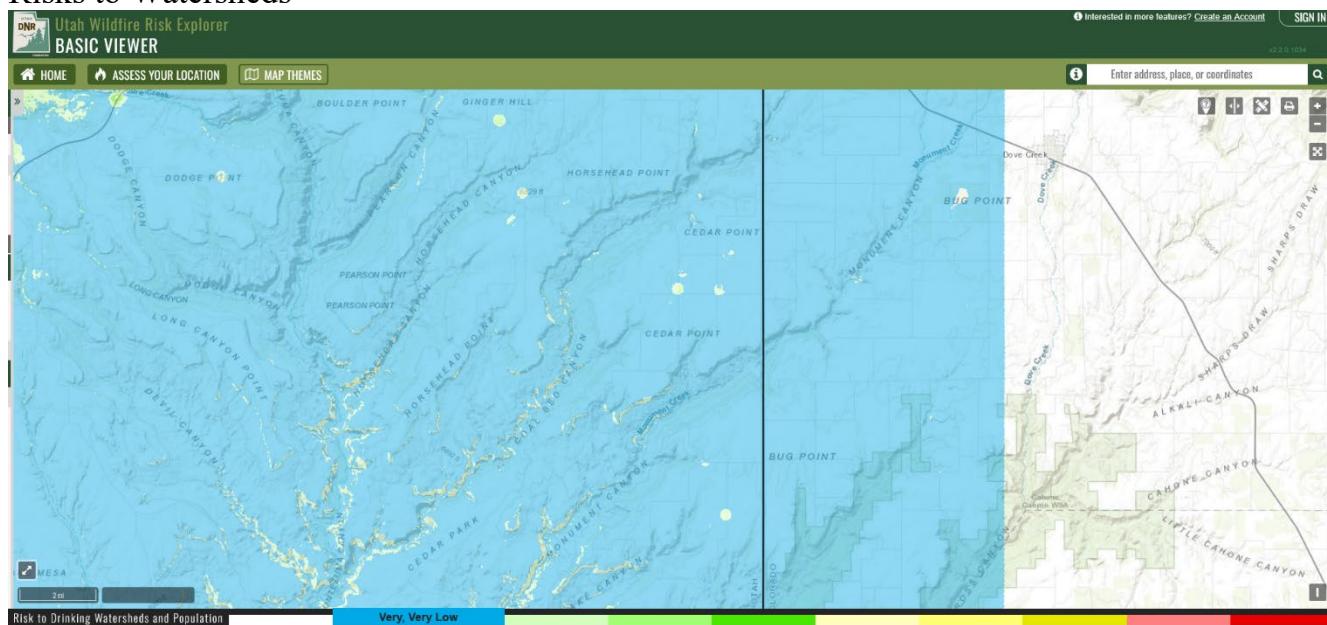


San Juan County Preparedness Plan

Burn Probability

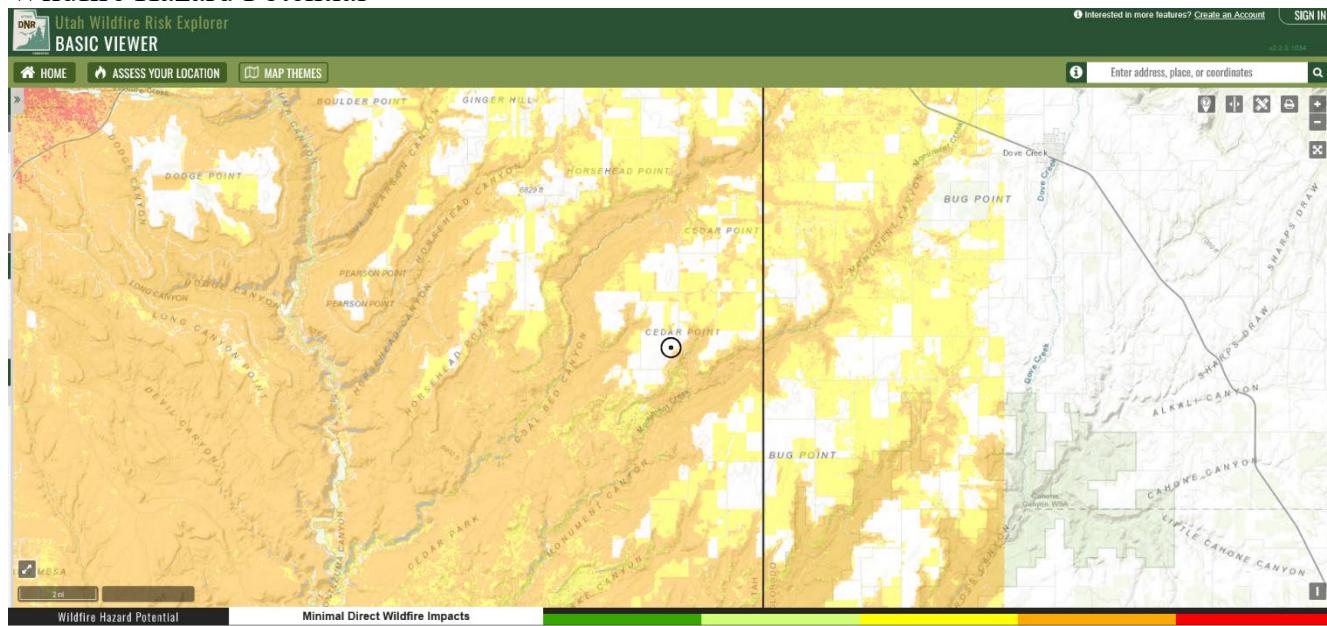


Risks to Watersheds

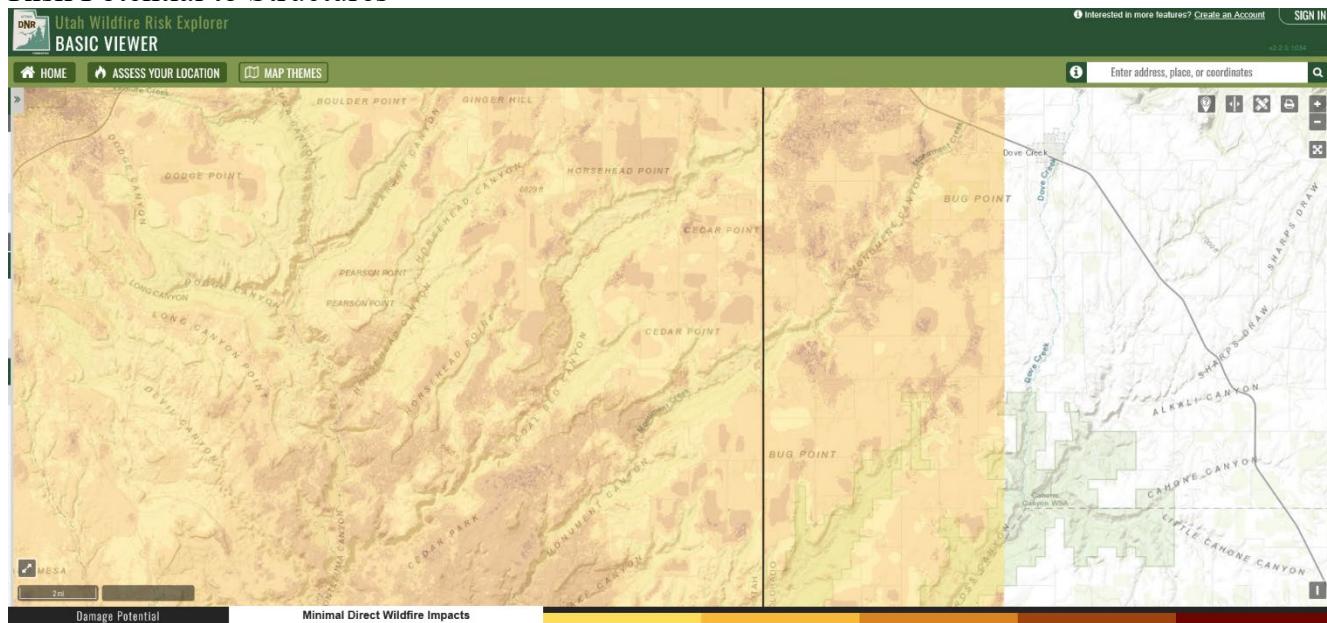


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk Potential to Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Bug Point Community Attributes

Location of Community

Bug Point

Location of Community

The Bug Point area is a rural community/ranching area located on the mesa and benchlands between Monticello and Eastland.

East: Eastland community and Colorado border region.

West: Monticello and the Abajo Mountains.

South: Agricultural rangelands and desert leading toward Montezuma Creek.

North: Lisbon Valley and low desert benchlands.

A portion of BLM and Utah Division of Wildlife Resources land is located to the south and north of the community

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- *Access is limited, with most properties served by single long ranch roads connecting to county routes.*
- *Few alternate egress routes available.*
- *Signage inconsistent; many private tracks unmarked.*
- *Seasonal issues: roads may be snowbound in winter or washed-out during monsoon storms.*
- *Dead ends/turnarounds: many ranch spurs end abruptly with inadequate space for tenders/engines.*
- *Roadside vegetation: heavy sagebrush and pinyon-juniper create flammable corridors along narrow access roads.*

Bridges

- *Minimal bridges; most crossings are culverts or low-water crossings.*
- *Uncertain load capacity for heavy fire apparatus.*

Gates

- *Numerous ranch gates, often locked.*
- *Keys/combinations are not standardized for emergency access.*

Culverts

- *Many ranch culverts are undersized and prone to plugging.*
- *High risk of failure under post-fire debris flows.*

Structural Ignitability Concerns

Defensible Space

- Some ranch parcels benefit from grazed rangeland or open fields, but most homes are surrounded by heavy fuels (sagebrush, juniper, oak brush).
- Irrigated lawns are rare; vegetation, corrals, and wooden fencing often connect directly to structures.
- Only ~15–20% of homes have adequate defensible space.

Home Hardening

- Many older ranch homes and cabins built with wood siding, asphalt/metal roofs with open eaves.
- Combustible attachments (decks, sheds, fences) are widespread ignition pathways.
- Very few structures use ember-resistant vents, enclosed decks, or fire-resistant siding.

Topography & Layout

- Remote ranches and cabins scattered along mesa and benchlands.
- Wind-exposed positions and canyon drainages channel fire toward structures.
- Limited access and long, unimproved roads increase isolation and suppression challenges.

At-Risk Structures

- Isolated ranches and cabins with limited water supply for suppression.

San Juan County Preparedness Plan

- Highest risk: homes surrounded by continuous fuels, poor clearance, and long dirt access lanes.

Defensible Space & Assessments

- ~15–20% with adequate defensible space.
- <10% have received formal wildfire property assessments.

Community Demographics

Approximate number of homes	15-20
Approximate number of lots	30-40
Approximate number of commercial entities	0-1
Approximate number of full-time residents	40-50
Approximated number of part-time residents	20-30

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcDonald@sanjuancountyut.gov

San Juan County Preparedness Plan

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none">• San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development.• Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none">• Counties are required to adopt WUI building code standards.• Bug Point properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- **Infrastructure:** Reliance on U.S. 491/county roads; wildfire could block evacuation and isolate residents; overhead power lines vulnerable; water from private wells/small systems; limited hydrants; poor cell coverage.
- **Residential & Commercial Structures:** ~15–20 homes, mostly ranch households; many older/combustible (wood siding, open decks); defensible space inconsistent; few properties assessed for wildfire risk.
- **Watershed & Water Quality:** Drains toward San Juan River; wildfire could cause erosion/flooding, damaging wells, ditches, and irrigation.
- **Forest & Rangelands:** Surrounding sagebrush, pinyon-juniper, and oak brush prone to fast, high-intensity fire; grazing lands highly vulnerable to fire and post-fire erosion.
- **Wildlife & Habitat:** Habitat for deer, elk, raptors, and small mammals; riparian corridors critical but flammable; wildfire would reduce biodiversity and hunting values.
- **Social, Cultural & Economic Values:** Life safety of residents is priority; archaeological/Tribal sites could be lost; ranching/small businesses threatened by forage, fencing, and water losses; property values and insurance costs impacted.
- **Overall Vulnerability:** Moderate–high due to older homes, limited hardening, inconsistent defensible space, sparse infrastructure, and remote/seasonally hazardous roads

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

San Juan County Preparedness Plan

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$5.4M-8.6M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

[Communities at Risk Score](#)

Communities At Risk Score (CARS)

Score:	11
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk

- Surrounded by sagebrush, oak brush, and pinyon-juniper fuels; overall **moderate to high wildfire risk**.

Location of Specific Ignitions

- Most likely from ranching equipment, county road traffic, overhead powerlines, or debris burning.
- Lightning possible on mesa tops but less frequent.

Water Impacts

- Residents rely on wells and small irrigation systems.
- Post-fire erosion and debris flows could damage culverts, ditches, and reduce water quality.

Suppression Difficulty

- Limited access routes with dead ends and narrow lanes.
- Locked ranch gates, undersized culverts, and no hydrants.
- Long volunteer response times; roadside vegetation blocks evacuation and fire engine movement.

Fire Occurrence Density

- Human-caused ignitions more common than natural sources.
- Ranching operations and traffic corridors increase exposure.

Rate of Spread

- Dense brush and pinyon-juniper support fast-moving, wind-driven fire.
- Narrow, vegetation-lined roads act as fire corridors.

Fire Effects

- 25–35 homes, mostly older wood-frame or manufactured.
- 1–2 small ranch/ag businesses.
- Risks to county roads, powerlines, wells, irrigation systems, grazing lands, and cultural resources

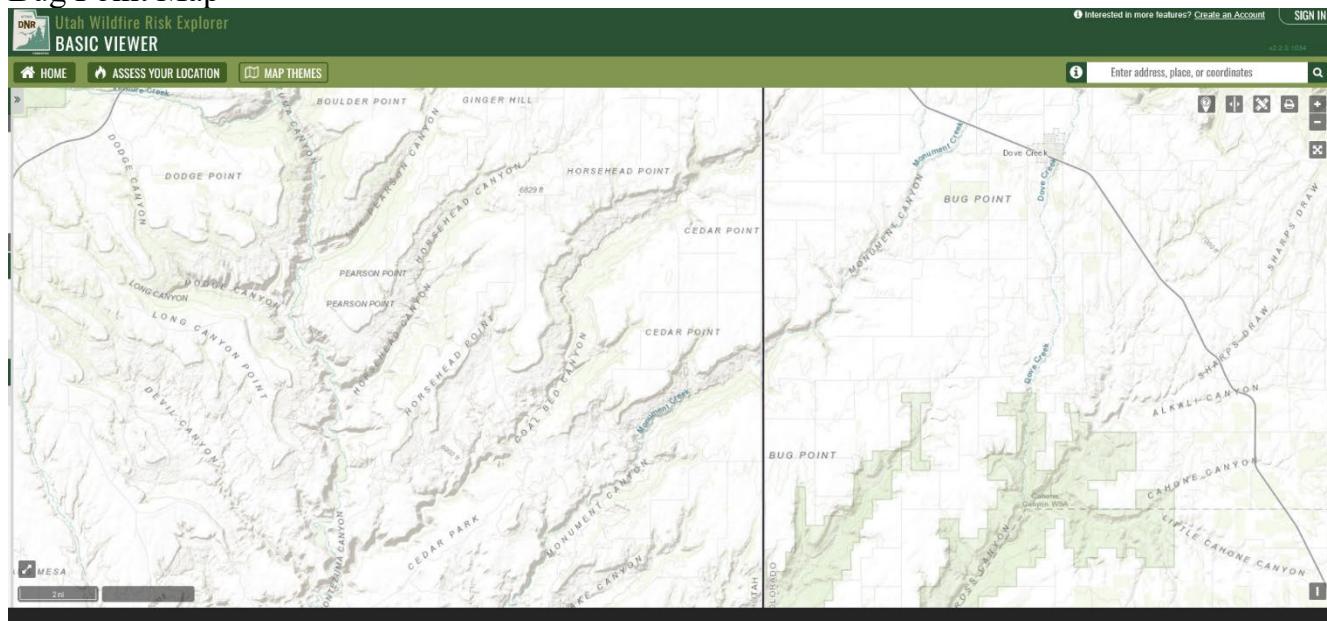
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	High
At-Risk Structures	High
Property Assessments	High

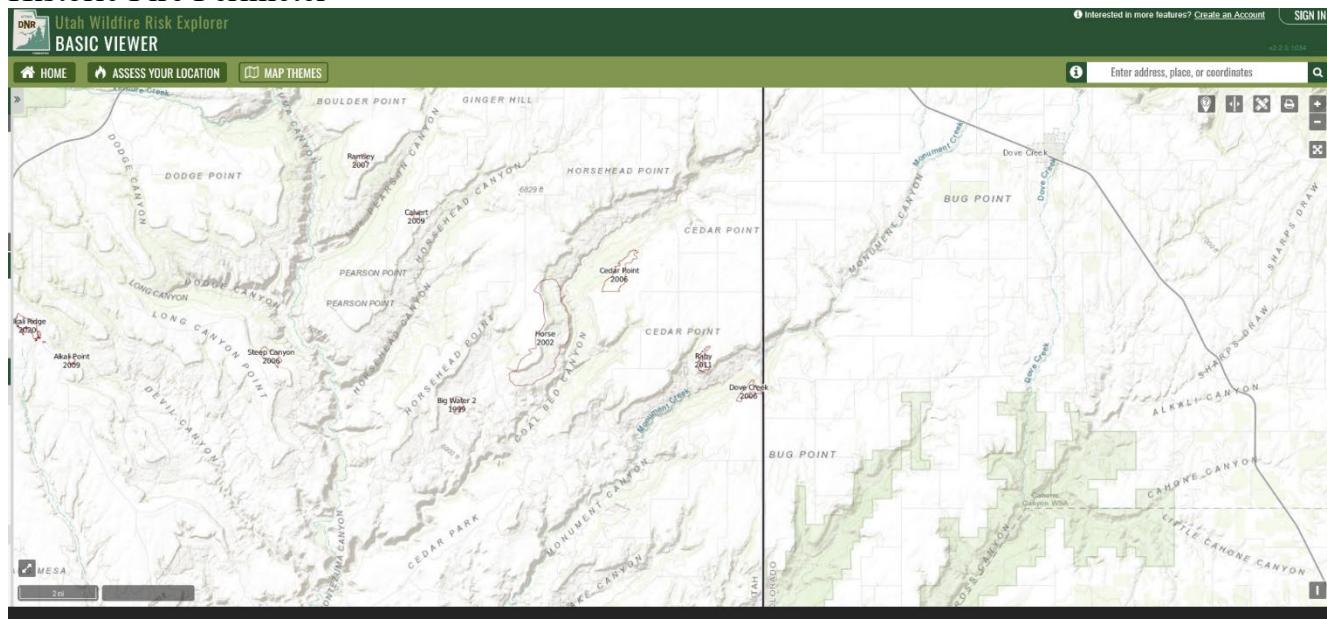
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San Juan County Preparedness Plan

Bug Point Map

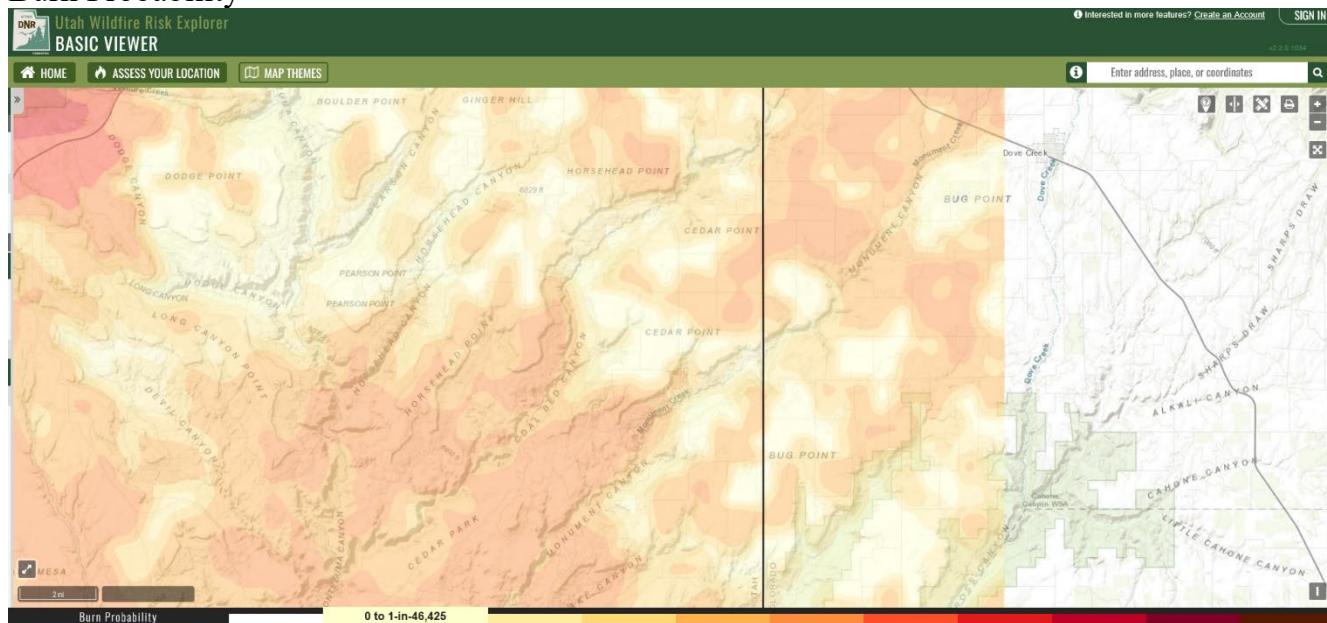


Historic Fire Perimeter

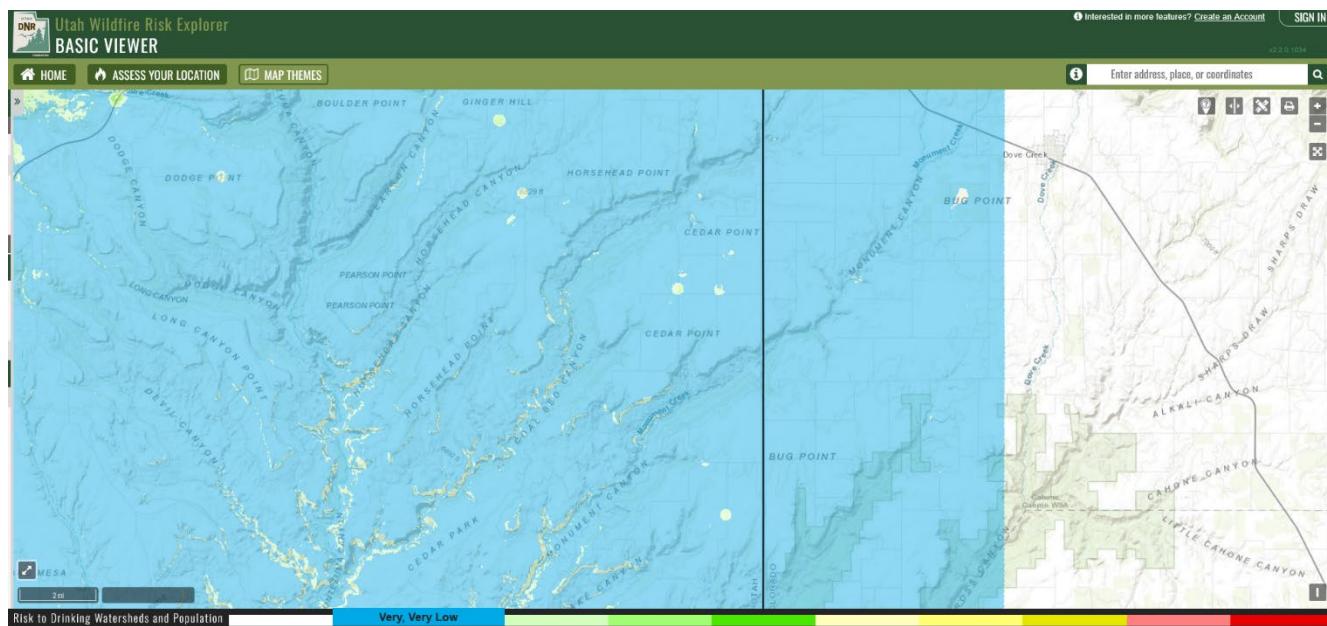


San Juan County Preparedness Plan

Burn Probability

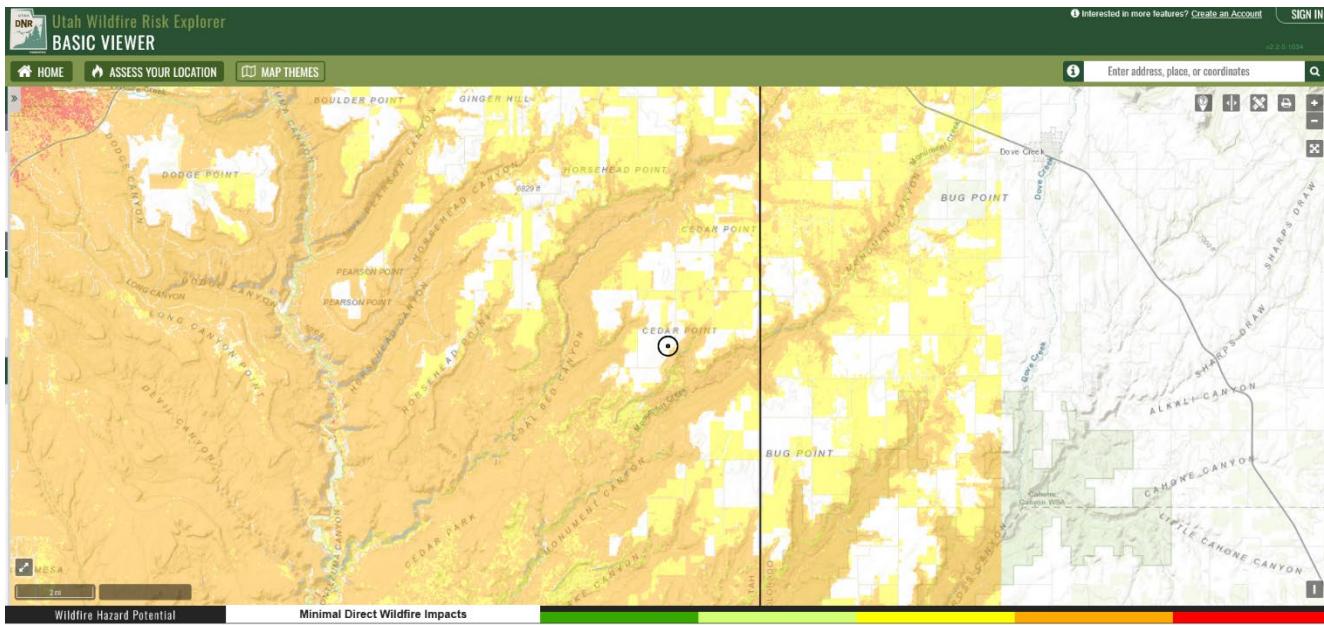


Risks to Watersheds

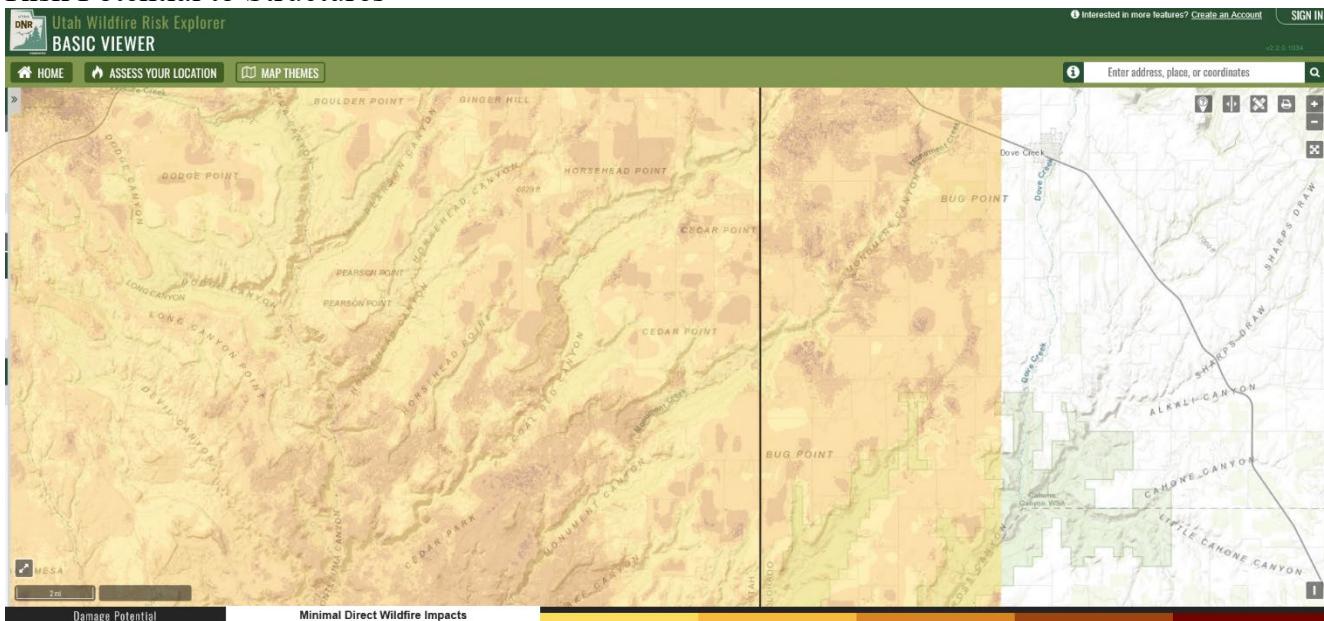


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk Potential to Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Ucolo Community Attributes

Location of Community

The Ucolo area is a remote ranching and rural community situated on the mesa and benchlands between Monticello and Eastland in San Juan County, Utah.

East: The Eastland community and the Colorado border region.

West: Monticello and the Abajo Mountains.

South: Agricultural rangelands and desert leading toward Montezuma Creek.

North: Lisbon Valley and low desert benchlands.

A portion of Bureau of Land Management (BLM) lands and Utah Division of Wildlife Resources (DWR) lands are located to the south and north of the community, creating an interface of private ranching parcels and public wildland that increases wildfire risk.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- **Two ways out limited:** most properties accessed by **single long ranch roads** tying back to county routes; few alternate egress options.
- **Signage inconsistent:** many private tracks unmarked or lacking reflective signs, hindering navigation.
- **Seasonal issues:** roads can be **snowbound in winter** or washed-out during monsoon storms, making access unreliable.
- **Dead ends/turnarounds:** ranch spurs often end abruptly with inadequate space for tenders/engines.
- **Roadside vegetation:** dense sagebrush and pinyon-juniper create **flammable corridors** along narrow roads.

Bridges

- Bridges are minimal; most crossings are **culverts or low-water crossings**.
- **Load capacity uncertain** for heavy fire apparatus.

Gates

- **Ranch gates frequent** throughout community.
- Many are **locked or require keys/combinations**; no standardized emergency access system (e.g., Knox Boxes).

Culverts

- Ranch culverts are often **undersized and prone to plugging** with debris/sediment.
- **Post-fire debris flows** could overwhelm culverts, restricting access for residents and responders.

Structural Ignitability Concerns

Defensible Space

- Some ranch parcels benefit from grazed rangeland or irrigated fields, but many homes are bordered by sagebrush, oak brush, and juniper.
- Corrals, wooden fences, and outbuildings often connect fuels directly to structures.
- Estimated ~20–30% of homes maintain adequate defensible space; most lack full clearance.

Home Hardening

- Many older homes, mobile homes, and cabins with combustible wood siding and asphalt/metal roofs with open eaves.
- Wooden decks, sheds, and fences are common ignition pathways.
- Few homes incorporate ember-resistant vents, enclosed decks, or fire-resistant siding.

Topography & Layout

- Scattered homes and ranches along mesa and canyon edges.
- Wind-exposed terrain and draws channel fire spread toward residences.
- Limited access via narrow or unimproved roads complicates suppression.

At-Risk Structures

San Juan County Preparedness Plan

- Mix of ranches and rural residences near the Utah–Colorado border.
- High risk for isolated homes at brush edges or in drainages with poor road access and no water supply.

Defensible Space & Assessments

- ~20–30% with adequate defensible space.
- <10% of properties have received formal wildfire property assessments.

Community Demographics

Approximate number of homes	15-20
Approximate number of lots	30-40
Approximate number of commercial entities	0-1
Approximate number of full-time residents	40-50
Approximated number of part-time residents	20-30

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcDonald@sanjuancountyut.gov

San Juan County Preparedness Plan

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none">• San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development.• Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none">• Counties are required to adopt WUI building code standards.• Ucolo properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- **Infrastructure:** Reliance on U.S. 491 and ranch roads; wildfire could block routes and isolate residents; overhead powerlines create ignition risk; water from private wells/small systems; limited hydrants; poor/no cellular coverage in parts of Bug Point mesa.
- **Residential & Commercial Structures:** ~15–20 homes (ranch houses, cabins); 0–1 commercial entities tied to ranching; many older/combustible (wood siding, open decks); minimal hardening; inconsistent defensible space; few homes assessed.
- **Watershed & Water Quality:** Drains toward San Juan River basin; wildfire could cause erosion, sedimentation, flooding; damage to wells, ditches, irrigation infrastructure.
- **Forest & Rangelands:** Sagebrush, pinyon-juniper, and oak brush fuels prone to fast, high-intensity fire; grazing lands highly vulnerable to fire and post-fire erosion.
- **Wildlife & Habitat:** Habitat for mule deer, elk, raptors, small mammals; riparian corridors critical but flammable; biodiversity and hunting values at risk.
- **Social, Cultural & Economic Values:** Life safety of remote residents is priority; archaeological/Tribal sites at risk; ranching operations vulnerable to loss of forage, fencing, water systems, livestock infrastructure; property values/insurance costs impacted.
- **Overall Vulnerability:** Moderate–high due to older homes, inconsistent defensible space, sparse infrastructure, limited suppression resources, and remote/seasonally hazardous access roads.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

San Juan County Preparedness Plan

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$5.4M-8.0M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

[Communities at Risk Score](#)

Communities At Risk Score (CARS)

Score:	10
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk

- **Moderate to high wildfire risk** due to surrounding sagebrush, oak brush, and pinyon-juniper fuels that support fast-moving, high-intensity fire.

Location of Specific Ignitions

- Ranching activity and equipment use.
- Hunting season recreation.
- Overhead powerlines as potential ignition sources.

Water Impacts

- Residents rely on private wells and small ranch systems.
- Post-fire erosion, flooding, and sedimentation could damage ditches, wells, and irrigation infrastructure.

Suppression Difficulty

- Single-access ranch roads; easily blocked during fire.
- No hydrants or reliable water sources.
- Long volunteer response times.
- Heavy roadside vegetation can trap residents and limit engine movement.

Fire Occurrence Density

- Human-caused ignitions more frequent than natural lightning.
- Ranching and hunting activity increase ignition probability.

Rate of Spread

- Dense fuels (sagebrush, oak brush, pinyon-juniper) promote rapid fire spread.
- Wind exposure and slope accelerate fire behavior.

Fire Effects

- 15–20 homes, mostly older wood-frame houses or cabins with minimal hardening.
- Up to 1 small ranching/agricultural operation.
- Risks to ranch roads, fencing, wells, powerlines, and grazing lands.
- Cultural and archaeological resources at risk of permanent loss.

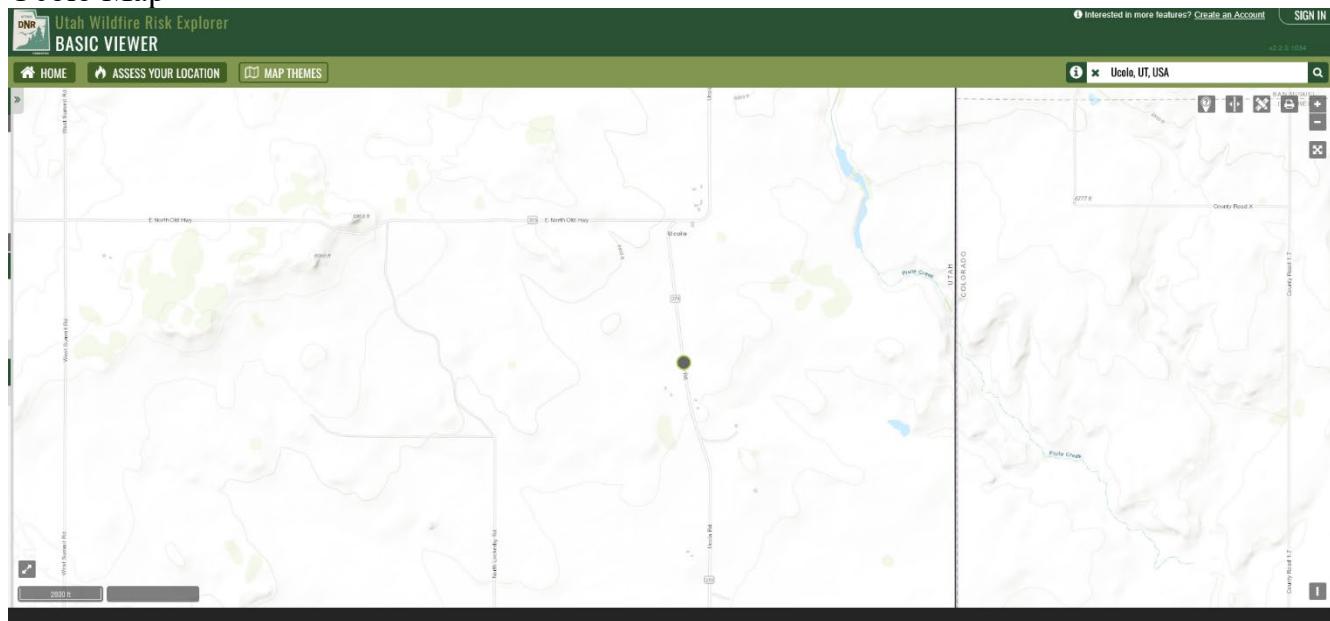
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	Moderate
At-Risk Structures	High
Property Assessments	High

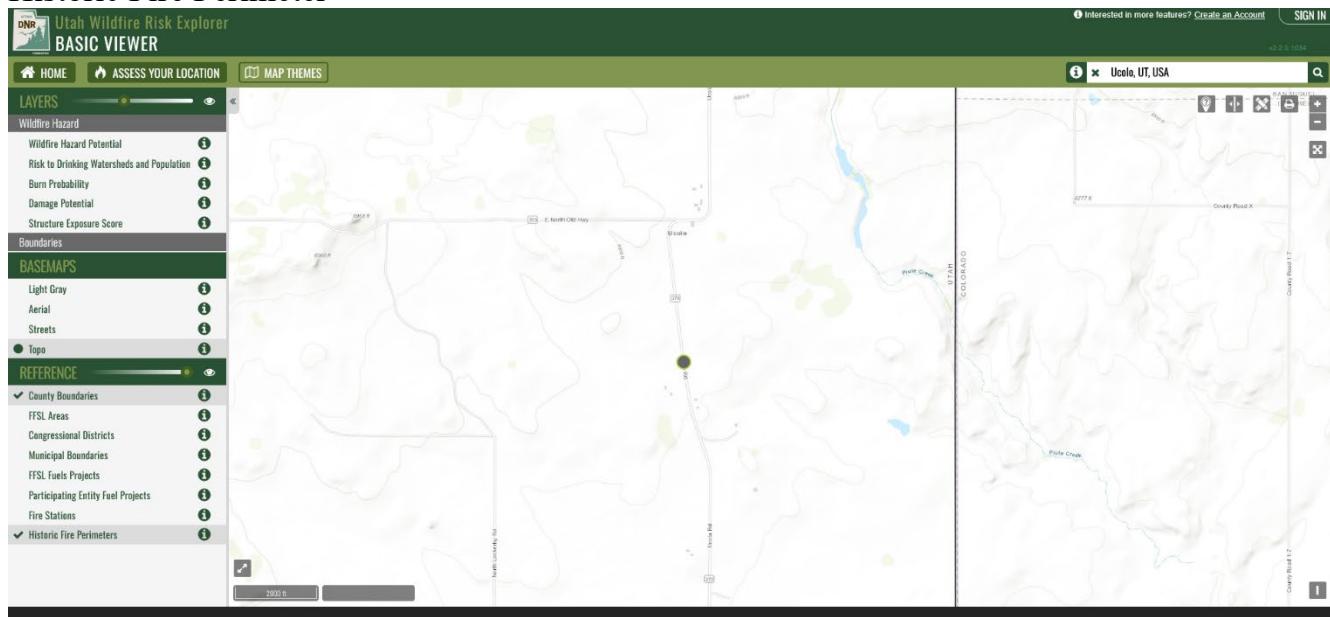
Please see attached

San Juan County Preparedness Plan

Ucolo Map

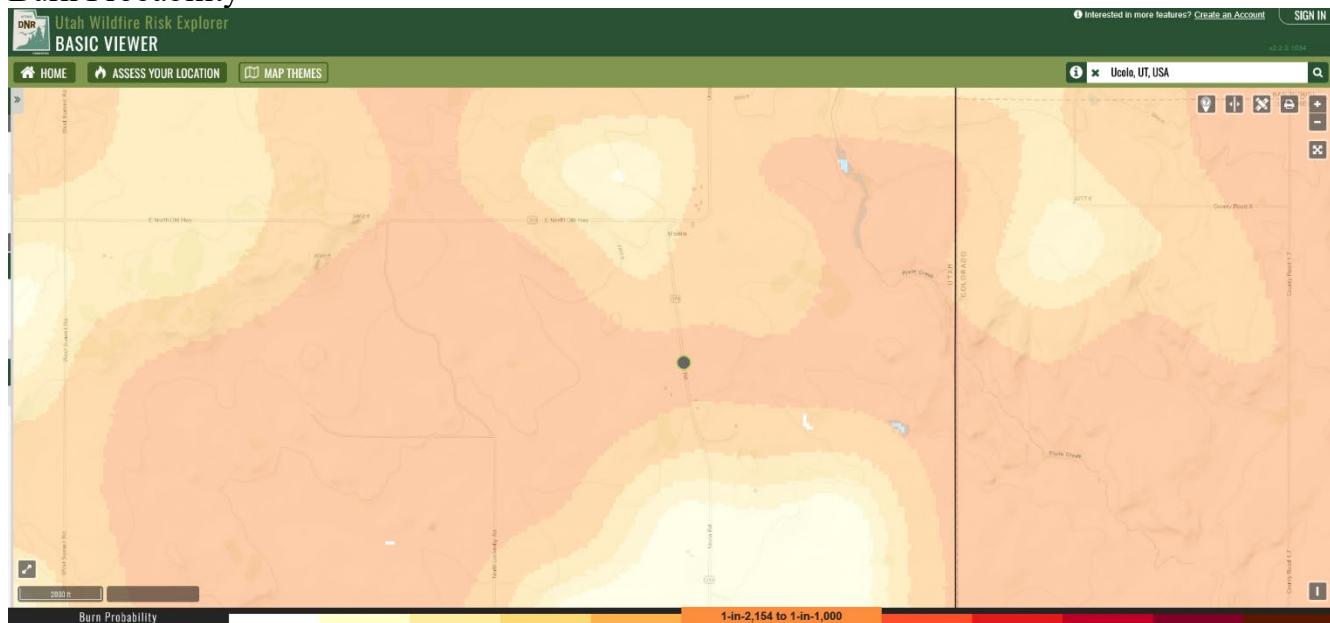


Historic Fire Perimeter

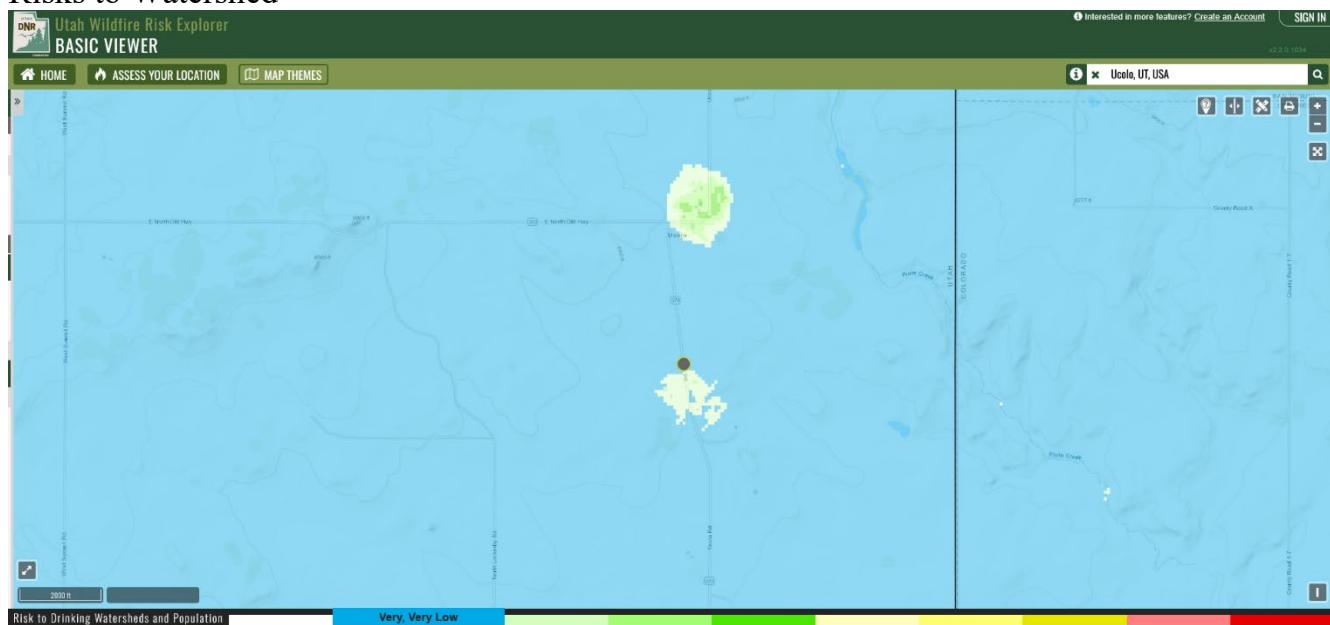


San Juan County Preparedness Plan

Burn Probability

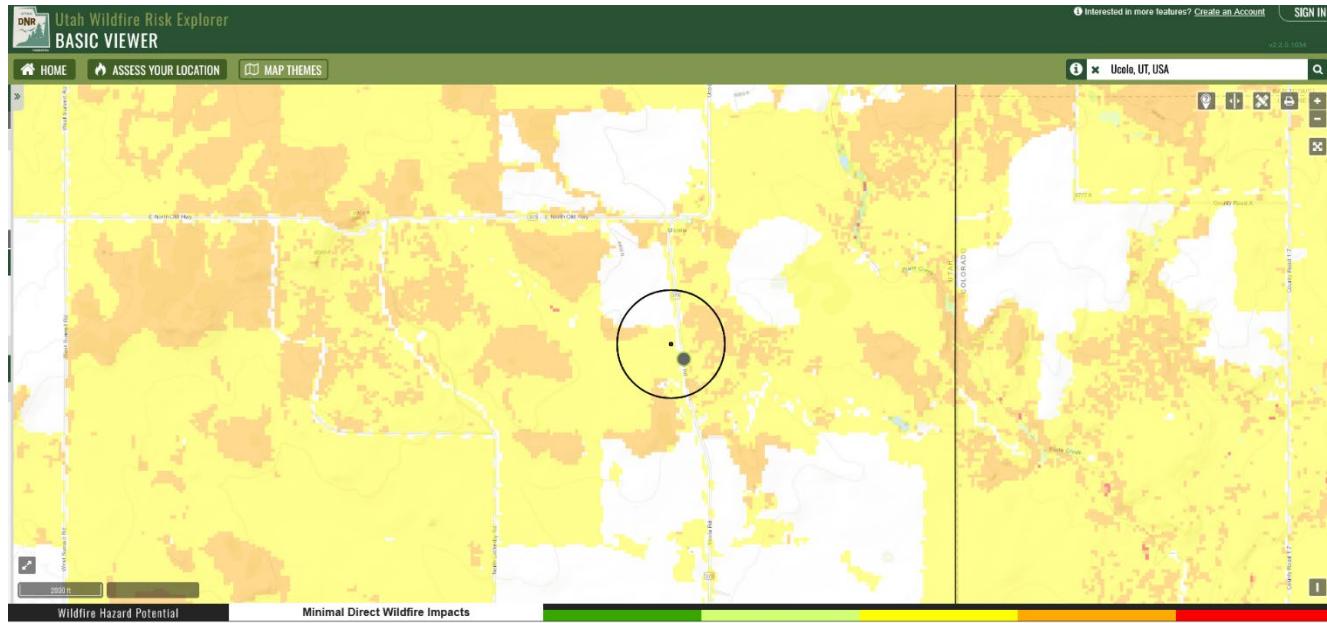


Risks to Watershed

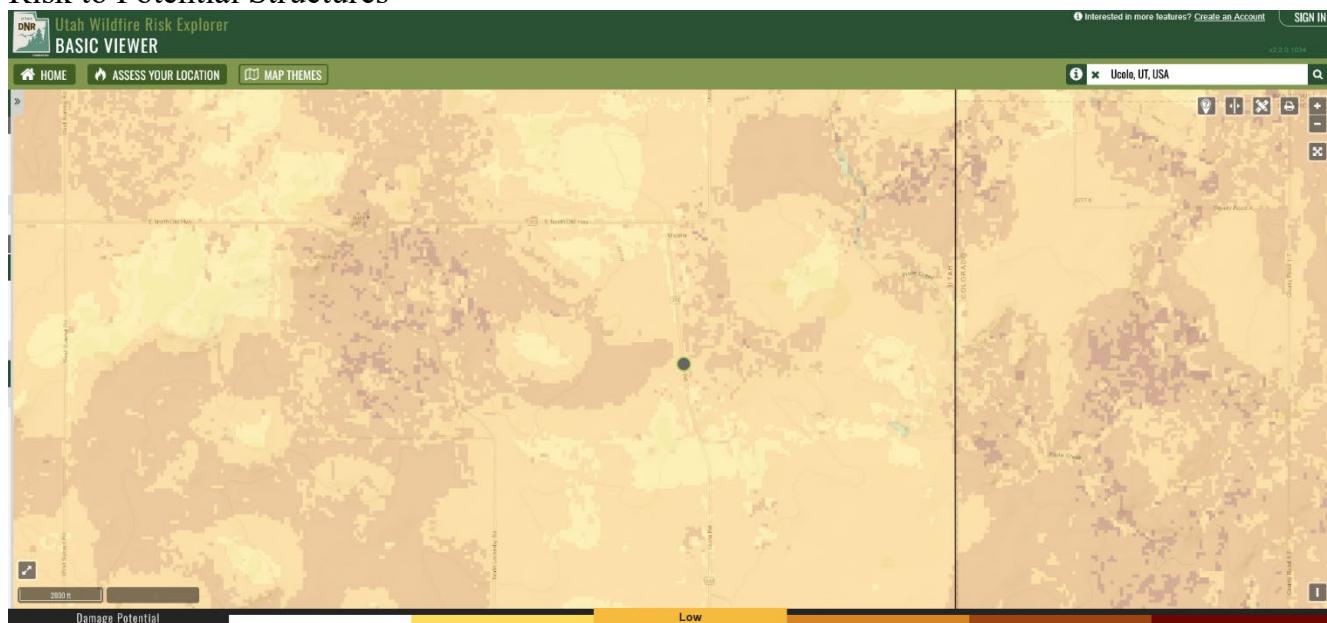


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Summit Point/West Summit Community Attributes

Location of Community

The Summit Point area is a small, rural ranching community located in northeastern San Juan County, Utah, near the Colorado border. The community is situated on mesa and benchlands with a mix of private ranch parcels and surrounding wildlands.

East: Colorado border region and agricultural lands.

West: Monticello and the Abajo Mountains.

South: Expansive rangelands and desert country leading toward Montezuma Creek.

North: Lisbon Valley and canyonlands.

A portion of Bureau of Land Management (BLM) and Utah Division of Wildlife Resources (DWR) lands are located around the community, creating a wildland-urban interface (WUI) where private ranch properties meet public wildlands, increasing overall wildfire risk.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- **Two ways out limited:** most properties accessed by **single long ranch roads** connecting to county routes; few alternate egress options.
- **Signage inconsistent:** many private roads/tracks unmarked or lacking reflective signs, hindering navigation at night or in smoky conditions.
- **Seasonal issues:** roads can be **snowbound in winter** or washed-out during summer monsoon storms, reducing reliability.
- **Dead ends/turnarounds:** multiple ranch spurs end abruptly with inadequate space for tenders/engines to maneuver.
- **Roadside vegetation:** dense sagebrush and pinyon-juniper along road edges create **flammable corridors** restricting safe evacuation and responder access.

Bridges

- Very few bridges; most crossings are **culverts or low-water crossings**.
- **Load capacity uncertain** for heavy firefighting apparatus.

Gates

- **Ranch gates frequent** throughout the area.
- Many are **locked or require keys/combinations**; no standardized access system (e.g., Knox Boxes), causing potential delays in response.

Culverts

- **Ranch culverts are typically undersized and prone to plugging** with sediment/debris.
- **Post-fire debris flows** could overwhelm culverts, further restricting resident and responder access.

Structural Ignitability Concerns

Defensible Space

- Some parcels benefit from irrigated fields or grazed pastures acting as buffers.
- Many homes remain surrounded by sagebrush, pinyon-juniper, and oak brush with little clearance.
- Driveways, corrals, and wooden fencing often connect fuels directly to homes.
- Only ~20–25% of residences maintain adequate defensible space.

Home Hardening

- Older ranch houses and mobile/manufactured homes common; many have wood siding and asphalt/metal roofs with open eaves.
- Combustible attachments (decks, sheds, fences) are widespread ignition pathways.
- Few homes use ember-resistant vents, enclosed decks, or non-combustible materials.

Topography & Layout

San Juan County Preparedness Plan

- *Scattered homes on mesa and benchlands in wind-exposed positions.*
- *Canyon drainages and draws channel fire spread toward structures.*
- *Properties along farmland–wildland edges face elevated ignition risk.*

At-Risk Structures

- *Rural ranch houses and isolated dwellings with limited water supply for firefighting.*
- *High-risk: homes with little clearance, combustible siding, and poor access roads.*

Defensible Space & Assessments

- *~20–25% with adequate defensible space.*
- *<10% of homes have received formal wildfire risk assessments.*

Community Demographics

Approximate number of homes	20-25
Approximate number of lots	40-50
Approximate number of commercial entities	1-2
Approximate number of full-time residents	50-65
Approximated number of part-time residents	10-20
<i>Notes/comments:</i>	

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning,	Mack McDonald	435-587-3225	mmcDonald@sanjuancountyut.gov

San Juan County Preparedness Plan

emergency management, and fire protection.			
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Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none">• San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development.• Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none">• Counties are required to adopt WUI building code standards.• Summit Point/West Summit properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk
<ul style="list-style-type: none">• Infrastructure: Served by single county road system with limited redundancy; wildfire could block routes and isolate residents; overhead powerlines create ignition risk; homes rely on private wells/small systems; no hydrants; cellular coverage limited/inconsistent.• Residential & Commercial Structures: ~20–25 homes (ranch houses, rural dwellings); 1–2 ranching/ag operations; many older/combustible (wood siding, open decks); limited hardening; defensible space inconsistent; few homes assessed.• Watershed & Water Quality: Drains to San Juan River basin; wildfire could cause erosion, sedimentation, flooding; damage to wells, ditches, irrigation.• Forest & Rangelands: Sagebrush, pinyon-juniper, and oak brush fuels prone to high-intensity fire; grazing lands critical to economy, vulnerable to fire and post-fire erosion.• Wildlife & Habitat: Supports mule deer, elk, raptors, small mammals; riparian corridors critical but flammable; wildfire would reduce biodiversity and hunting values.• Social, Cultural & Economic Values: Life safety of remote residents is top priority; archaeological/Tribal cultural sites at risk; ranching operations vulnerable to forage, fencing, water system, and livestock losses; property values/insurance costs impacted.• Overall Vulnerability: Moderate–high due to older homes, limited hardening, inconsistent defensible space, sparse infrastructure, minimal suppression resources, and remote/seasonally hazardous access.

San Juan County Preparedness Plan

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$7.6M-11.5M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10
You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

Communities at Risk Score

Communities At Risk Score (CARS)

Score:	9
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Summit Point / West Summit

- **Moderate to high wildfire risk** from surrounding sagebrush, oak brush, and pinyon-juniper fuels that support fast-moving, high-intensity fire.

Location of Specific Ignitions

- Ranching activity and equipment use.
- Hunting season recreation.
- Overhead powerlines.
- Roadside ignitions along county access routes.

Water Impacts

- Reliance on private wells and small ranch systems; no hydrants.
- Post-fire erosion, sedimentation, and debris flows could damage ditches, wells, and irrigation systems.

Suppression Difficulty

- Single-access County roads with limited turnarounds.
- Roadside vegetation can block engines and delay evacuation.
- Long volunteer response times and no established water supply for firefighting.

Fire Occurrence Density

- Human-caused ignitions (equipment, hunting, roadside) more likely than lightning.
- Seasonal activity increases ignition probability.

Rate of Spread

- Sagebrush, oak brush, and pinyon-juniper fuels enable rapid, wind-driven fire.
- Slopes and canyons increase intensity and spread potential.

Fire Effects

- 20–25 homes, mostly older wood-frame or manufactured structures with limited hardening.
- Several small ranching/agricultural operations at risk.
- Key infrastructure (roads, wells, powerlines, fencing) highly vulnerable.
- Grazing lands and cultural/archaeological resources could sustain long-term impacts.

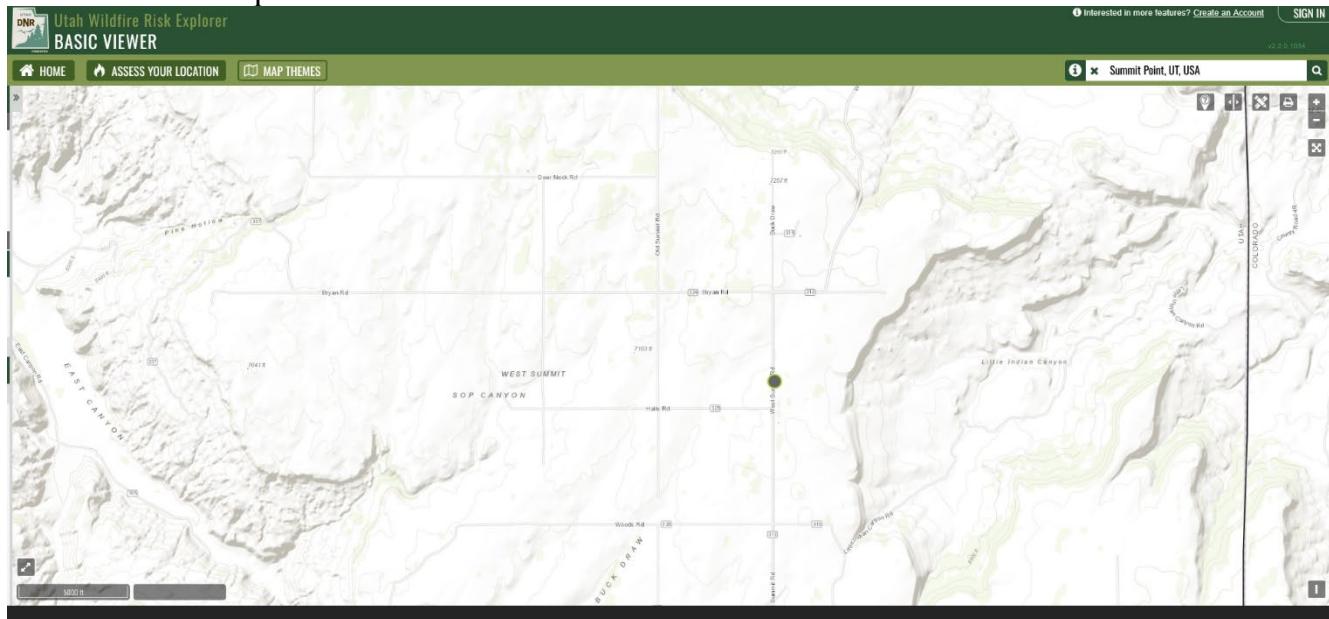
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	Moderate
At-Risk Structures	High
Property Assessments	High

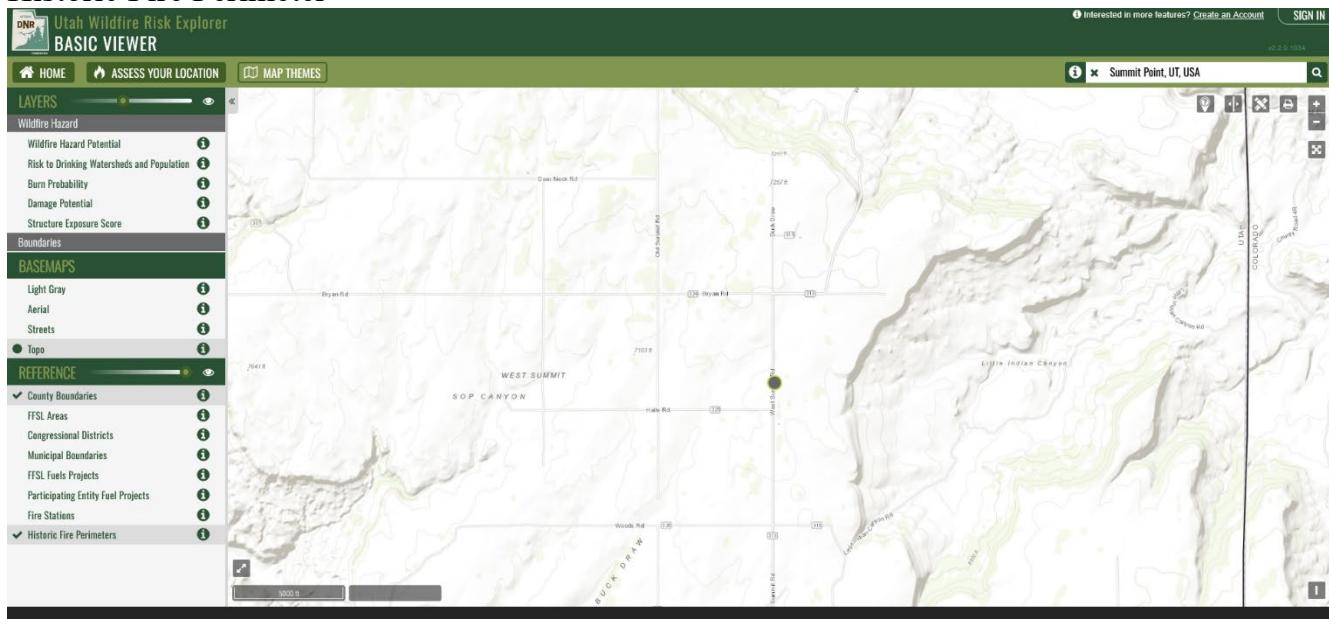
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San Juan County Preparedness Plan

Summit Point Map

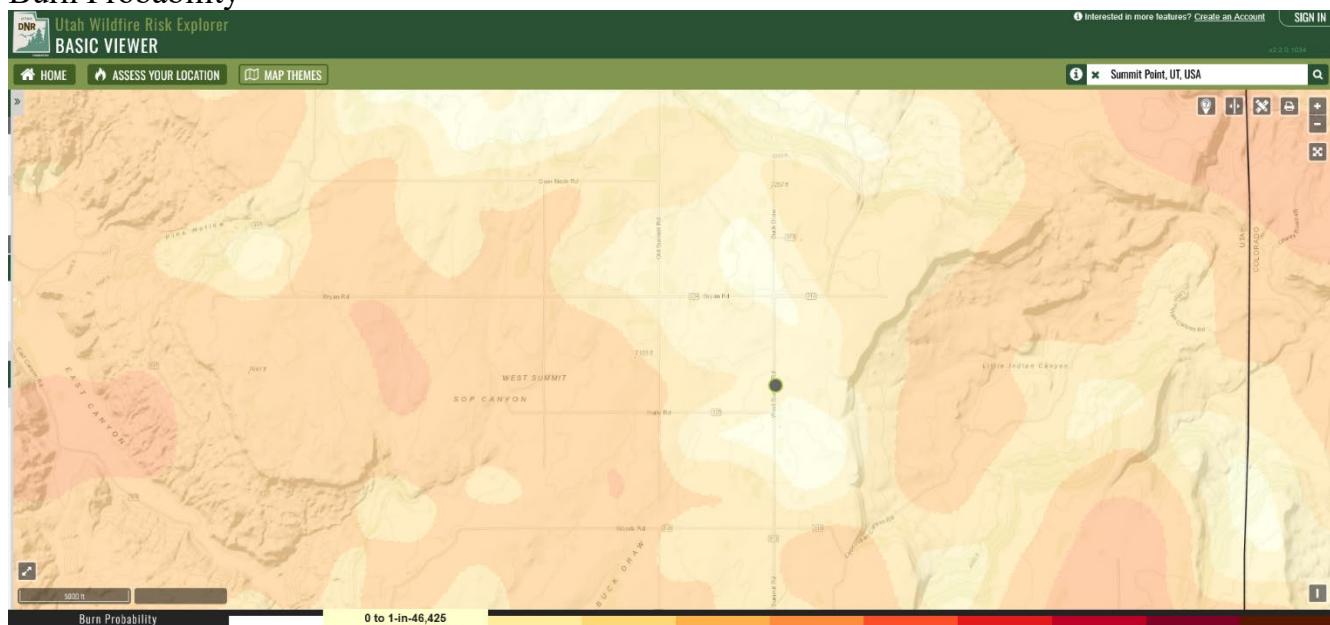


Historic Fire Perimeter

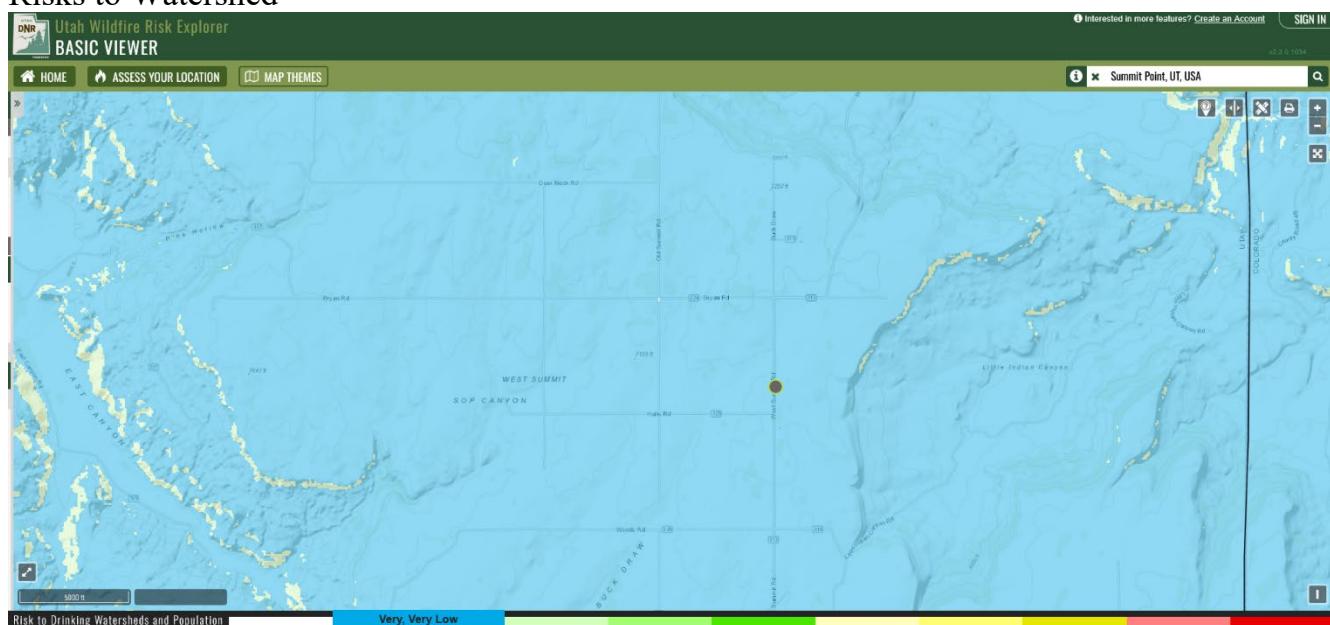


San Juan County Preparedness Plan

Burn Probability

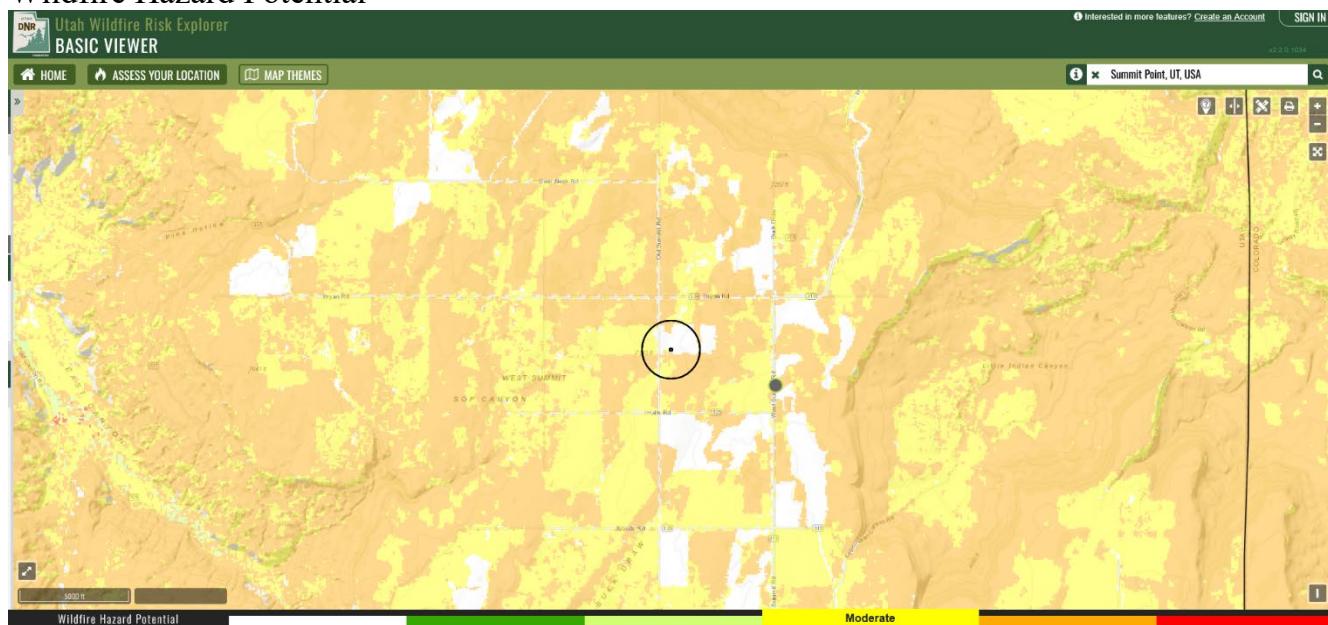


Risks to Watershed

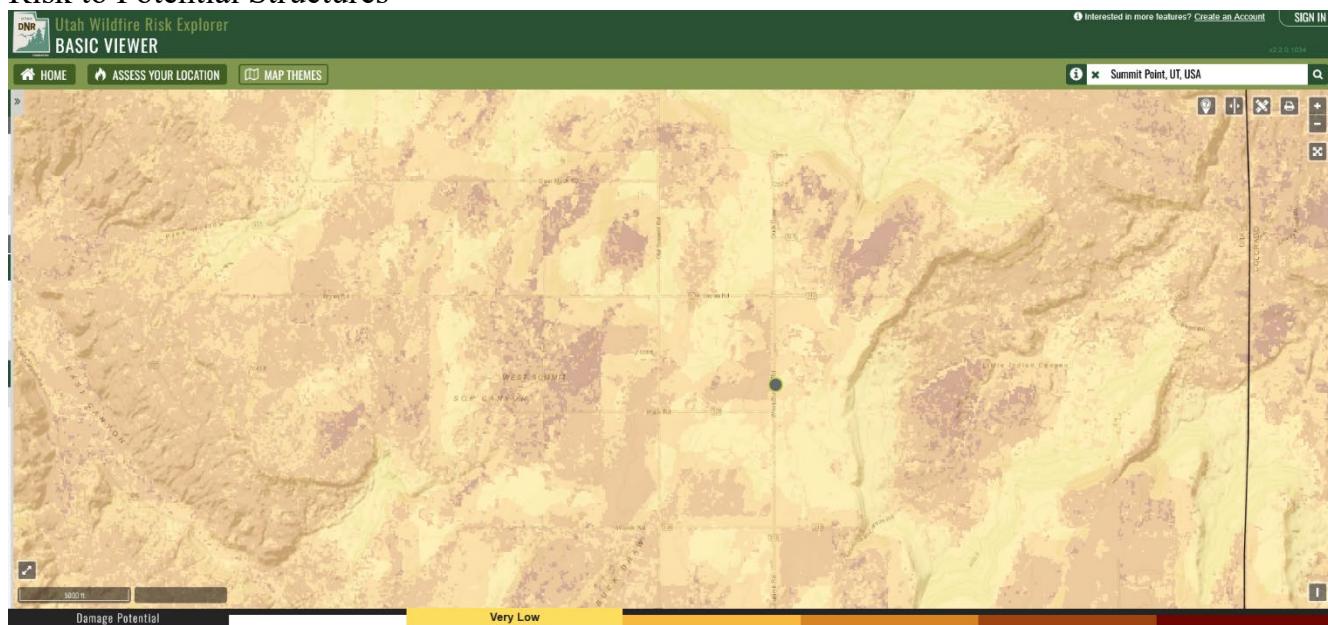


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Elk Meadows/Peters Hill Community Attributes

Location of Community

The Elk Meadows and Peters Hill areas are small, rural residential and ranching communities located in northern San Juan County, Utah. These communities are situated on benchlands and foothills that transition between private ranch parcels, scattered residences, and surrounding wildlands.

East: The Lisbon Valley region and Colorado borderlands.

West: Monticello and the Abajo Mountain foothills.

South: Agricultural rangelands, desert country, and connections toward Summit Point and Montezuma Creek.

North: Grand County boundary and canyonlands leading toward Moab.

A portion of Bureau of Land Management (BLM) lands and Utah Division of Wildlife Resources (DWR) lands are interspersed around the communities. This creates a significant wildland-urban interface (WUI), where private homes and ranch parcels border public wildlands, raising wildfire risk and complicating suppression efforts.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

Two Ways Out

- *Most homes accessed by single long driveways or private subdivision roads.*
- *Minimal alternate egress; high risk of bottlenecks during evacuation.*

Signage

- *Inconsistent signage; some private lanes lack reflective or metal signs.*
- *Navigation difficult under smoky or low-visibility conditions.*

Seasonal Accessibility

- *Roads can be snowbound in winter or eroded/wash-damaged during monsoon storms.*
- *Seasonal conditions reduce reliability for residents and responders.*

Dead Ends / Turnarounds

- *Several lanes and spurs terminate without adequate turnaround space.*
- *Large engines and water tenders may be restricted.*

Roadside Vegetation

- *Narrow roads bordered by sagebrush, oak brush, and pinyon-juniper.*
- *Creates flammable corridors that can trap residents and hinder responders.*

Bridges

- *Very few; most crossings are culverts or low-water crossings.*
- *Capacity for heavy firefighting equipment uncertain.*

Gates

- *Many private ranch/subdivision gates, often locked.*
- *No standardized emergency access (e.g., Knox Boxes) to ensure timely entry.*

Culverts

- *Undersized culverts common; prone to clogging with sediment or debris.*
- *Post-fire flooding could overwhelm them, blocking evacuation and response.*

Structural Ignitability Concerns

Defensible Space

- *Some parcels benefit from irrigated lawns, pastures, or cleared fields acting as buffers.*
- *Many homes remain surrounded by sagebrush, oak brush, and pinyon-juniper with limited clearance.*
- *Driveways, fences, and outbuildings often lined with combustible vegetation or wood, carrying fire to residences.*
- *~25–30% of homes maintain adequate defensible space.*

Home Hardening

San Juan County Preparedness Plan

- Many older ranch houses, mobile homes, and cabins with wood siding, asphalt/metal roofs, and open eaves.
- Combustible attachments (decks, sheds, wooden fencing) are common ignition pathways.
- Few homes use ember-resistant vents, enclosed decks, or non-combustible siding.

Topography & Layout

- Homes scattered along ranch roads and foothill benches in wind-exposed areas.
- Canyon drainages funnel fire uphill toward structures, accelerating spread.
- Residences at the wildland-rangeland edge face heightened ignition risk.

At-Risk Structures

- **Elk Meadows:** Rural homes and small ranches, some clustered, others isolated with inconsistent defensible space.
- **Peters Hill:** Scattered residences and agricultural properties with older construction and limited suppression access.

Defensible Space & Assessments

- ~25–30% with adequate defensible space.
- <10% of properties have completed formal wildfire risk assessments.

Community Demographics

Approximate number of homes	25-30
Approximate number of lots	50-60
Approximate number of commercial entities	1-2
Approximate number of full-time residents	65-80
Approximated number of part-time residents	15-25

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail

San Juan County Preparedness Plan

Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcDonald@sanjuancountyut.gov
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Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none"> • Governs subdivision design, lot size, road widths, and infrastructure • Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning. • New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none"> • San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development. • Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none"> • Counties are required to adopt WUI building code standards. • Elk Meadows and Peters Hill properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- **Infrastructure:** Reliance on county ranch roads/subdivision lanes; wildfire could block routes and isolate residents; overhead powerlines pose ignition risk; homes rely on private wells/small systems; no hydrants; cellular coverage inconsistent/poor.
- **Residential & Commercial Structures:** ~25–30 homes (ranch houses, rural dwellings, cabins); ~1–2 ranch/ag operations; many older/combustible (wood siding, open decks, asphalt/metal roofs); limited hardening; defensible space inconsistent; few risk assessments completed.
- **Watershed & Water Quality:** Drain into San Juan River basin via small tributaries/ditches; wildfire could cause erosion, sedimentation, flooding; damage to wells, irrigation, and ag water infrastructure.
- **Forest & Rangelands:** Sagebrush, pinyon-juniper, oak brush fuels burn intensely under dry/windy conditions; grazing lands vulnerable to direct fire and post-fire erosion, reducing forage and ranching viability.
- **Wildlife & Habitat:** Supports mule deer, elk, raptors, small mammals; riparian corridors critical but flammable; wildfire could reduce biodiversity, hunting, and recreation values.

San Juan County Preparedness Plan

- **Social, Cultural & Economic Values:** Life safety of remote residents is top priority; archaeological/Tribal sites at risk of permanent loss; ranching operations vulnerable to forage, fencing, water system, and livestock infrastructure losses; property values/insurance costs impacted.
- **Overall Vulnerability:** Moderate–high due to older combustible homes, inconsistent defensible space, no hydrants, sparse suppression resources, and remote/seasonally hazardous roads.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$9.4M – \$13.2M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

Communities at Risk Score

Communities At Risk Score (CARS)

Score:	9
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

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The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Elk Meadows / Peters Hill

- *Moderate to high wildfire risk from surrounding sagebrush, pinyon-juniper, and oak brush fuels that burn with high intensity under dry and windy conditions.*

Location of Specific Ignitions

- *Ranching equipment and agricultural operations.*
- *Vehicles along county roads.*
- *Overhead powerlines.*
- *Occasional recreation use adds ignition potential.*

Water Impacts

- *Homes rely on private wells and irrigation ditches.*
- *Post-fire erosion, sedimentation, and flooding could damage water supplies and infrastructure.*

Suppression Difficulty

- *Single-access roads with dead ends and no turnarounds.*
- *Inconsistent signage complicates response.*
- *Limited water supply; no hydrants.*
- *Extended volunteer response times.*
- *Dense roadside fuels and wind exposure threaten safe evacuation.*

Fire Occurrence Density

- *Human-caused ignitions (equipment, traffic, recreation, powerlines) more frequent than lightning.*
- *Seasonal activity increases ignition risk.*

Rate of Spread

- *Dense sagebrush, pinyon-juniper, and oak brush promote fast-moving, wind-driven fire.*
- *Exposed topography increases spread and flame intensity.*

Fire Effects

- *25–30 homes, mostly older wood-frame or manufactured structures with limited hardening.*
- *1–2 ranching/agricultural operations at risk.*
- *Vulnerable infrastructure: county roads, overhead powerlines, private wells, irrigation ditches.*
- *Grazing lands, fencing, livestock infrastructure, and cultural/archaeological resources at risk of long-term damage.*

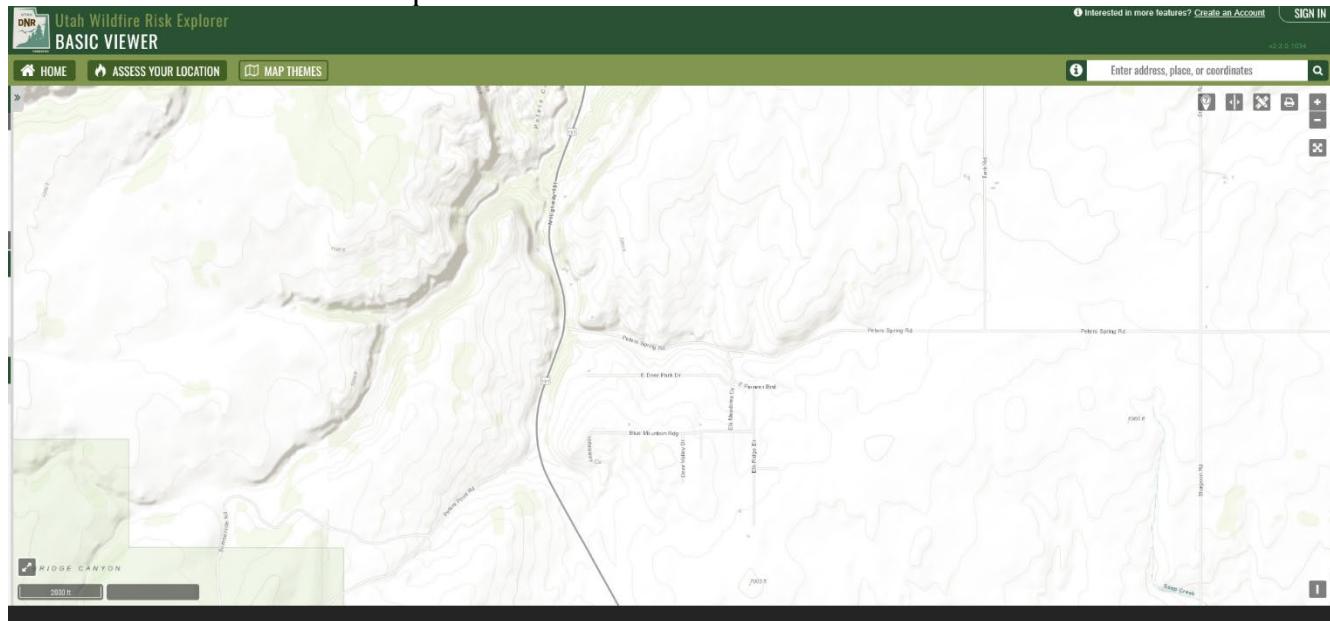
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	Moderate
At-Risk Structures	High
Property Assessments	High

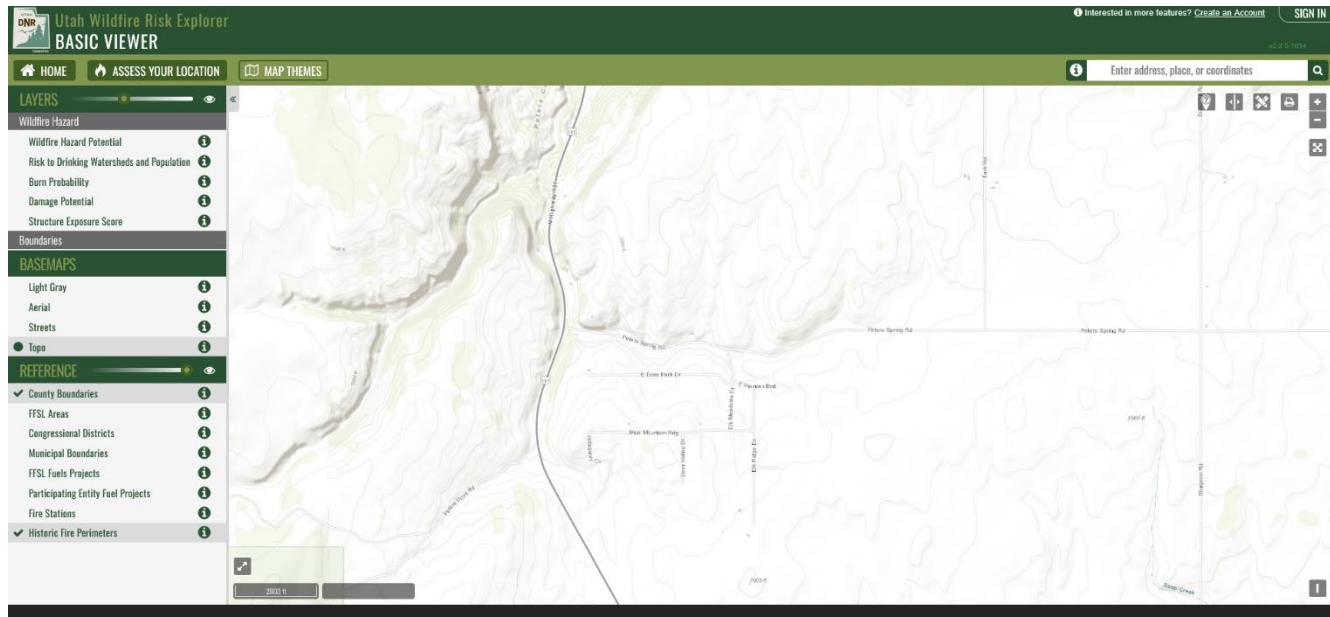
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San Juan County Preparedness Plan

Elk Meadows/Peters Hill Map

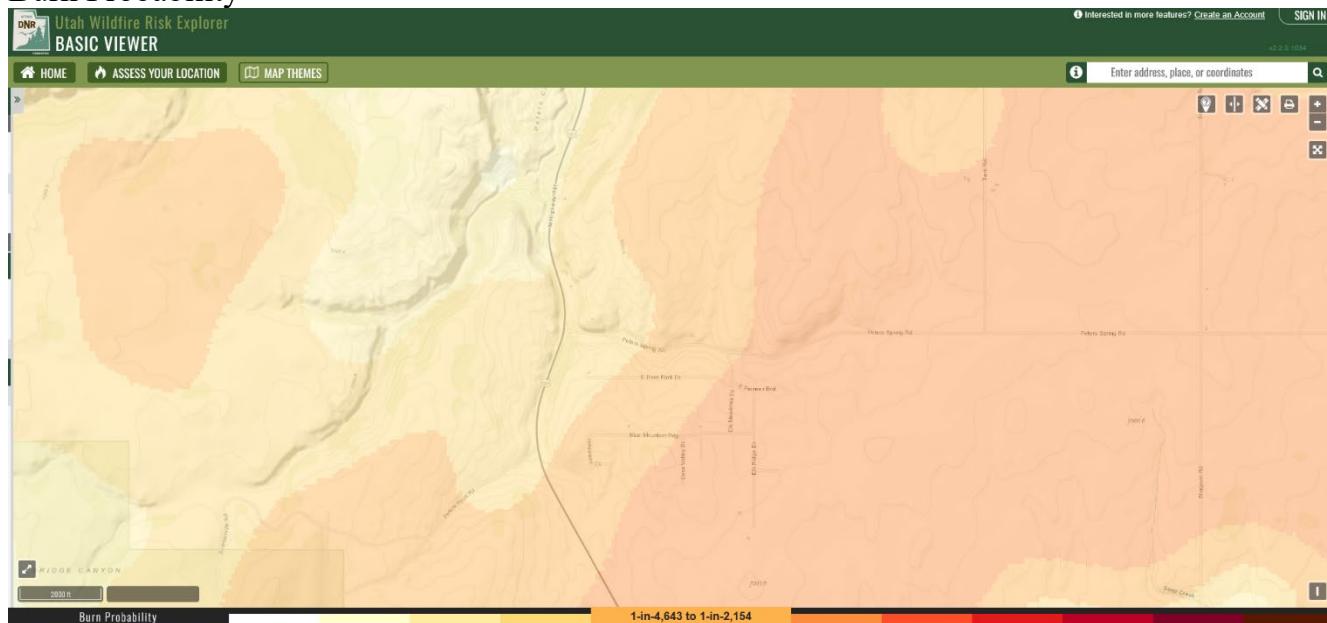


Historic Fire Perimeter

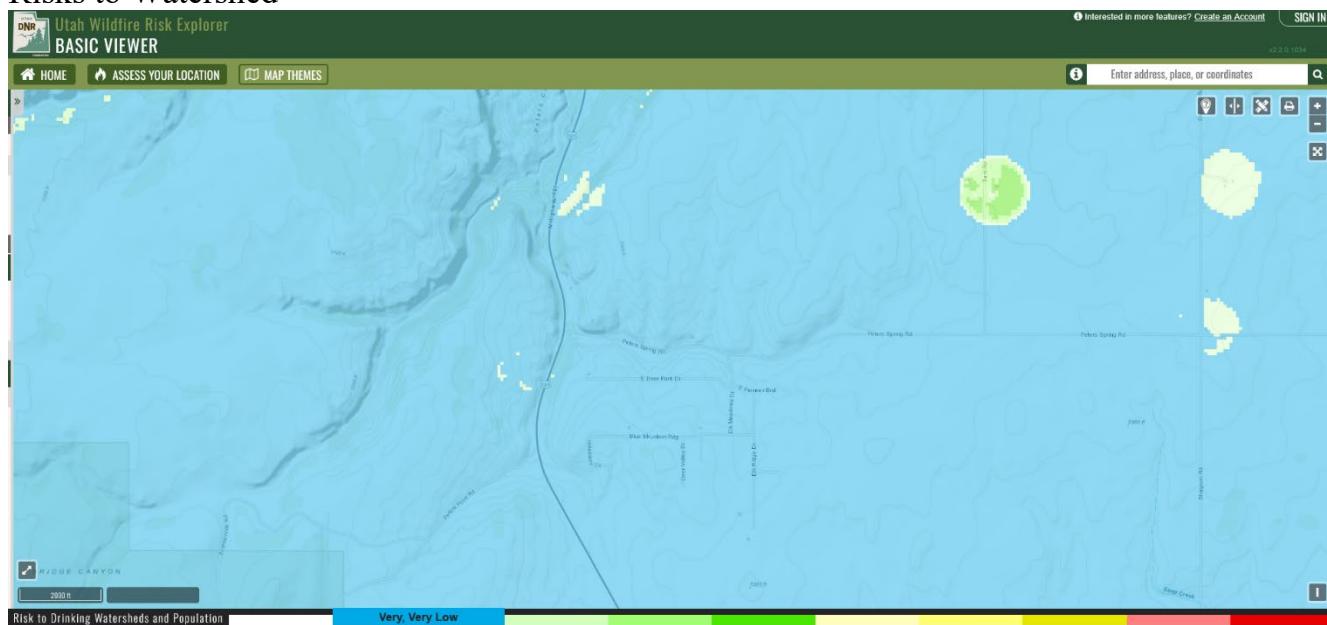


San Juan County Preparedness Plan

Burn Probability

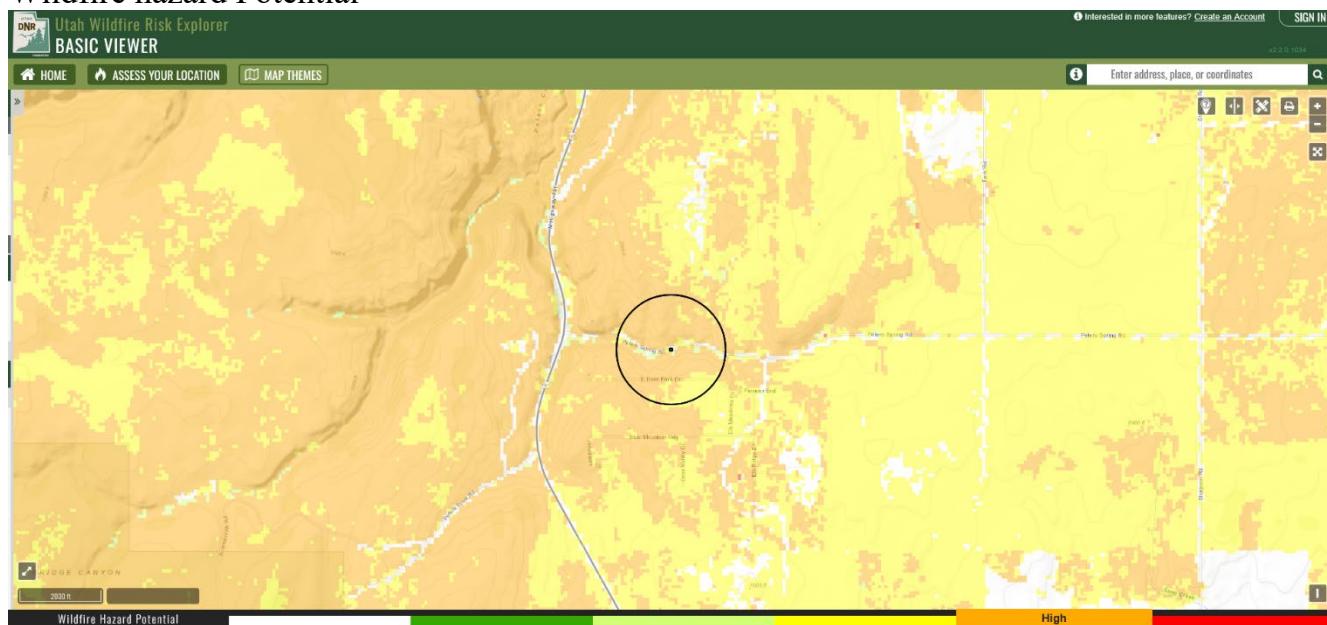


Risks to Watershed

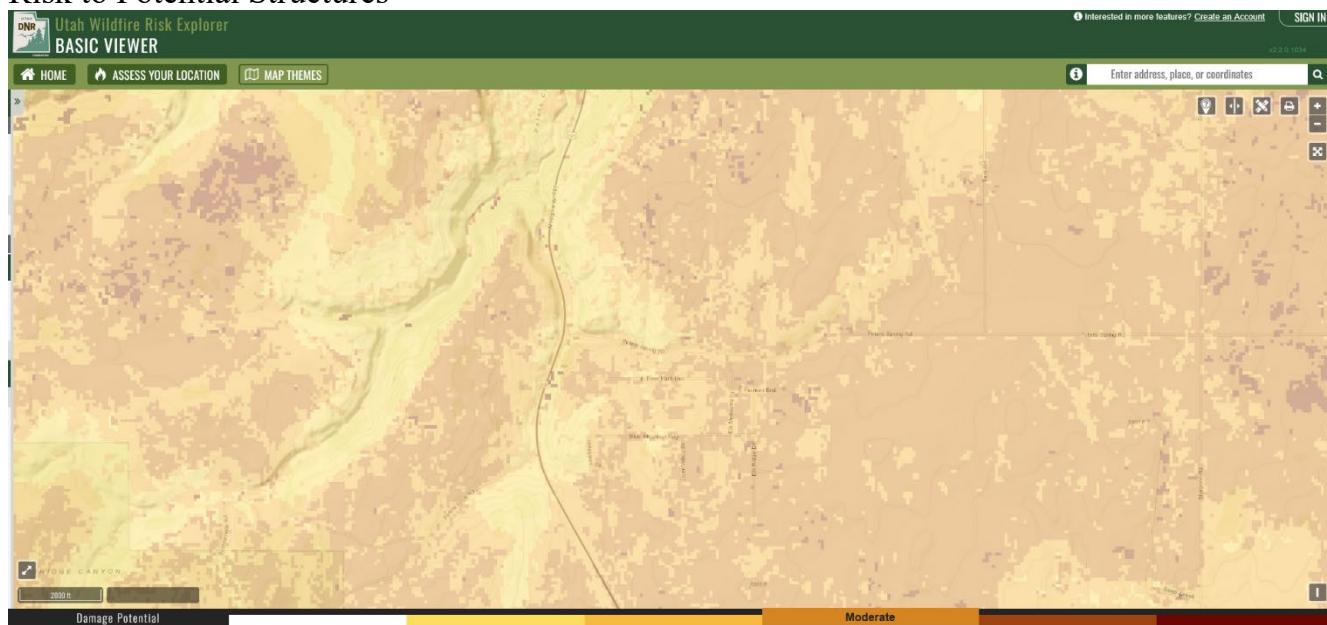


San Juan County Preparedness Plan

Wildfire hazard Potential



Risk to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Wilson Arch Community Attributes

Location of Community

The Wilson Arch area is a small, rural residential and recreational community located in northern San Juan County, Utah, along U.S. Highway 191 between Monticello and Moab. The community is centered around the Wilson Arch landmark and nearby subdivisions that include a mix of permanent homes, vacation properties, and cabins.

East: Lisbon Valley and the Colorado borderlands.

West: The Abajo Mountain foothills and agricultural rangelands near Monticello.

South: Desert benchlands and rural ranch properties extending toward La Sal and Summit Point.

North: Grand County boundary, with connections toward Moab and Canyonlands.

A portion of Bureau of Land Management (BLM) lands and Utah Division of Wildlife Resources (DWR) lands surround the community. This creates a significant wildland–urban interface (WUI), where private homes and recreation-focused properties border public lands, increasing wildfire risk and complicating suppression efforts.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- **Two ways out:** subdivision accessed directly from **U.S. Highway 191**; interior roads are mostly **single-access loops or dead ends** with limited alternate egress.
- **Signage:** road signs present but inconsistent; some private drives lack reflective metal signs, hindering night/smoke navigation.
- **Seasonal issues:** U.S. 191 is maintained year-round, but subdivision roads may be **snow-covered in winter** or affected by **washouts/erosion during monsoon rains**.
- **Dead ends/turnarounds:** several spurs end abruptly with **insufficient space for tenders/engines**.
- **Roadside vegetation:** narrow roads lined with **pinyon-juniper, oak brush, and sagebrush**, forming flammable corridors that restrict safe evacuation and access.

Bridges

- Few bridges; most crossings are **culverts or low-water structures**.
- **Load capacity uncertain** for heavy firefighting equipment.

Gates

- Some private parcels/driveways **gated**, often locked or requiring combinations/keys.
- **No standardized emergency access system** (e.g., Knox Boxes), creating potential delays.

Culverts

- Subdivision culverts are often **undersized and prone to clogging** with debris.
- **Post-fire flooding/debris flows** could overwhelm structures, cutting off road access for residents and responders.

Structural Ignitability Concerns

Defensible Space

- Large subdivision lots provide some buffers, but many homes remain surrounded by dense pinyon-juniper, oak brush, and sagebrush.
- Irrigated lawns and landscaping help in some areas, but wooden fencing, vegetation-lined driveways, and decks can carry fire to homes.
- ~25–30% of homes maintain adequate defensible space; most lack full clearance.

Home Hardening

- Mix of modern homes, cabins, and manufactured structures.
- Many homes feature combustible siding, asphalt/metal roofs with open eaves, and wooden decks/sheds.
- Few structures use ember-resistant vents, enclosed decks, or fire-resistant siding.

Topography & Layout

San Juan County Preparedness Plan

- *Residences spread across sloped terrain, canyon benches, and subdivision loops.*
- *Wind exposure and drainage channels funnel fire toward structures.*
- *Edge-of-subdivision homes adjacent to wildland fuels face highest risk.*

At-Risk Structures

- *Combination of full-time residences and vacation properties along U.S. Highway 191.*
- *Dense fuels, combustible construction, and restricted interior road layouts heighten vulnerability.*

Defensible Space & Assessments

- *~25–30% with adequate defensible space.*
- *<10% have received formal wildfire property assessments.*

Community Demographics

Approximate number of homes	25-30
Approximate number of lots	50-60
Approximate number of commercial entities	1-2
Approximate number of full-time residents	65-80
Approximated number of part-time residents	15-25
<i>Notes/comments:</i>	

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning,	Mack McDonald	435-587-3225	mmcDonald@sanjuancountyut.gov

San Juan County Preparedness Plan

emergency management, and fire protection.			
HOA			
Wilson Arch SSD		435-503-8477	bodwassd@gmail.com

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none"> • Governs subdivision design, lot size, road widths, and infrastructure • Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning. • New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none"> • San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development. • Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none"> • Counties are required to adopt WUI building code standards. • Wilson Arch properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- **Infrastructure:** Direct access to U.S. 191; interior subdivision roads are single-access loops/spurs, easily blocked; overhead powerlines pose ignition/damage risk; homes rely on wells, septic, propane; no hydrants; cell service good on U.S. 191 but weaker inside subdivision.
- **Residential & Commercial Structures:** ~40–50 homes (mix of full-time and seasonal); very limited commercial activity (short-term rentals/tourism use); many homes combustible (wood siding, open decks, minimal hardening); defensible space inconsistent, only ~25–30% maintained.
- **Watershed & Water Quality:** Benchlands drain to canyons/arroyos into Colorado River watershed; wildfire could trigger flooding, erosion, sedimentation; damage to roads, culverts, and private wells.
- **Forest & Rangelands:** Fuels include pinyon-juniper, sagebrush, oak brush; prone to fast, high-intensity fire; loss of vegetation would increase erosion and recovery costs.
- **Wildlife & Habitat:** Habitat for mule deer, elk, raptors, small mammals, songbirds; limited riparian drainages critical but flammable; habitat loss would reduce biodiversity, hunting, and recreation values.

San Juan County Preparedness Plan

- **Social, Cultural & Economic Values:** Life safety of residents, visitors, and seasonal occupants is priority; archaeological/Tribal cultural sites at risk; tourism/short-term rental economy sensitive to fire damage and insurance cost increases.
- **Overall Vulnerability:** Moderate–high due to combustible homes, limited hardening, sparse infrastructure (no hydrants), inconsistent defensible space, and constrained interior road network.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$ 14.9M – \$23.5M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

Communities at Risk Score

Communities At Risk Score (CARS)

Score:	8
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Wilson Arch

- *Moderate to high wildfire risk from surrounding pinyon-juniper, sagebrush, and oak brush that burn intensely and support fast-moving, wind-driven fire.*

Location of Specific Ignitions

- *Residential activity within the subdivision.*
- *Vehicles traveling U.S. Highway 191.*
- *Ranching and recreational use.*
- *Overhead powerlines crossing the community.*

Water Impacts

- *Homes rely on wells and septic systems.*
- *Post-fire erosion and flooding could damage water quality, wells, and septic infrastructure.*

Suppression Difficulty

- *Narrow, looping subdivision roads with dead ends.*
- *No hydrants or reliable suppression water sources.*
- *Long volunteer response times.*
- *Dense roadside fuels can block access and delay evacuations.*

Fire Occurrence Density

- *Higher risk of human-caused ignitions due to year-round residential activity, highway traffic, and recreation.*
- *Powerlines present persistent ignition hazard.*

Rate of Spread

- *Pinyon-juniper, sagebrush, and oak brush promote rapid spread and high-intensity fire.*
- *Wind exposure increases flame lengths and spotting potential.*

Fire Effects

- *40–50 homes at risk, including short-term rental and vacation properties.*
- *Many structures with combustible siding, open decks, and limited defensible space.*
- *Key infrastructure at risk: U.S. 191, interior subdivision roads, overhead powerlines, wells, and septic systems.*
- *Recreational and cultural resources nearby also threatened.*

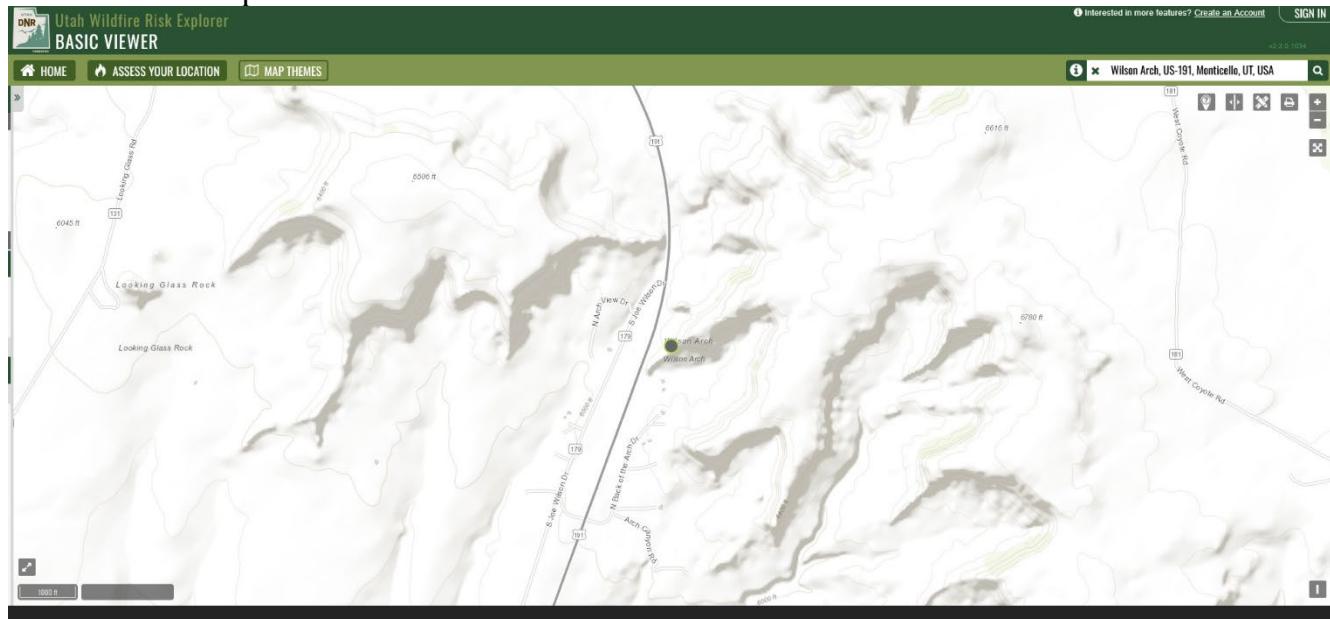
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	Moderate
At-Risk Structures	High
Property Assessments	High

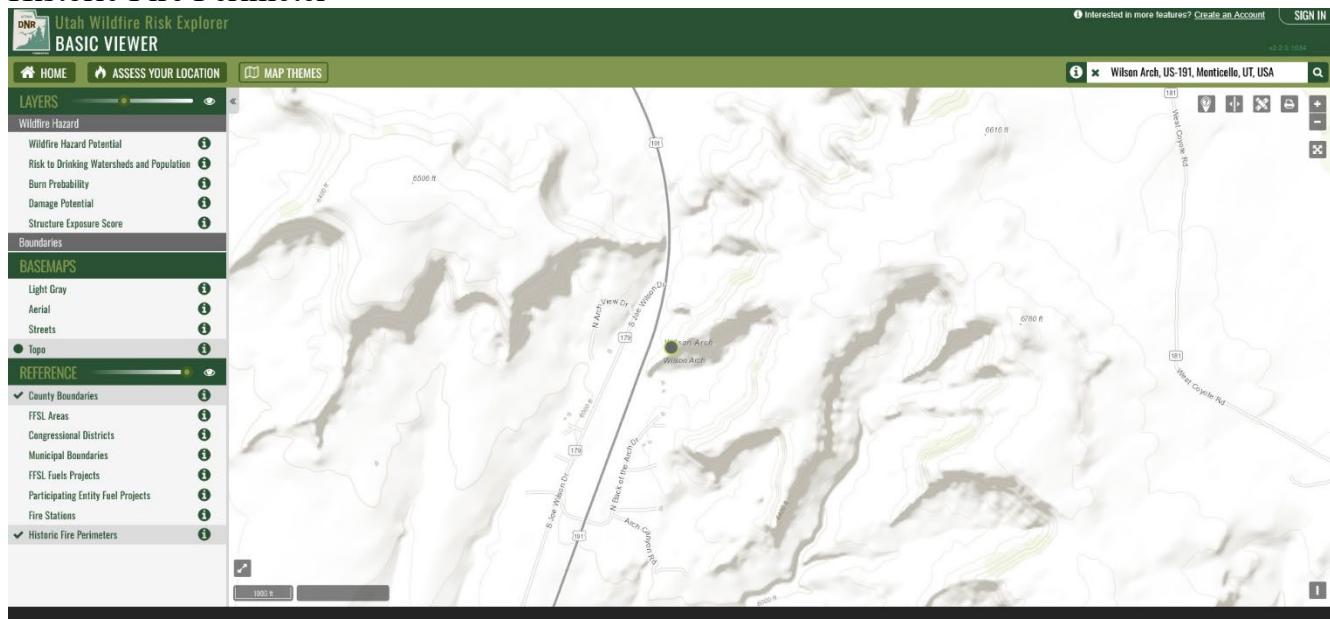
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San Juan County Preparedness Plan

Wilson Arch Map

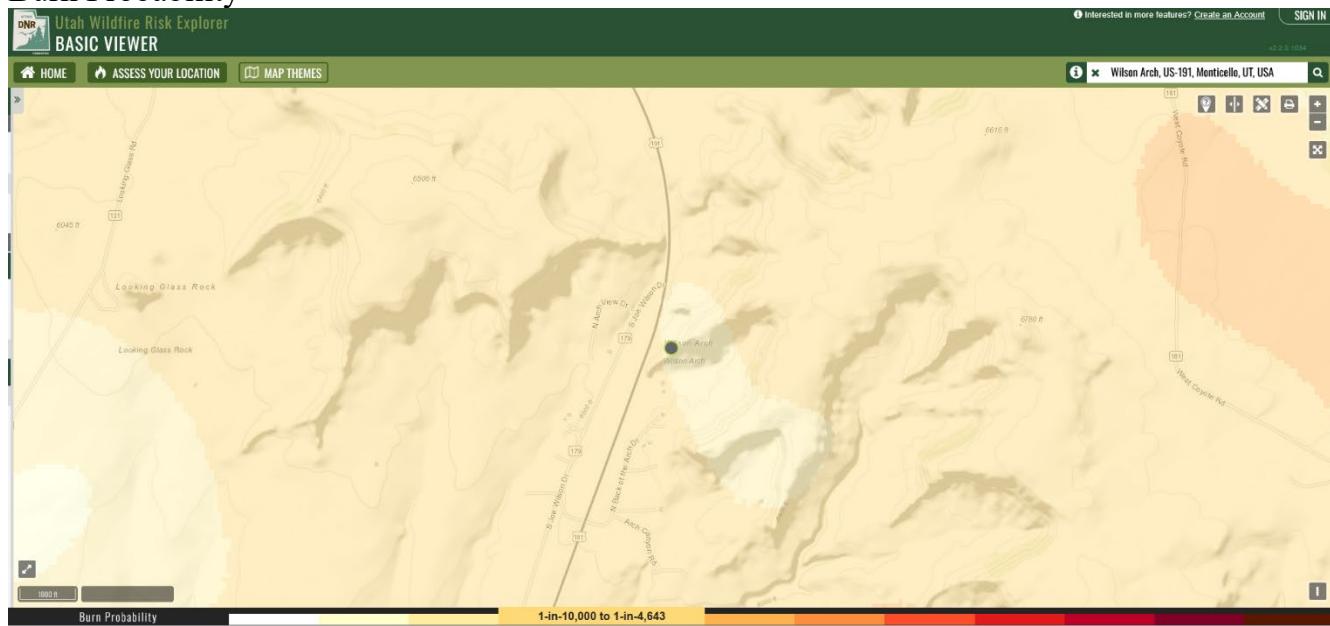


Historic Fire Perimeter

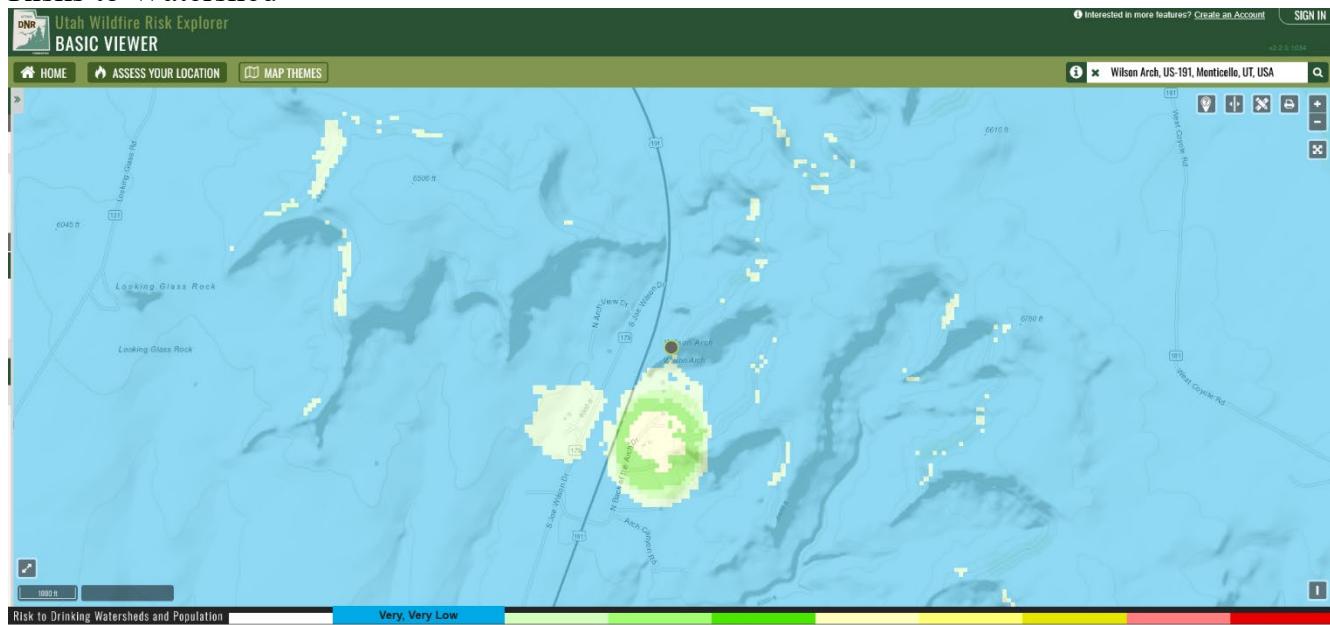


San Juan County Preparedness Plan

Burn Probability

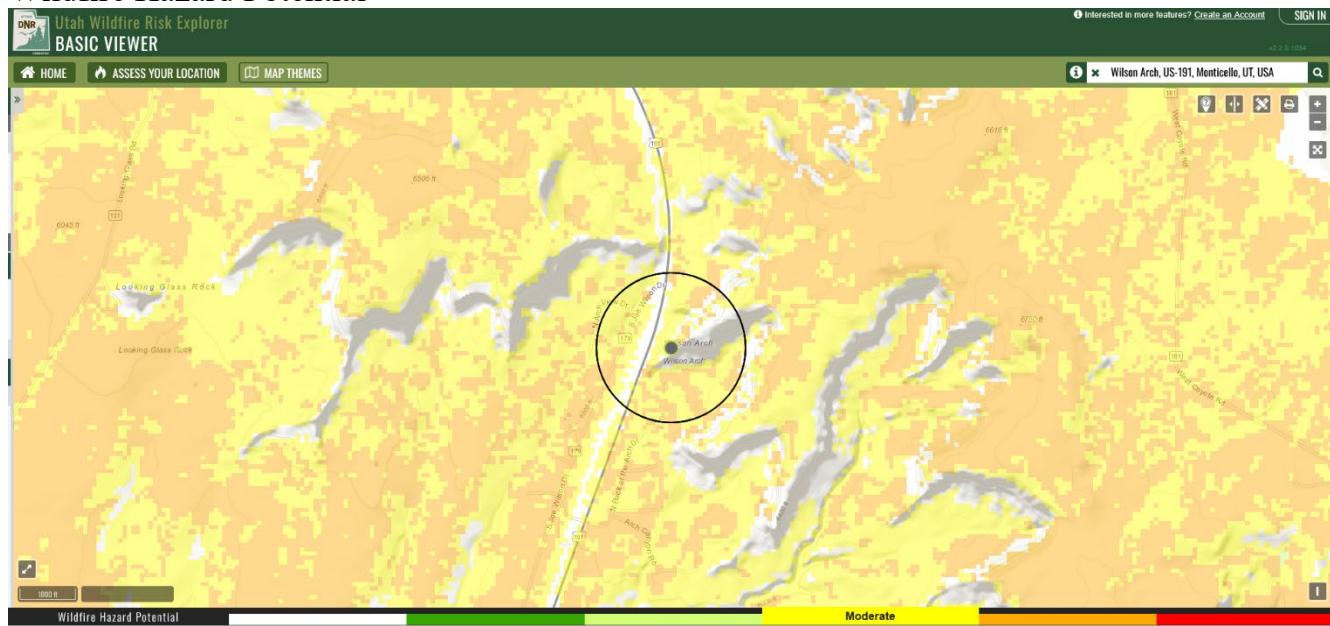


Risks to Watershed

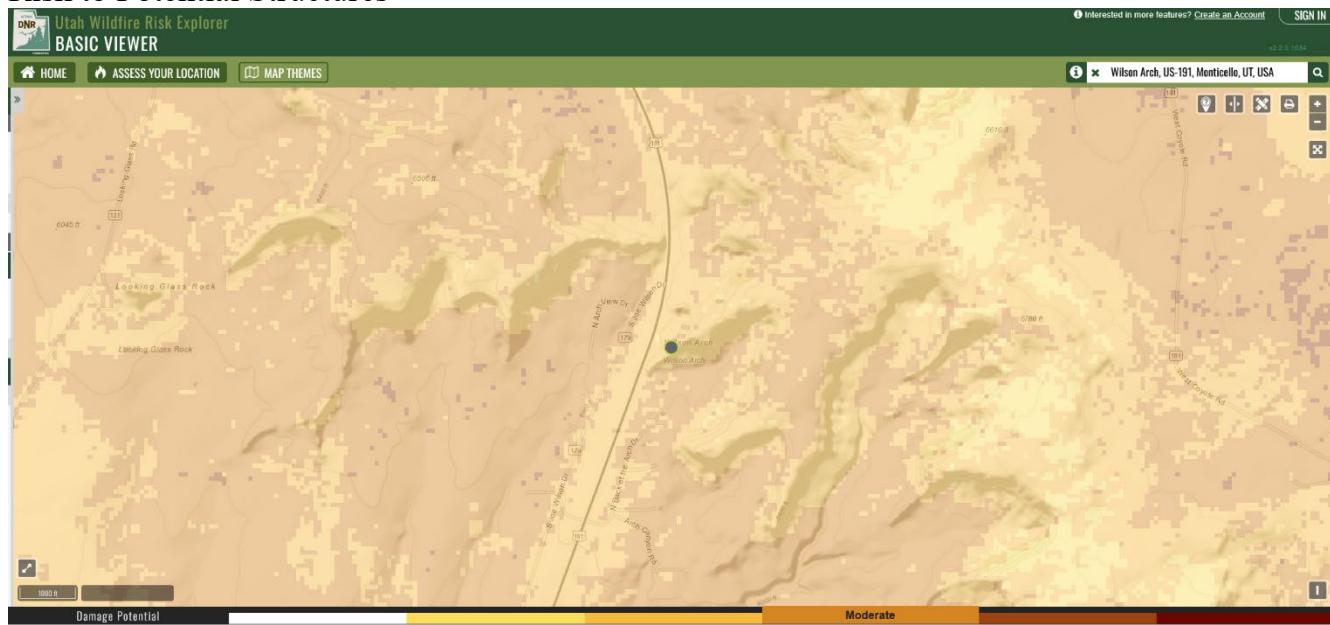


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Flat Iron Mesa Community Attributes

Location of Community

The Flat Iron Mesa area is a small, rural residential and recreational community located in northern San Juan County, Utah, southeast of Moab and near the Grand County line. The community is situated on elevated benchlands and mesas, with homes and cabins interspersed among sagebrush flats, pinyon-juniper, and desert shrubland.

East: Lisbon Valley and the Colorado border region.

West: Moab and the Spanish Valley corridor (Grand County).

South: Desert benchlands and rangelands connecting toward La Sal and Lisbon Valley.

North: Canyonlands and sandstone formations extending toward Grand County and Arches region.

Large portions of surrounding land are managed by the Bureau of Land Management (BLM) and Utah Division of Wildlife Resources (DWR). This creates a significant wildland–urban interface (WUI) where private homes, recreation parcels, and public wildlands intersect, raising wildfire exposure and complicating suppression.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- **Two ways out limited:** most homes accessed by **gravel/dirt subdivision roads** leading to a single main route back to U.S. 191.
- **Alternate egress minimal,** creating potential evacuation bottlenecks.
- **Signage inconsistent:** some private drives unmarked or lacking reflective signs, hindering navigation in smoke/low visibility.
- **Seasonal issues:** roads may be **snow-covered in winter** or impacted by **erosion/washouts in monsoon season**, reducing reliability.
- **Dead ends/turnarounds:** several lanes end without adequate turnaround space for engines/tenders.
- **Roadside vegetation:** pinyon-juniper, sagebrush, and oak brush close to road edges create **flammable corridors** restricting safe evacuation and access.

Bridges

- Few bridges in the subdivision.
- Most crossings are **culverts or low-water structures** with **uncertain load capacity** for heavy firefighting equipment.

Gates

- **Private gates** on some ranch/residential parcels.
- Many locked or requiring keys/combinations; **no standardized emergency access system** (e.g., Knox Boxes).

Culverts

- Subdivision culverts often **undersized and prone to plugging** with sediment/debris.
- **Post-fire debris flows** could overwhelm culverts, blocking evacuation and emergency response.

Structural Ignitability Concerns

Defensible Space

- Some homes benefit from cleared driveways, irrigated landscaping, or open buffers.
- Many remain surrounded by dense pinyon-juniper, oak brush, and sagebrush.
- Wooden fences, corrals, and nearby outbuildings can transfer fire to residences.
- ~25–30% of homes maintain adequate defensible space.

Home Hardening

- Mix of modern homes, manufactured units, and seasonal cabins.
- Common vulnerabilities: wood siding, asphalt/metal roofs with open eaves, wooden decks.
- Combustible sheds, carports, and porches increase ignition risk.
- Few homes use ember-resistant vents, enclosed decks, or non-combustible siding.

San Juan County Preparedness Plan

Topography & Layout

- Homes distributed on benchlands, slopes, and subdivision roads in wind-exposed positions.
- Drainages and draws channel fire uphill toward structures.
- Edge-of-subdivision properties adjacent to wildland fuels face greatest ignition risk.

At-Risk Structures

- ~20–25 residences (mix of full-time homes, vacation rentals, and cabins).
- Newer homes show some clearance, but many remain combustible with inconsistent defensible space.

Defensible Space & Assessments

- ~25–30% of homes adequately cleared.
- <10% have received formal wildfire risk assessments

Community Demographics

Approximate number of homes	20-25
Approximate number of lots	40-50
Approximate number of commercial entities	1-2
Approximate number of full-time residents	50-65
Approximated number of part-time residents	20-30

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County	Mack McDonald	435-587-3225	mmcdonald@sanjuancountyut.gov

San Juan County Preparedness Plan

Commission for land use, zoning, emergency management, and fire protection.			
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Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none"> • Governs subdivision design, lot size, road widths, and infrastructure • Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning. • New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none"> • San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development. • Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none"> • Counties are required to adopt WUI building code standards. • Flat Iron Mesa properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- **Infrastructure:** Single road system to U.S. 191; wildfire could block access/evacuation; overhead powerlines pose ignition/damage risk; homes rely on wells, septic, propane; no hydrants; no local public facilities.
- **Residential & Commercial Structures:** ~20–25 homes (mix of full-time, cabins, vacation rentals); ~1–2 tied to rentals or small-scale ag; many older/combustible (wood siding, open decks, minimal hardening); defensible space inconsistent, most below standards.
- **Watershed & Water Quality:** Benchlands/canyon drainages flow to Colorado River basin; wildfire could cause erosion, flooding, sedimentation; damage to wells, culverts, septic systems.
- **Forest & Rangelands:** Pinyon-juniper, oak brush, sagebrush fuels prone to fast, high-intensity fire; fire could severely impact grazing and rangeland forage.
- **Wildlife & Habitat:** Supports mule deer, elk, raptors, small mammals, songbirds; riparian drainages limited but critical and highly flammable; biodiversity, hunting, and recreation values at risk.
- **Social, Cultural & Economic Values:** Life safety of residents/visitors is priority; archaeological/Tribal cultural sites at risk; wildfire could reduce property values, raise insurance costs, and impact tourism/short-term rental income.
- **Overall Vulnerability:** Moderate–high due to combustible homes, limited hardening, inconsistent defensible space, sparse suppression resources, and narrow/easily blocked roads.

San Juan County Preparedness Plan

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$ 7.6M – \$12.5M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

[Communities at Risk Score](#)

Communities At Risk Score (CARS)

Score:	8
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Flat Iron Mesa

- **Moderate to high wildfire risk** due to surrounding pinyon-juniper, oak brush, and sagebrush that burn intensely and spread quickly under dry, windy conditions.

Location of Specific Ignitions

- Residential activity within the subdivision.
- Recreational use and vehicles along subdivision and county roads.
- Overhead powerlines crossing the community.

Water Impacts

- Homes rely on private wells and septic systems.
- Post-fire erosion, sedimentation, and flooding could impact wells and water quality.

Suppression Difficulty

- Single access road system limits evacuation and response.
- Narrow subdivision roads with dead ends and limited turnarounds.
- No hydrants or reliable firefighting water sources.
- Long volunteer response times.
- Dense roadside vegetation may block evacuation and engine access.

Fire Occurrence Density

- Higher likelihood of human-caused ignitions from residential activity, recreation, and road traffic.
- Powerlines create additional ignition hazard.

Rate of Spread

- Fuels (pinyon-juniper, oak brush, sagebrush) enable fast-moving, high-intensity fire.
- Benchland topography and canyon drainages channel fire directly toward homes, increasing risk.

Fire Effects

- 20–25 homes at risk, including up to two small-scale commercial or rental operations.
- Many homes with combustible siding, open decks, wooden fences, and limited defensible space.
- Key infrastructure vulnerable: overhead powerlines, wells, septic systems, and access roads.
- Cultural resources nearby at risk of damage or loss.

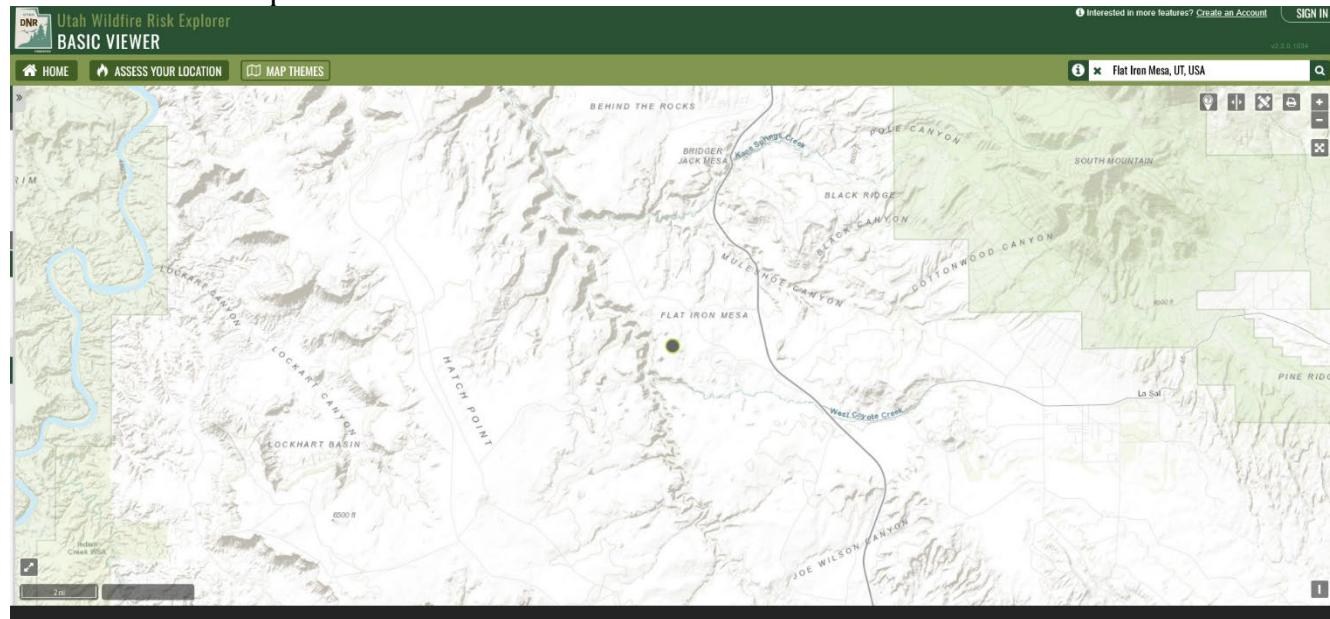
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	Moderate
At-Risk Structures	High
Property Assessments	High

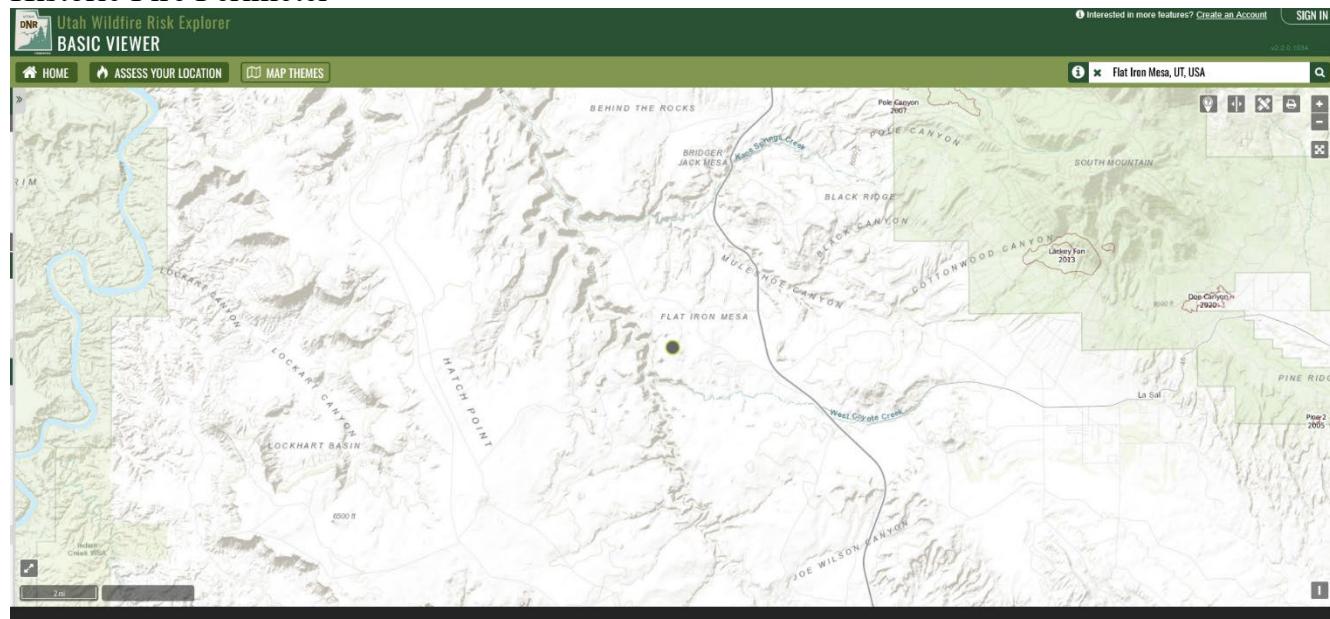
Please see attached

San Juan County Preparedness Plan

Flat Iron Mesa Map

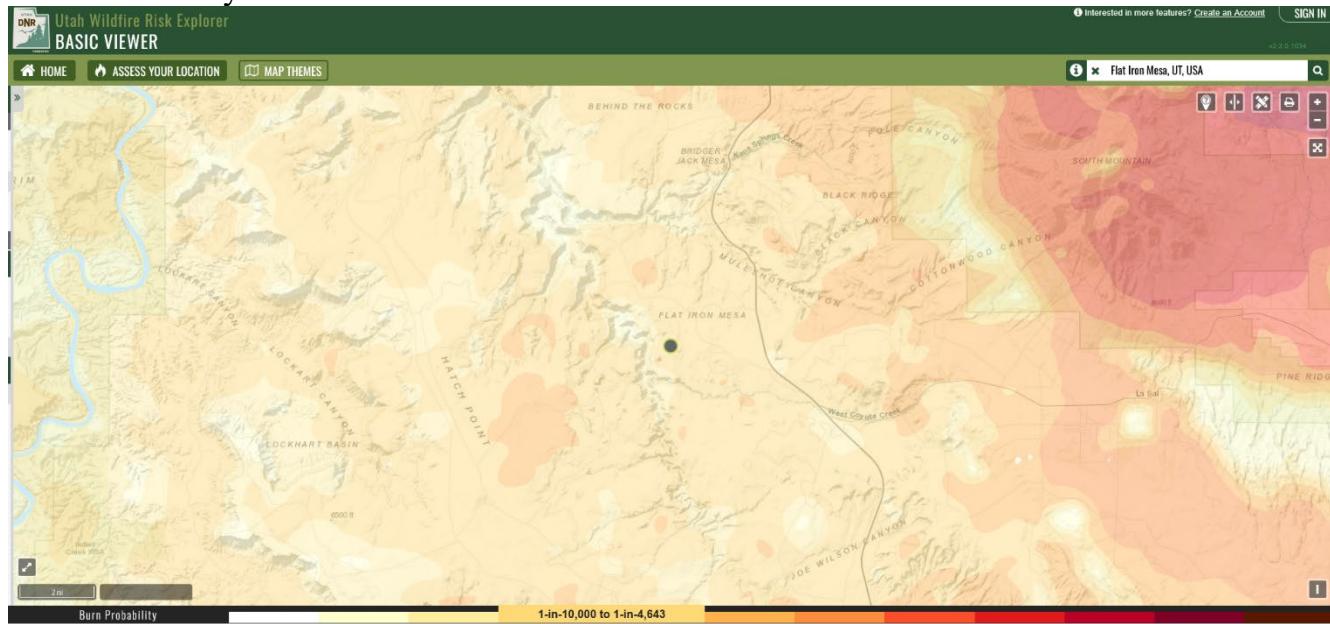


Historic Fire Perimeter

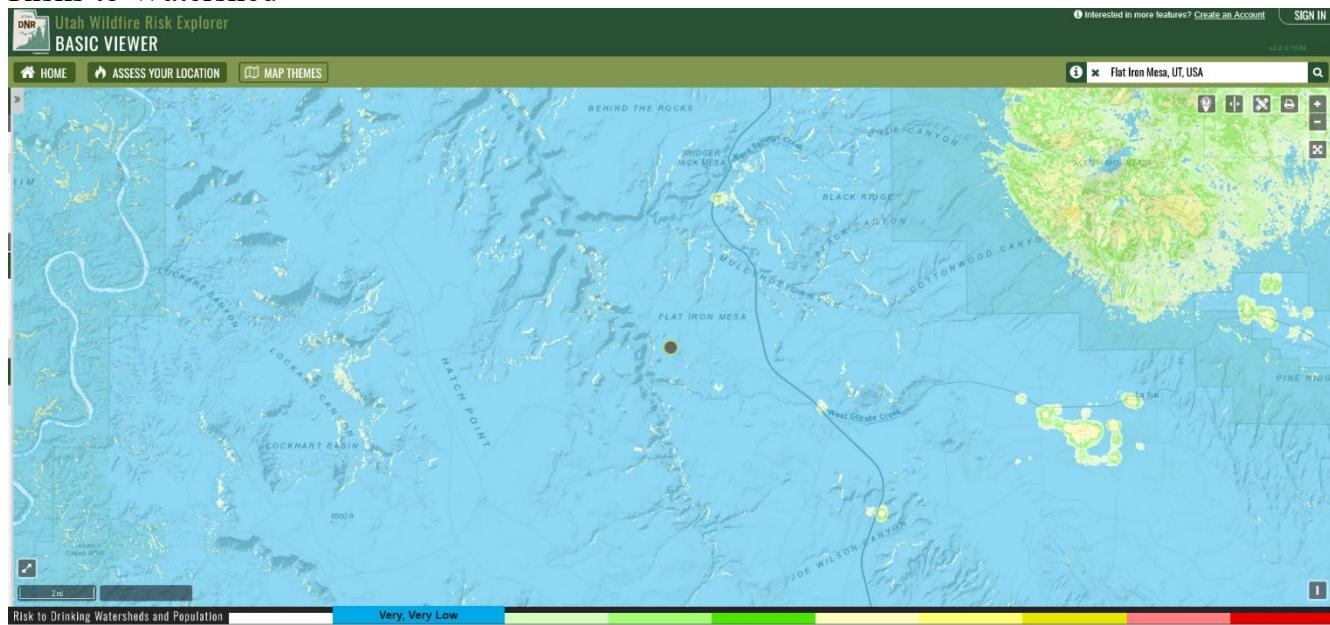


San Juan County Preparedness Plan

Burn Probability

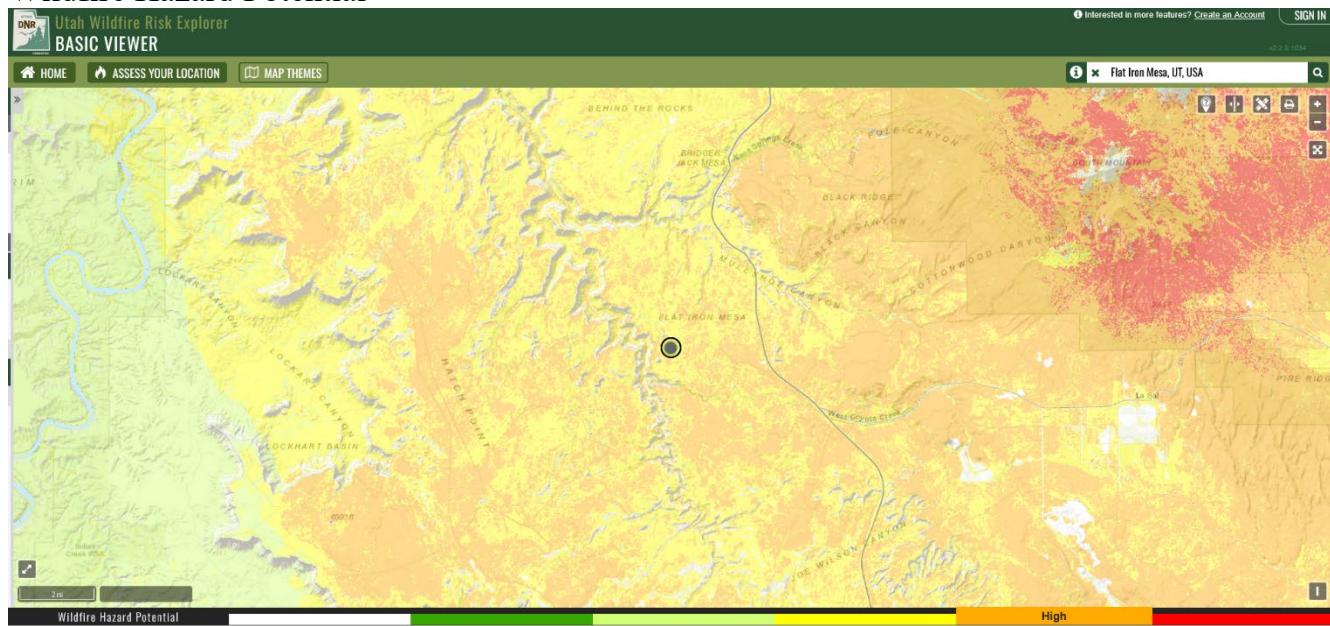


Risks to Watershed

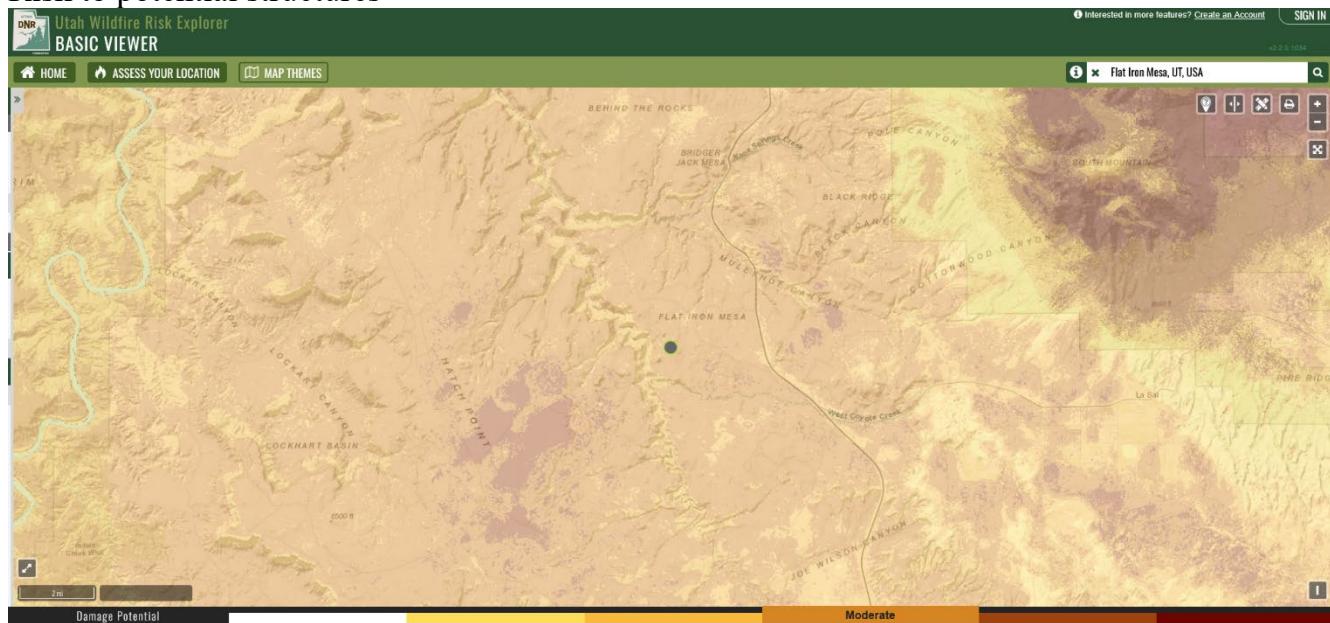


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to potential structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Behind the Rocks/Browns Hole Community Attributes

Location of Community

The Behind the Rocks area is a remote residential and recreational community located in northern San Juan County, Utah, near the Grand County line southwest of Moab. The community sits in a rugged landscape of sandstone cliffs, canyons, and desert benches, popular for recreation but also home to scattered private parcels and cabins.

East: Moab Valley and Spanish Valley (Grand County).

West: Canyonlands backcountry and the Needles/Indian Creek region.

South: Desert rangelands and mesas stretching toward La Sal and Monticello.

North: Sandstone fins and canyons extending into Grand County's "Behind the Rocks Wilderness Study Area."

Large portions of surrounding land are managed by the Bureau of Land Management (BLM) and include designated recreation areas. This creates a significant wildland-urban interface (WUI) where private homes, cabins, and recreational use meet expansive public wildlands. The mix of seasonal recreation traffic, scattered housing, and rugged terrain increases wildfire risk and complicates suppression efforts.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- **Two ways out limited:** most properties/recreation sites served by **single dirt or 4x4 roads** branching off county routes or U.S. 191; few alternate egress routes.
- **Signage minimal:** many trails/private drives unmarked or poorly marked; few reflective signs, complicating emergency navigation.
- **Seasonal issues:** higher elevation roads often **snowbound in winter** and prone to **washouts during monsoon storms**.
- **Dead ends/turnarounds:** recreation spurs and ranch roads often end abruptly with inadequate turnaround space for fire engines/tenders.
- **Roadside vegetation:** narrow dirt roads lined with **sagebrush, desert shrub, and pinyon-juniper**, creating flammable corridors.

Bridges

- Very few formal bridges; most crossings are **culverts or low-water washes**.
- **Load capacity uncertain** for heavy firefighting equipment.

Gates

- **Private ranch and recreation gates common:** many locked or requiring specific keys/combinations.
- **No standardized emergency access system** (e.g., Knox Boxes).

Culverts

- **Often undersized or informal.**
- **Prone to plugging during storms; post-fire debris flows could overwhelm culverts, cutting off access**

Structural Ignitability Concerns

San Juan County Preparedness Plan

Defensible Space

- *Homes/cabins scattered across canyon and mesa parcels.*
- *Some benefit from natural desert clearings or irrigated landscaping, but most are surrounded by dense sagebrush, pinyon-juniper, and desert shrub.*
- *Wooden fencing, corrals, sheds, and vegetation along driveways act as fire pathways.*

Home Hardening

- *Structures include seasonal cabins, manufactured homes, and recreational dwellings.*
- *Common vulnerabilities: combustible siding, asphalt shingle roofs, open eaves, wooden decks/porches/outbuildings.*
- *Few homes use ember-resistant vents, fire-resistant siding, or enclosed decks.*

Topography & Layout

- *Residences located along canyon bottoms, benchlands, and rocky spurs.*
- *Canyon drainages funnel fire uphill, placing homes directly in flame pathways.*
- *Edge-of-fuel properties at canyon/mesa transitions face elevated exposure.*

Description, Condition, and General Location of At-Risk Structures

- *Behind the Rocks: ~10–15 homes/cabins plus sheds, corrals, and trailers.*
- *Most structures are highly vulnerable due to dense fuels, combustible construction, and limited defensible space.*

Defensible Space & Property Assessments (Estimates)

- *Percentage of structures with adequate defensible space: ~15–20% (minority cleared; majority surrounded by fuels).*
- *Percentage with completed property assessments: <10%.*
- *Few formal wildfire risk assessments conducted by FFSL, San Juan County Fire, or USFS (limited outreach cases).*

Community Demographics

Approximate number of homes	10-15
Approximate number of lots	20-25
Approximate number of commercial entities	1-2
Approximate number of full-time residents	25-40
Approximated number of part-time residents	15-25

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

San Juan County Preparedness Plan

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcDonald@sanjuancountyut.gov

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none">• San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development.• Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none">• Counties are required to adopt WUI building code standards.• Behind the Rocks and Browns Hole properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

San Juan County Preparedness Plan

- **Infrastructure:** Reliance on dirt/4x4 roads; wildfire or post-fire flooding could block access; off-grid utilities (wells, septic, propane, solar); no hydrants or formal water systems.
- **Residential & Commercial Structures:** ~10–15 homes (cabins, mobile/manufactured, seasonal dwellings); minimal commercial (rentals, recreation cabins, outfitter/ranch ops); many older/combustible with limited hardening and inconsistent defensible space.
- **Watershed & Water Quality:** Canyon systems drain to Colorado River basin; wildfire could cause erosion, sedimentation, debris flows; threaten wells, culverts, fragile desert soils.
- **Forest & Rangelands:** Fuels include pinyon-juniper, sagebrush, desert shrub; prone to fast, high-intensity fire; fire could damage recreation values and limited rangeland forage.
- **Wildlife & Habitat:** Supports mule deer, desert bighorn sheep, raptors, reptiles, small mammals; riparian canyon zones critical but flammable; habitat loss would reduce biodiversity and recreation/hunting values.
- **Social, Cultural & Economic Values:** Life safety of scattered residents and visitors is priority; archaeological/Tribal cultural landscapes and tourism landmarks at risk; wildfire could reduce property values, recreation/tourism income, and raise insurance costs.
- **Overall Vulnerability:** Moderate–high due to combustible homes, limited defensible space (~15–20% adequate), lack of hydrants, and rugged/narrow single-access roads creating severe evacuation and response challenges.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$ 3.0M – \$5.6M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website. [Communities at Risk Score](#)

Communities At Risk Score (CARs)

Score:	8
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Browns Hole / Behind the Rocks

- **Moderate to high wildfire risk** from surrounding pinyon-juniper, sagebrush, and desert shrub that support fast-moving, high-intensity fire under dry, windy conditions.

Location of Specific Ignitions

- Residential activity and recreational use.
- Off-road vehicle activity.
- Overhead powerlines.
- Natural ignitions from lightning strikes.

Water Impacts

- Homes rely on private wells and septic systems.
- Propane tanks near structures increase hazard.
- Post-fire erosion and flooding could impact water systems and wells.

Suppression Difficulty

- Single-lane dirt roads with dead ends and poor signage.
- No hydrants or established water supply points.
- Long volunteer response times.
- Rugged canyon topography funnels fire and restricts evacuation routes.

Fire Occurrence Density

- Human-caused ignitions likely from recreation, off-road vehicles, and residential use.
- Lightning strikes add natural ignition risk.

Rate of Spread

- Pinyon-juniper, sagebrush, and desert shrub burn quickly at high intensity.
- Canyons and rugged terrain accelerate spread toward homes.

Fire Effects

- 10–15 homes at risk, plus cabins, short-term rentals, and recreation-related properties.
- Structures often have combustible siding, open decks, and wooden fences with limited defensible space.
- Minimal infrastructure: dirt access roads, private wells, septic systems, and propane tanks.
- Recreational and cultural resources vulnerable to damage.

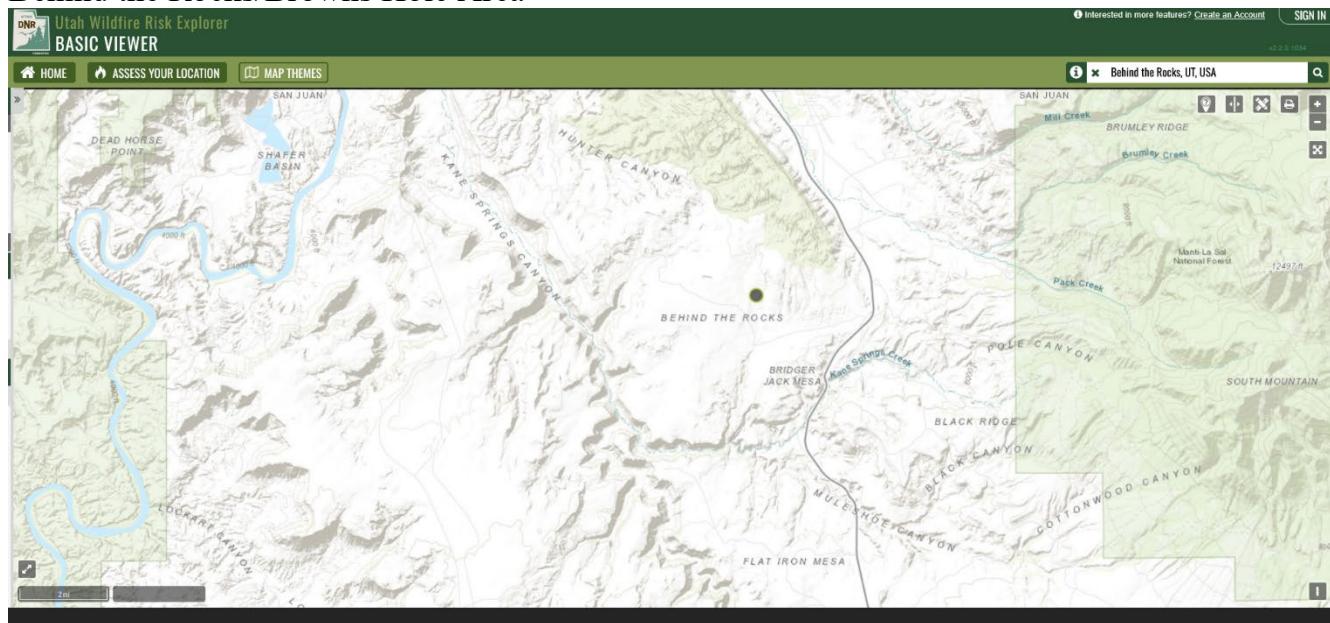
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	Moderate
At-Risk Structures	High
Property Assessments	High

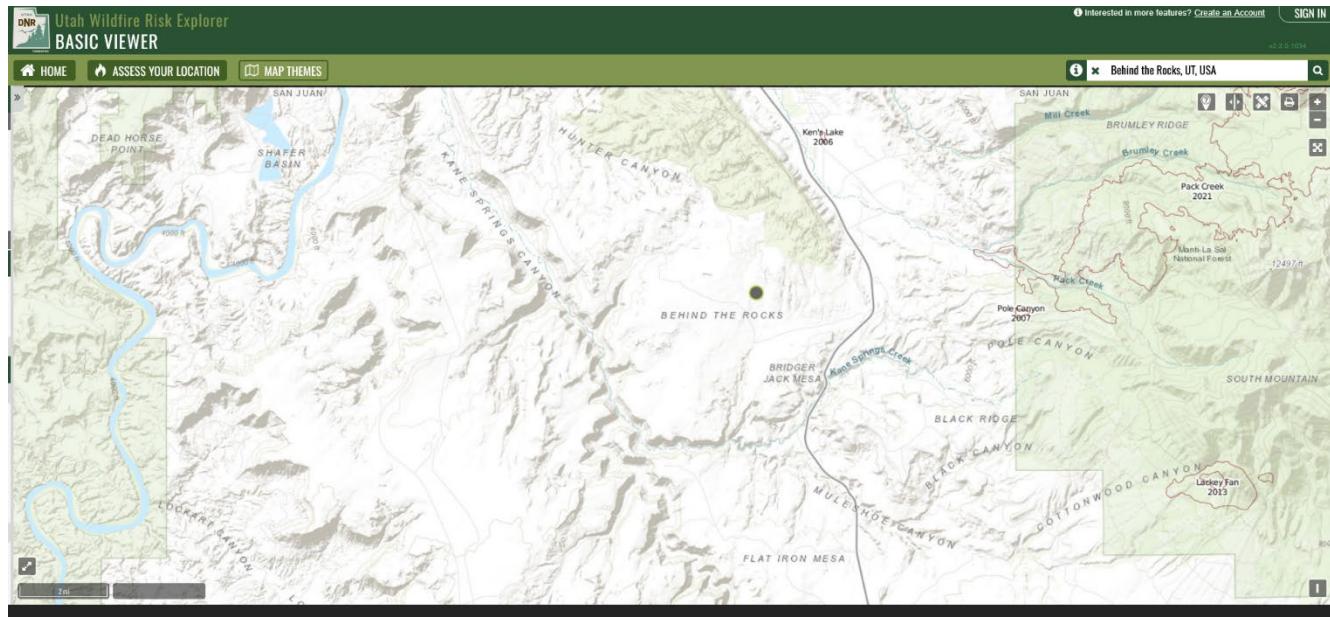
Please see attached

San Juan County Preparedness Plan

Behind the Rocks/Browns Hole Area

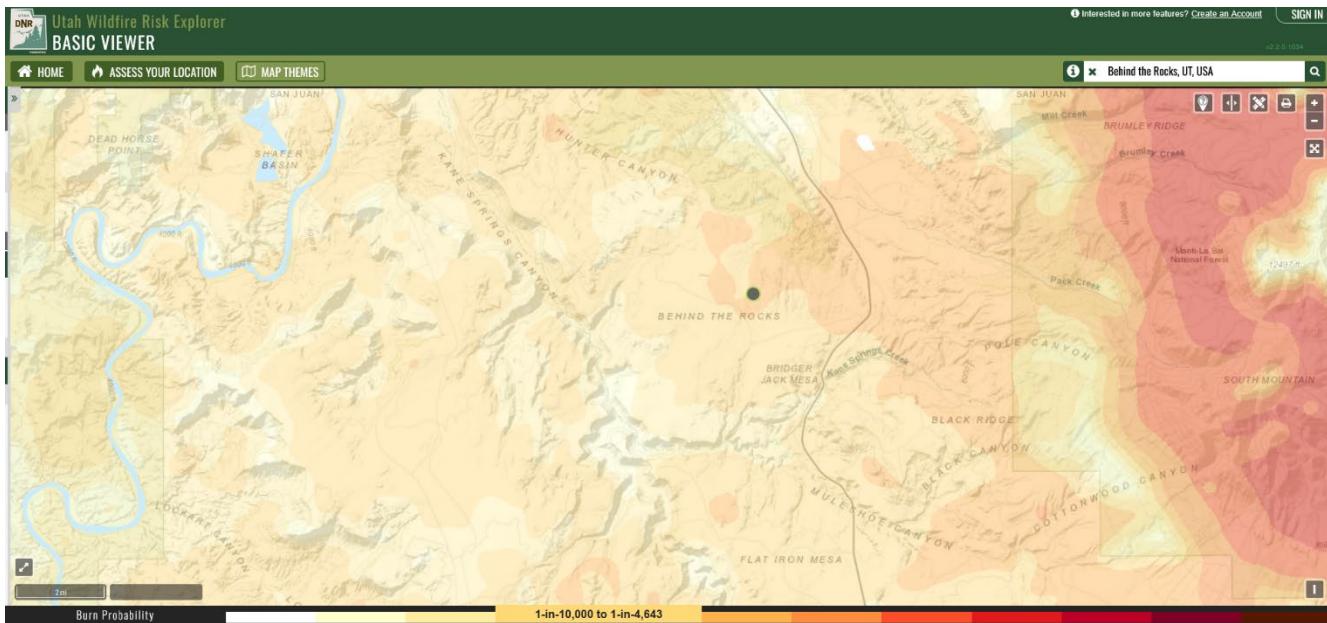


Historic Fire Perimeter

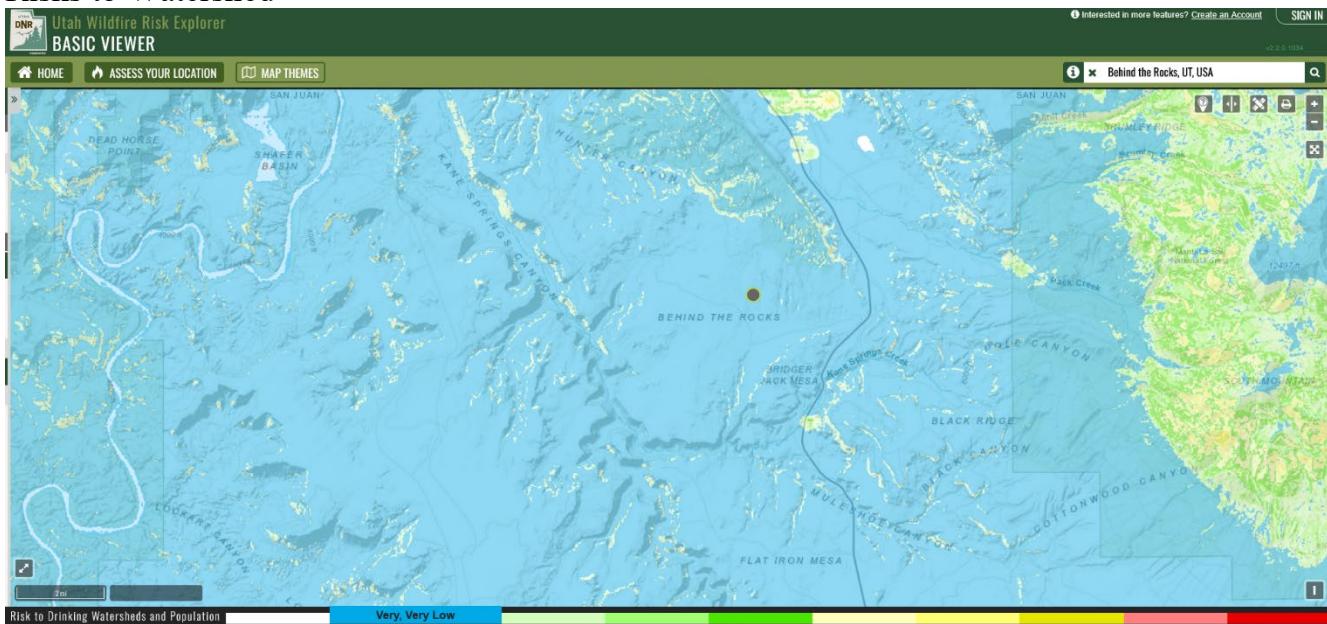


San Juan County Preparedness Plan

Burn Probability

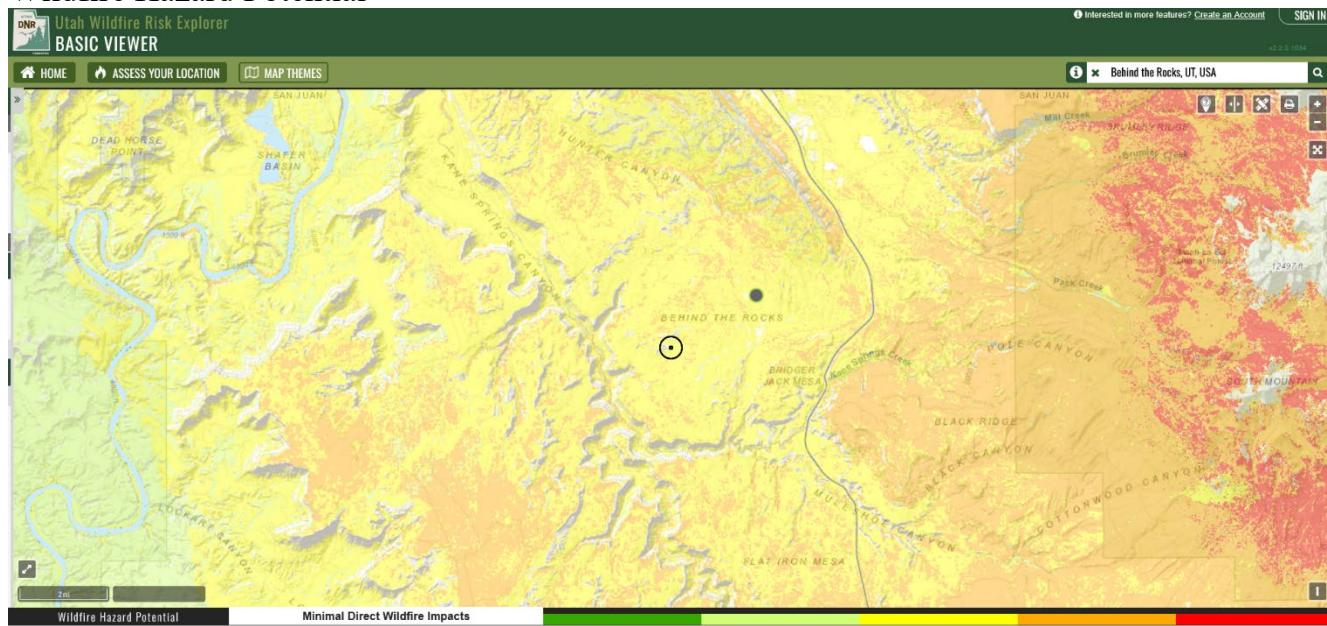


Risks to Watershed

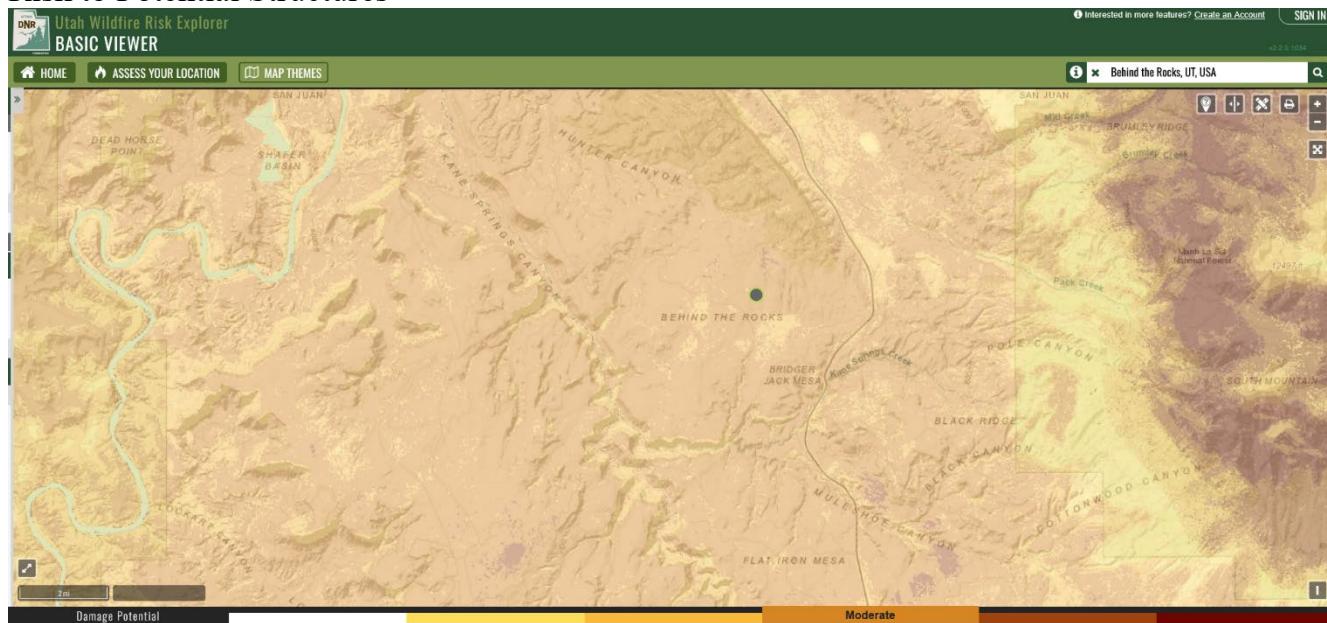


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Rockland Ranch Community Attributes

Location of Community

The Rockland Ranch area is a small, rural residential and ranching community located in western San Juan County, Utah, near the base of the Abajo Mountains. The community is distinctive for its residences built into sandstone cliffs, originally established as a cooperative settlement, with a mix of full-time families and agricultural operations.

East: Agricultural rangelands and foothills leading toward Monticello.

West: Canyonlands and open desert country extending toward Canyonlands National Park and Bears Ears landscapes.

South: Remote ranchlands and desert mesas stretching toward Blanding and Bluff.

North: Benchlands and canyon drainages connecting to Hatch Rock and Canyonlands.

A portion of Bureau of Land Management (BLM) lands and Utah Division of Wildlife Resources (DWR) lands surround Rockland Ranch, creating a significant wildland–urban interface (WUI). The combination of private ranch parcels, cliffside homes, and adjacent public wildlands increases the community’s wildfire exposure and complicates suppression efforts due to difficult access and surrounding fuels.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- **Two ways out unavailable:** community primarily accessed by a **single gravel/dirt road** connecting to county routes.
- **No redundant evacuation routes**, leaving residents vulnerable to isolation during wildfire.
- **Signage minimal/inconsistent:** private tracks often unmarked; reflective metal signs lacking, hindering emergency navigation.
- **Seasonal issues:** access road prone to **mud/washouts in monsoon rains** and **snow cover in winter**, reducing reliability.
- **Dead ends/turnarounds:** narrow canyon approach and private lanes offer **limited space for tenders/engines** to maneuver.
- **Roadside vegetation:** sagebrush, oak brush, and pinyon-juniper close to road edges create **flammable corridors** that may trap residents and restrict access.

Bridges

- No major bridges; approach road includes **culverts/low-water crossings**.
- **Load capacity uncertain** for heavy firefighting equipment.

Gates

- **Private ranch/community gates common** in the area.
- Some require **keys/combination**; no standardized access system (e.g., Knox Boxes).
- Could delay suppression efforts.

Culverts

- Culverts along the access road are **undersized and prone to plugging** with sediment/debris.
- **Post-fire flooding/debris flows** could overwhelm structures, restricting both evacuation and emergency response

Structural Ignitability Concerns

Defensible Space

- Homes built into sandstone cliffs gain some natural rock buffer.
- Dense sagebrush, juniper, and oak brush surround many homes and ranchlands.
- Irrigated gardens/fields provide clearance, but wooden fences, corrals, and vegetation near structures create fire pathways.
- ~20–25% of homes maintain adequate defensible space.

Home Hardening

San Juan County Preparedness Plan

- Mix of modern homes and cliffside dwellings; some use rock in construction.
- Many homes have wood siding, asphalt/metal roofs with open eaves, and attached wooden decks/sheds.
- Few structures incorporate ember-resistant vents, enclosed decks, or non-combustible siding.

Topography & Layout

- Community built in a rock alcove and surrounding benchlands.
- Canyons and draws can funnel fire and wind directly toward residences.
- Perimeter homes adjacent to wildland fuels are especially at risk.

At-Risk Structures

- ~15–20 family dwellings with barns, corrals, and sheds.
- Cliffside homes gain natural rock protection, but perimeter residences and outbuildings are highly exposed.

Defensible Space & Assessments

- ~20–25% with adequate defensible space.
- <10% have completed formal wildfire risk assessments.

Community Demographics

Approximate number of homes	15-20
Approximate number of lots	25-30
Approximate number of commercial entities	1-2
Approximate number of full-time residents	45-60
Approximated number of part-time residents	10-20
<i>Notes/comments:</i>	

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail

San Juan County Preparedness Plan

Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcDonald@sanjuancountyut.gov
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Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none"> • Governs subdivision design, lot size, road widths, and infrastructure • Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning. • New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none"> • San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development. • Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none"> • Counties are required to adopt WUI building code standards. • Rockland Ranch properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- **Infrastructure:** Single unpaved access road prone to wildfire or post-fire flooding blockages; private wells, septic, propane; overhead powerlines pose ignition/damage risk; no local public facilities.
- **Residential & Commercial Structures:** ~15–20 homes (cliffside dwellings, ranch houses); ~1–2 ranch/ag operations; some natural rock buffers, but most homes are older/combustible (wood siding, open decks, minimal hardening); defensible space inconsistent.
- **Watershed & Water Quality:** Benchlands/canyon drainages flow to San Juan River basin; wildfire could cause erosion, sedimentation, flooding; threaten wells, roads, irrigation.
- **Forest & Rangelands:** Pinyon-juniper, sagebrush, oak brush fuels highly flammable under wind/drought; ranchlands and grazing areas vulnerable to direct fire and long-term forage loss from erosion.
- **Wildlife & Habitat:** Habitat supports mule deer, elk, raptors, small mammals; limited riparian drainages critical but flammable; habitat loss would impact biodiversity, hunting, and recreation values.
- **Social, Cultural & Economic Values:** Life safety of residents is priority; settlement has unique cultural/religious significance; nearby archaeological/Tribal sites at risk; ranching economy vulnerable to losses in forage, fencing, water systems, livestock; property values/insurance costs sensitive to wildfire.

San Juan County Preparedness Plan

- **Overall Vulnerability:** Moderate–high due to combustible/under-hardened homes, inconsistent defensible space (~20–25% adequate), single access road, no hydrants, limited suppression resources, and post-fire flood/debris flow risks.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$ 5.3M – \$8.7M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

Communities at Risk Score

Communities At Risk Score (CARS)

Score:

8

San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Rockland Ranch

- **Moderate to high wildfire risk** from surrounding pinyon-juniper, oak brush, and sagebrush fuels that burn intensely and can drive fire quickly across benchlands and into drainages.

Location of Specific Ignitions

- Ranching equipment and agricultural operations.
- Residential activity within the community.
- Overhead powerlines.
- Lightning strikes in nearby canyons.

Water Impacts

- Reliance on private wells and septic systems.
- Post-fire erosion and flooding could damage water systems.
- Grazing lands and water infrastructure (ditches, tanks) highly vulnerable.

Suppression Difficulty

- Single access road; easily blocked by fire or vegetation.
- No hydrants or reliable water sources for suppression.
- Limited volunteer firefighting resources.
- Heavy roadside fuels and canyon terrain funnel fire, complicating evacuation and access.

Fire Occurrence Density

- Human-caused ignitions from ranching, residential use, and powerlines are primary risks.
- Lightning adds a recurring natural ignition source.

Rate of Spread

- Pinyon-juniper, oak brush, and sagebrush support fast-moving, high-intensity fire.
- Canyon topography and winds accelerate spread toward homes.

Fire Effects

- 15–20 homes at risk, including unique cliffside dwellings and traditional ranch houses.
- Up to two ranching/agricultural operations.
- Many homes with combustible siding, wooden decks, and limited defensible space.
- Infrastructure at risk: single access road, overhead power distribution, wells, septic systems, fencing.
- Cultural and grazing landscapes highly vulnerable.

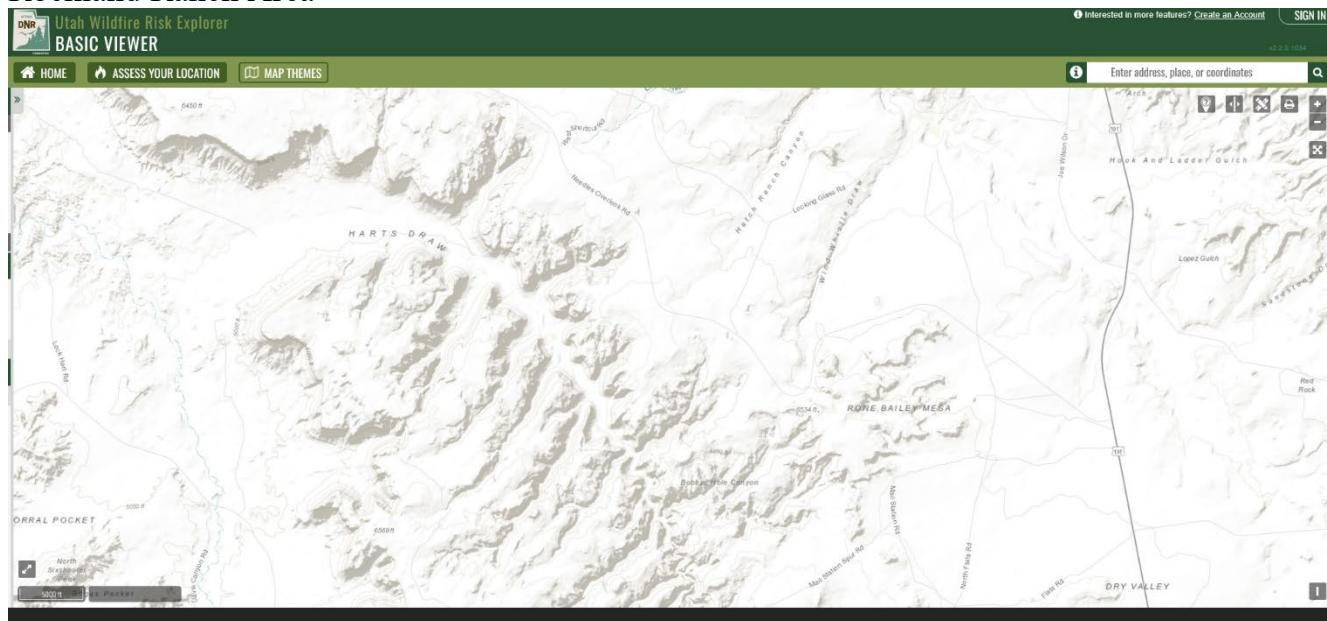
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	Moderate
At-Risk Structures	High
Property Assessments	High

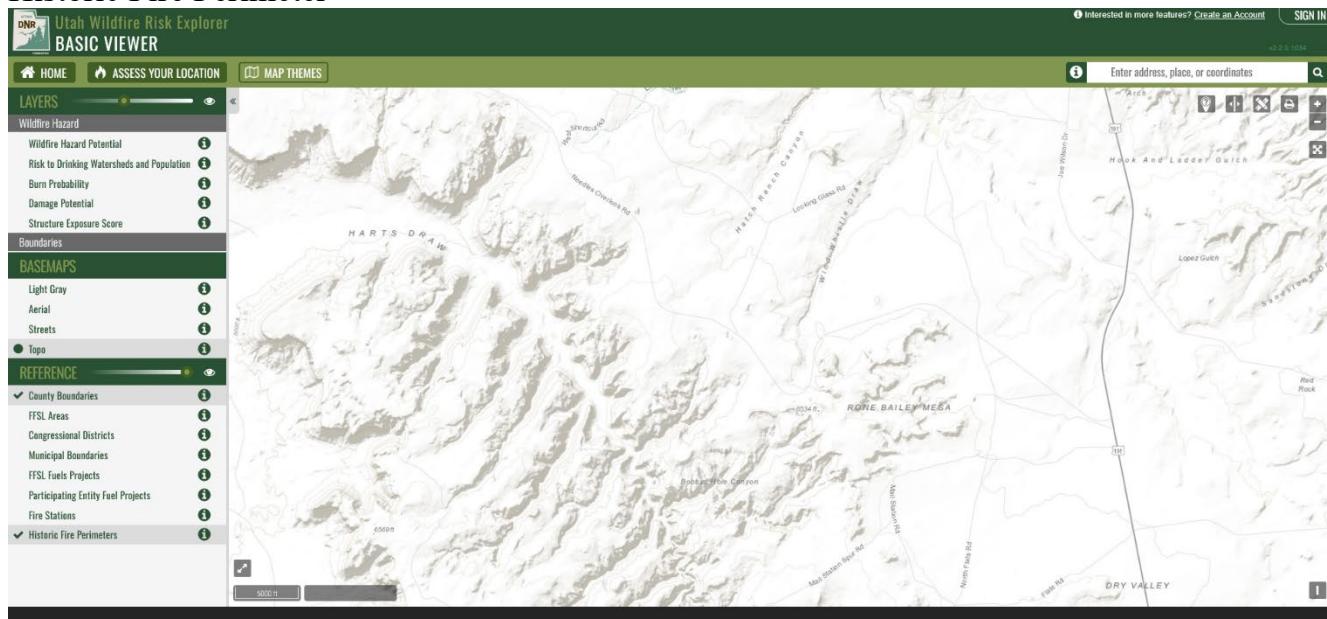
Please see attached

San Juan County Preparedness Plan

Rockland Ranch Area

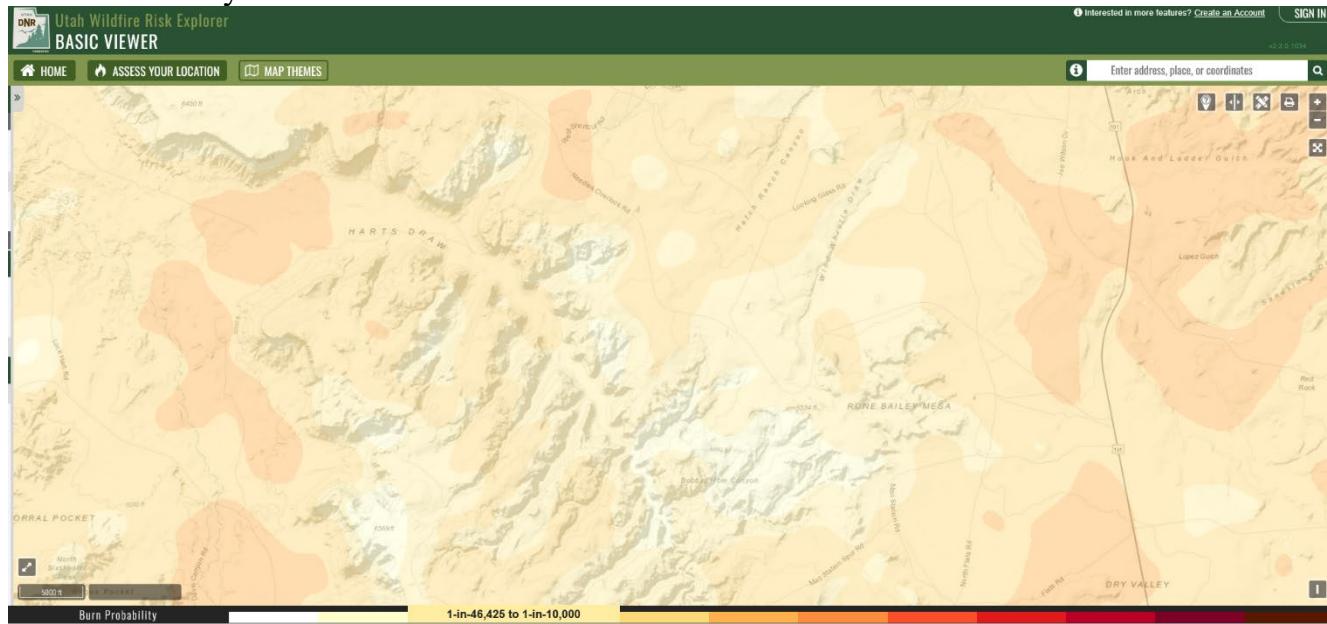


Historic Fire Perimeter

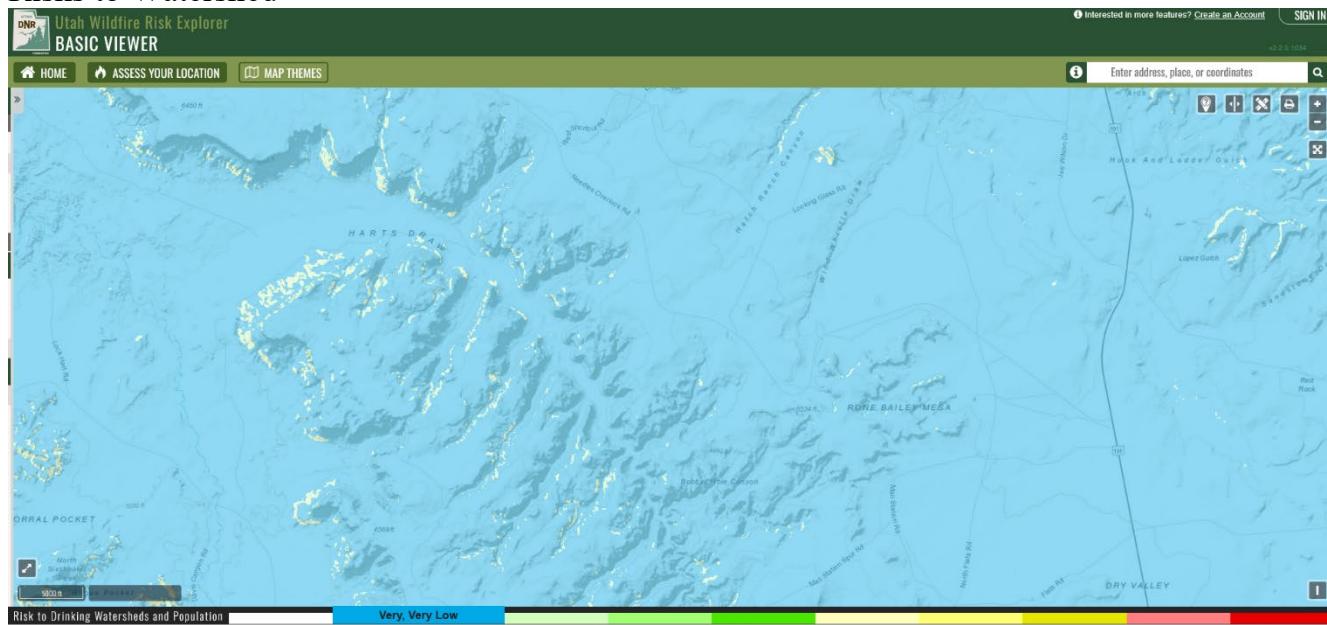


San Juan County Preparedness Plan

Burn Probability

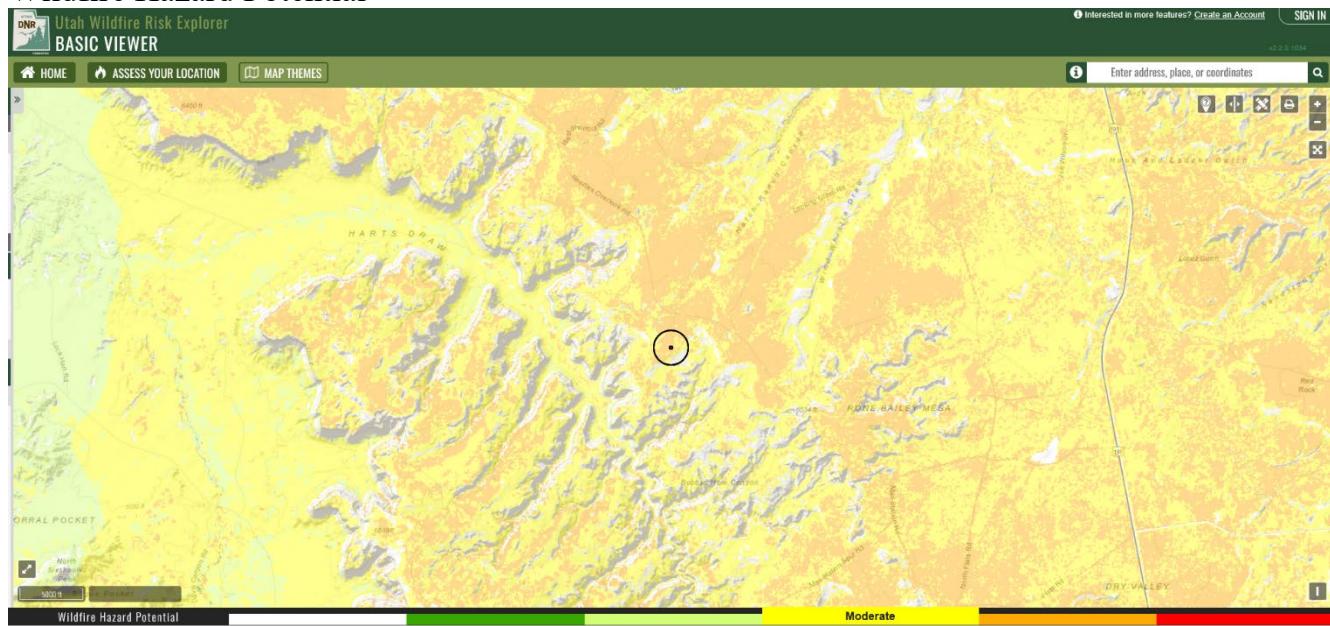


Risks to Watershed

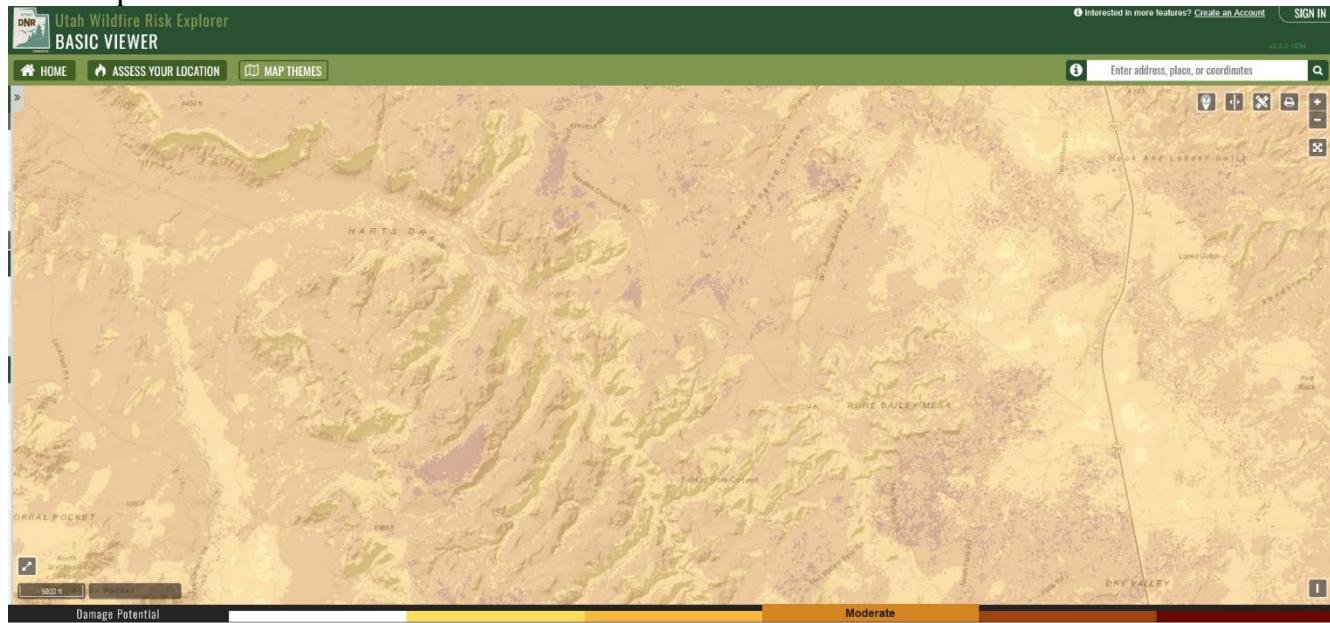


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Canyon Terrace Community Attributes

Location of Community

The Canyon Terrace area is a small residential subdivision located on the outskirts of Monticello, Utah in San Juan County. The community sits on the benchlands above town, with homes overlooking surrounding canyon country and agricultural fields. Canyon Terrace is primarily a residential neighborhood with limited commercial activity, serving both full-time residents and a small number of seasonal occupants.

East: Agricultural fields and open rangelands leading toward Montezuma Creek.

West: Monticello city center and the Abajo Mountain foothills.

South: Residential neighborhoods connecting into Monticello and U.S. Highway 191.

North: Benchlands and desert terrain extending toward Lisbon Valley and Canyonlands.

A portion of adjacent lands are managed by the Bureau of Land Management (BLM), creating a wildland–urban interface (WUI) where subdivision homes border open rangelands and canyon edges. The proximity of combustible vegetation, coupled with the community’s location on a bench with wind exposure, elevates the wildfire risk and complicates suppression efforts.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- **Two ways out available:** connects directly into **Monticello city streets and U.S. 191**, providing reliable evacuation routes.
- **Interior roads:** many cul-de-sacs/loops with **single access**, slowing evacuation and restricting fire engine maneuverability.
- **Signage present but inconsistent:** not all street signs are reflective, reducing visibility in smoke or at night.
- **Seasonal issues:** paved and generally accessible, but **snow/ice in winter** can slow evacuation and fire response, especially on slopes.
- **Dead ends/turnarounds:** multiple spurs/courts lack adequate space for tenders/engines.
- **Roadside vegetation:** sagebrush, pinyon-juniper, and grasslands border subdivision; some vegetation encroaches road edges, forming **flammable corridors**.

Bridges

- No major bridges; only **culverts and drainage features** present.
- Adequate for normal traffic but **may not be rated for heavy firefighting equipment**.

Gates

- Subdivision has **no gated entry**.
- Some parcels have **private gates/fencing**, not standardized for emergency access (no Knox Boxes).

Culverts

- Drainage culverts are **small and prone to debris plugging** during heavy rain.
- **Post-fire debris flows** could overwhelm structures, leading to localized flooding or road washouts restricting access.

Structural Ignitability Concerns

San Juan County Preparedness Plan

Defensible Space

- Subdivision lots provide some spacing, but many homes border sagebrush, pinyon-juniper, or dry grasslands.
- Wooden fencing, sheds, decks, and landscaping often create ignition pathways.
- ~30–35% of homes maintain adequate defensible space; perimeter homes remain surrounded by unmanaged fuels.

Home Hardening

- Mix of modern stick-built and older modular houses.
- Vulnerabilities include combustible siding, asphalt shingle roofs, open eaves, and unprotected vents.
- Wooden decks and porches are common ignition risks.
- Few homes incorporate fire-resistant siding, ember-resistant vents, or enclosed soffits/decks.

Topography & Layout

- Located on benchlands above Monticello, exposed to wind-driven fire spread.
- Slopes and draws channel flames and embers into subdivision edges.
- Outer-edge homes bordering wildland fuels face highest ignition risk.

At-Risk Structures

- ~30–40 homes in subdivision setting.
- North and west perimeter homes adjacent to sagebrush/juniper fuels most vulnerable.
- Many structures remain combustible and lack adequate clearance.

Defensible Space & Assessments

- ~30–35% of homes with adequate defensible space.
- <15% of properties have received formal wildfire risk assessments.

Community Demographics

Approximate number of homes	30-40
Approximate number of lots	40-50
Approximate number of commercial entities	0
Approximate number of full-time residents	80-120
Approximated number of part-time residents	10-20
<i>Notes/Comments:</i>	

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

San Juan County Preparedness Plan

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcdonald@sanjuancountyut.gov

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

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Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none">• San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development.• Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none">• Counties are required to adopt WUI building code standards.• Canyon Terrace properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

San Juan County Preparedness Plan

PART II: RISK ASSESSMENT

Community Values at Risk

- **Infrastructure:** Connects to Monticello streets and U.S. 191; cul-de-sacs and narrow spurs limit evacuation and fire response; overhead powerlines near vegetation pose ignition/damage risk; city utilities (water, sewer, power) in place.
- **Residential & Commercial Structures:** ~30–40 homes, mostly modern but with combustible siding, wood decks, minimal hardening; no commercial entities; defensible space inconsistent, with perimeter homes most exposed.
- **Watershed & Water Quality:** Benchlands drain to canyons/arroyos leading to San Juan River basin; wildfire could cause erosion, sedimentation, flooding; damage to roads, culverts, local water infrastructure.
- **Forest & Rangelands:** Adjacent sagebrush, pinyon-juniper, and grasslands burn intensely in dry/windy conditions; unchecked fire could threaten subdivision and extend into rangeland/foothill ecosystems.
- **Wildlife & Habitat:** Provides habitat for mule deer, small mammals, raptors, songbirds; nearby riparian draws ecologically sensitive but highly flammable; habitat loss would reduce biodiversity and hunting/wildlife viewing values.
- **Social, Cultural & Economic Values:** Life safety of residents is priority; cul-de-sac layouts slow evacuation; nearby archaeological/Tribal cultural landscapes at risk; homes represent significant investment—fire damage would reduce property values, raise insurance costs, and impact Monticello's housing base.
- **Overall Vulnerability:** Moderate due to combustible homes, inconsistent defensible space (~30–35% adequate), subdivision layout constraints, and surrounding wildland fuels.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$ 10.5M – \$16.0M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

Communities at Risk Score

Communities At Risk Score (CARS)	
Score:	11

San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Canyon Terrace

- *Moderate wildfire risk from surrounding sagebrush, pinyon-juniper, and grasslands that can burn with high intensity under dry, windy conditions.*

Location of Specific Ignitions

- *Residential activity within the subdivision.*
- *Nearby agricultural operations.*
- *Powerlines running through or adjacent to the area.*
- *Vehicles along U.S. 191 and subdivision roads.*

Water Impacts

- *Homes benefit from city hydrant infrastructure and nearby municipal water service.*
- *Post-fire flooding or erosion could impact local drainage systems and wells on some lots.*

Suppression Difficulty

- *Narrow spurs, cul-de-sacs, and limited turnarounds restrict fire engine movement.*
- *Roadside vegetation can obstruct access and delay evacuation.*
- *Winds across benchlands increase exposure, even with proximity to Monticello fire resources.*

Fire Occurrence Density

- *Human-caused ignitions (residential, agricultural, road traffic, powerlines) most likely.*
- *Natural lightning less frequent but still possible on surrounding benchlands.*

Rate of Spread

- *Grasslands and sagebrush can carry fire rapidly.*
- *Winds push fire across open areas; canyons and draws channel fire directly toward homes.*

Fire Effects

- *30–40 homes at risk, many with combustible siding, wood decks, and limited defensible space.*
- *Perimeter lots most vulnerable due to direct adjacency with fuels.*
- *Infrastructure at risk: subdivision roads, powerlines, wells, and drainage systems.*
- *Property values and community safety tied to proactive defensible space and fuel reduction.*

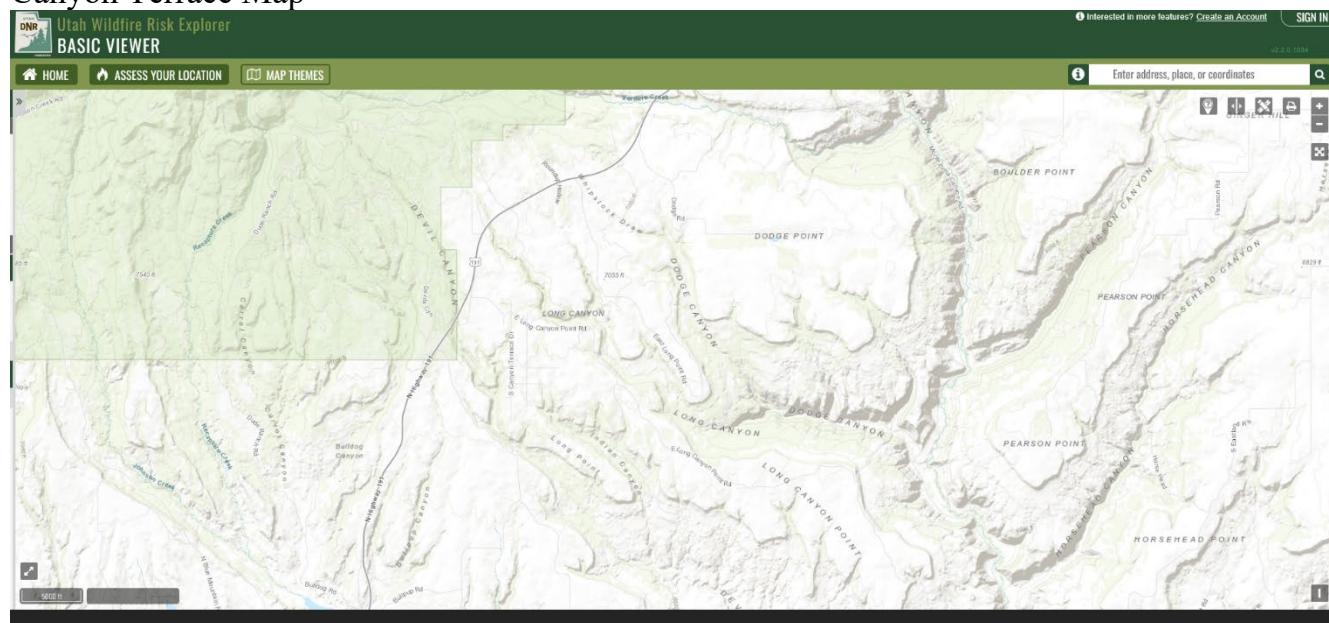
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	Moderate
At-Risk Structures	High
Property Assessments	Moderate

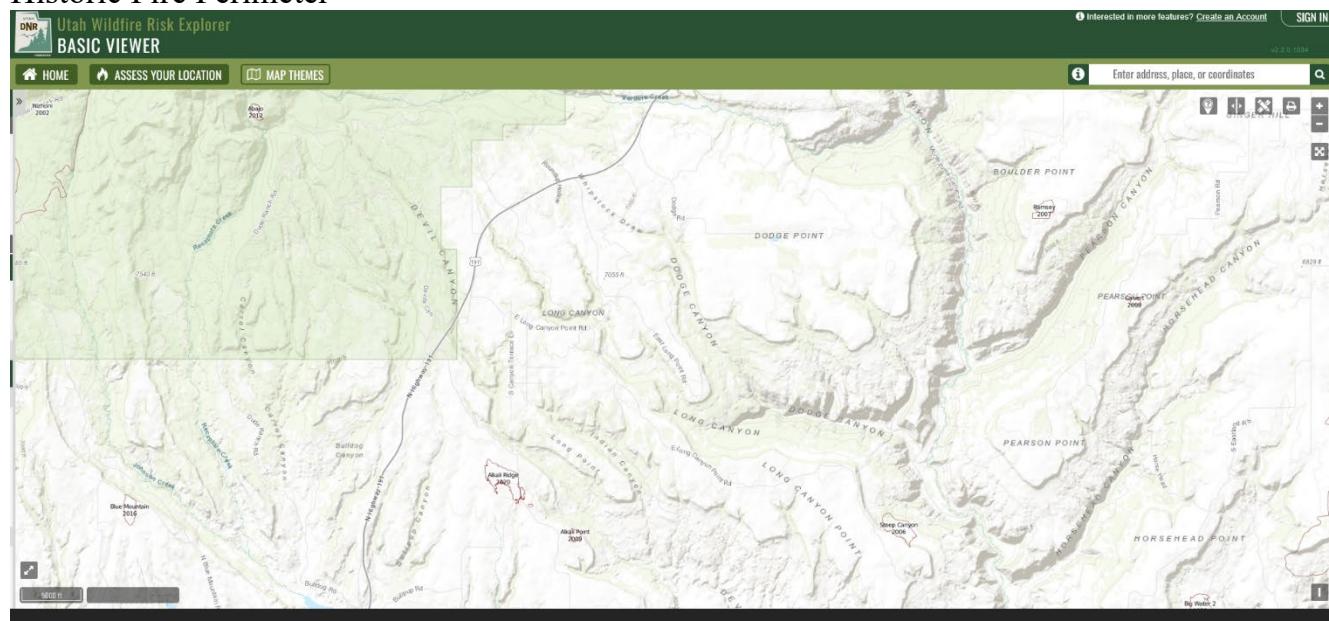
Please see attached

San Juan County Preparedness Plan

Canyon Terrace Map

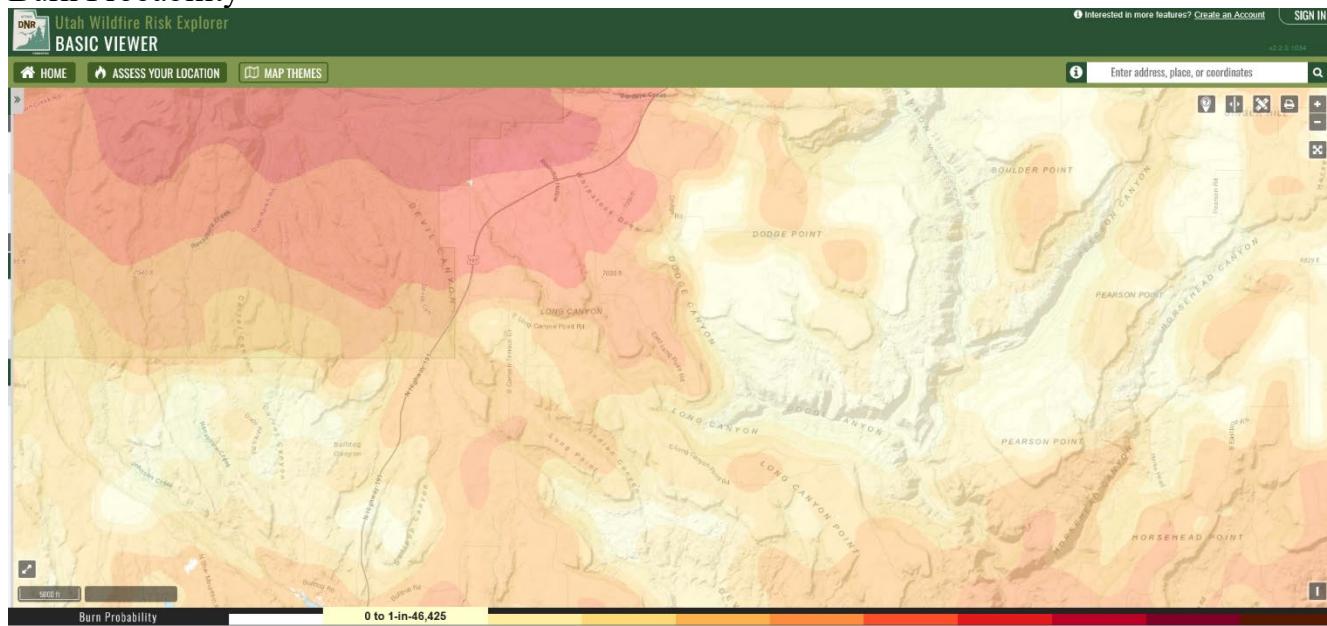


Historic Fire Perimeter

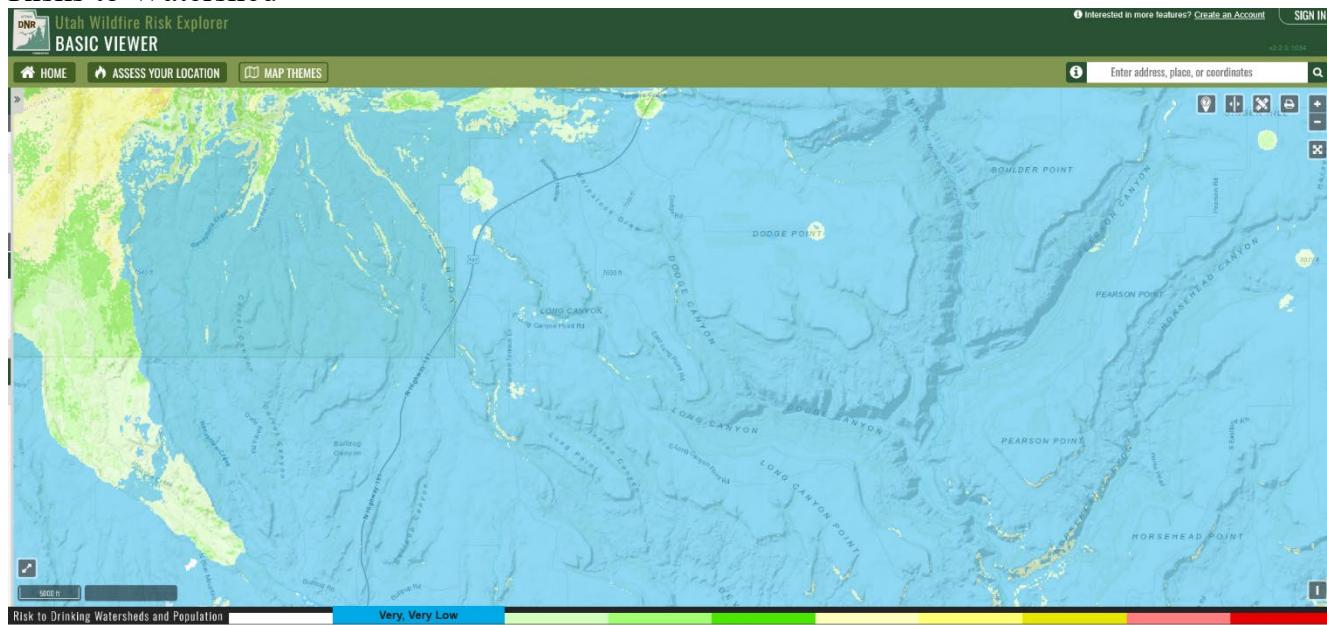


San Juan County Preparedness Plan

Burn Probability

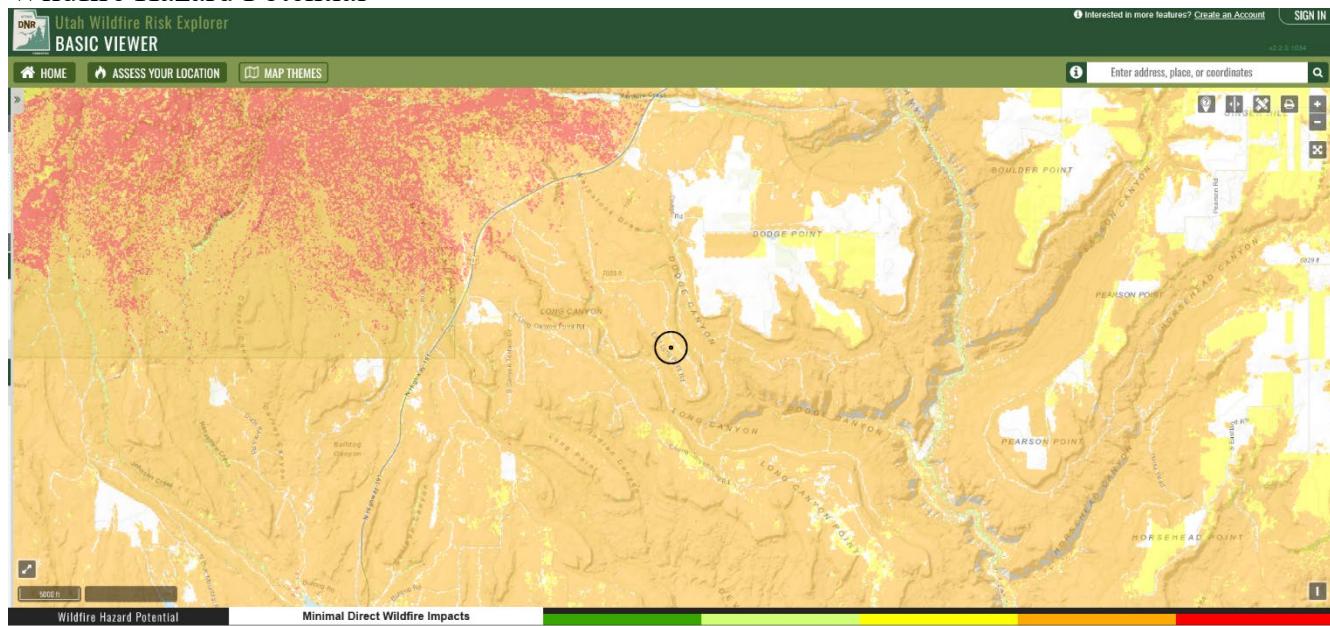


Risks to Watershed

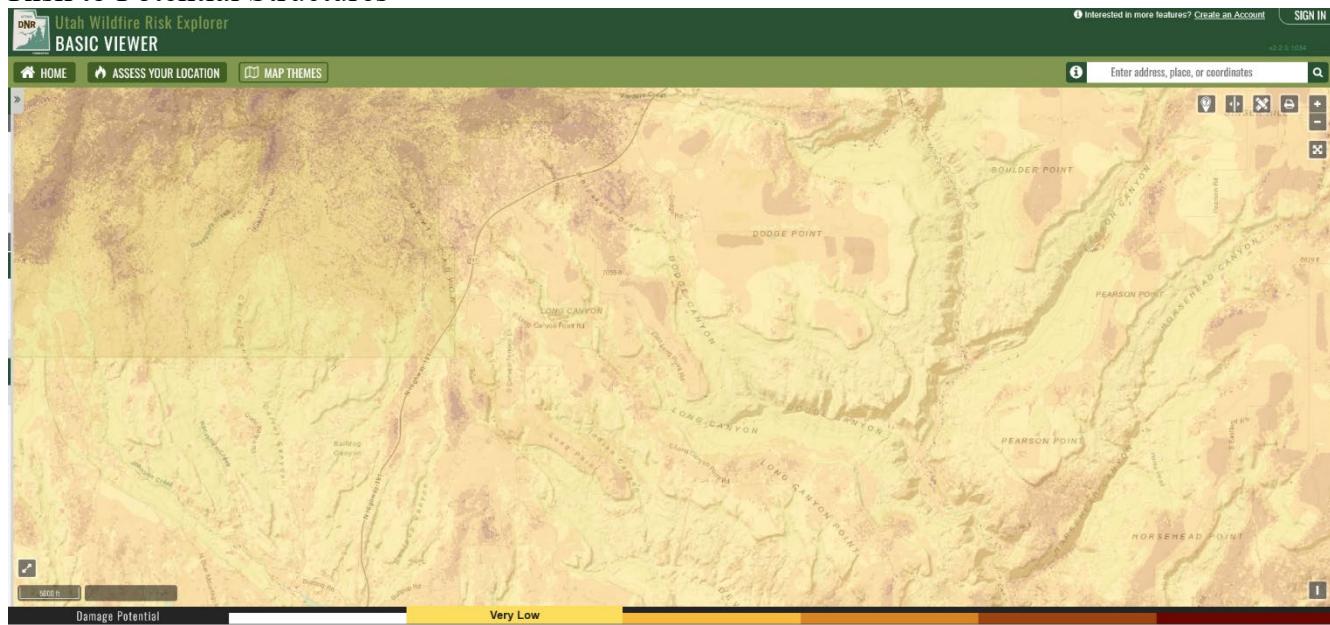


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Blue Mountain Guest Ranch / Dude Ranch Community Attributes

Location of Community

The Blue Mountain Guest Ranch (also known locally as a Dude Ranch area) is a small, rural recreation and residential community located in the foothills of the Abajo (Blue) Mountains, west of Monticello in San Juan County, Utah. This area combines guest accommodations, ranching operations, and private residences, with homes and cabins interspersed among forest and rangeland. Its setting provides both agricultural and tourism value but places the community within a high wildfire risk environment.

East: Monticello city and U.S. Highway 191.

West: The higher elevations of the Abajo (Blue) Mountains, managed by the U.S. Forest Service.

South: Agricultural rangelands and canyon country leading toward Indian Creek and Canyonlands.

North: Benchlands and wooded slopes connecting toward Summit Point and Lisbon Valley.

The community is bordered by U.S. Forest Service lands, BLM parcels, and private ranch properties, creating an extensive wildland-urban interface (WUI). Dense pinyon-juniper, oak brush, ponderosa pine, and mixed conifer stands surround the area, elevating wildfire risk and complicating suppression efforts.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- **Two ways out limited:** connects to **county and Forest Service roads west of Monticello**; most are **narrow mountain roads** with seasonal closures that reduce evacuation redundancy.
- **Signage inconsistent:** some roads marked, but reflective signs are limited; emergency navigation difficult at night or in smoke.
- **Seasonal issues:** roads may be **snowbound in winter** and **washed-out during monsoon storms**, reducing reliability.
- **Dead ends/turnarounds:** ranch lanes/spurs often **dead-end at cabins or corrals** with inadequate space for tenders/engines to turn around.
- **Roadside vegetation:** dense **pinyon-juniper, oak brush, and mixed conifer** line access routes, forming flammable corridors that threaten safe evacuation and suppression access.

Bridges

- Few formal bridges; crossings mostly **culverts or low-water drainages**.
- Some structures may **not support heavy firefighting equipment**, limiting suppression options.

Gates

- **Multiple ranch gates and fences** along access roads.
- Many require **keys/combinations**; no standardized emergency access system (e.g., Knox Boxes), delaying emergency response.

Culverts

- Access-road culverts are often **narrow and prone to plugging** with debris.
- **Post-fire flooding/debris flows** could overwhelm crossings, restricting both evacuation and responder access.

Structural Ignitability Concerns

San Juan County Preparedness Plan

Defensible Space

- Many cabins and homes located within dense pinyon-juniper, oak brush, and mixed conifer forests.
- Some guest facilities have small cleared yards, irrigated lawns, or gravel driveways offering partial buffers.
- Most structures remain closely surrounded by trees, brush, wooden fences, corrals, and outbuildings that act as fire pathways.
- Only ~20–25% of structures maintain adequate defensible space.

Home Hardening

- Mix of wood-frame houses, log cabins, and guest accommodations.
- Vulnerabilities include wood siding, shake/asphalt roofs, open eaves, and unprotected vents.
- Wooden decks, porches, sheds, and attached outbuildings increase ignition risk.
- Few homes/lodges incorporate ember-resistant vents, enclosed soffits, or fire-resistant siding.

Topography & Layout

- Located along slopes, canyon bottoms, and drainages at the edge of the Abajo Mountains.
- Canyon winds and steep terrain funnel fire uphill toward structures.
- Edge-of-forest cabins and guest lodges in draws are most at risk.

At-Risk Structures

- ~10–15 primary structures (guest lodges, cabins, ranch houses, barns, and outbuildings).
- Most are combustible and lack defensible clearance, creating high vulnerability.

Defensible Space & Assessments

- ~20–25% of structures with adequate defensible space.
- <10% of properties have received formal wildfire risk assessments.

Community Demographics

Approximate number of homes	10-15
Approximate number of lots	20-25
Approximate number of commercial entities	1-2
Approximate number of full-time residents	20-35
Approximate number of part-time residents	20-40
<i>Notes/Comments:</i>	

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

San Juan County Preparedness Plan

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcDonald@sanjuancountyut.gov

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none">• San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development.• Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none">• Counties are required to adopt WUI building code standards.• Blue Mountain Guest Ranch and Dude Ranch properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

San Juan County Preparedness Plan

- **Infrastructure:** Access via narrow, winding county/Forest Service roads; wildfire or flooding could block routes; utilities rely on wells, septic, propane, limited solar/generators; overhead lines and propane tanks vulnerable; no onsite fire/medical services.
- **Residential & Commercial Structures:** ~10–15 homes/guest cabins; ranch facilities support both tourism and ag operations; many combustible (wood siding, shake/asphalt roofs, decks); outbuildings, barns, fencing increase ignition risk; defensible space inconsistent.
- **Watershed & Water Quality:** Located on Abajo slopes; drainages supply ag use, habitat, and downstream water; wildfire could cause erosion, sedimentation, flooding, damaging ranch infrastructure and watershed health.
- **Forest & Rangelands:** Fuels include pinyon-juniper, oak brush, ponderosa/mixed conifer; prone to high-intensity fire; fire could destroy forage, fencing, corrals, grazing lands, impacting ecology and ranch economy.
- **Wildlife & Habitat:** Supports mule deer, elk, raptors, black bear, small mammals; forested slopes/riparian areas ecologically important but flammable; habitat loss/fragmentation would reduce biodiversity and hunting/tourism values.
- **Social, Cultural & Economic Values:** Life safety of residents and guests is priority; evacuation complicated by limited egress and seasonal roads; Blue Mountain area holds historic ranching and Tribal cultural significance; ranch economy depends on both tourism and ag—wildfire could disrupt both, lower property values, and raise insurance costs.
- **Overall Vulnerability:** High due to combustible structures, limited hardening (~20–25% defensible space adequate), seasonal road hazards, and minimal suppression infrastructure (no hydrants/drafting sites).

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$ 3.3M – \$7.1M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

Communities at Risk Score

Communities At Risk Score (CARs)	
Score:	11

San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

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The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

Location Specific Ignitions	Fire Occurrence Density
Water Impacts	Rate of Spread
Suppression Difficulty	Fire Effects

Wildfire Risk – Blue Mountain Guest Ranch / Dude Ranch

- *High wildfire risk due to location in dense pinyon-juniper, oak brush, and mixed conifer forests on the Abajo Mountain slopes. Fuels support fast-moving, high-intensity fire under wind-driven conditions.*

Location of Specific Ignitions

- Residential and guest activity.
- Ranching operations and equipment use.
- Overhead powerlines.
- Recreational use in surrounding forests.
- Natural lightning strikes.

Water Impacts

- No hydrant system; homes and facilities rely on wells and propane.
- Post-fire flooding and debris flows could damage wells, springs, and water lines.

Suppression Difficulty

- Narrow, winding mountain roads with dead-end spurs and limited turnarounds.
- Seasonal access issues (snow, flooding, fire closures).
- Long volunteer response times.
- Steep topography and drainages funnel fire directly toward structures.

Fire Occurrence Density

- Human-caused ignitions likely from ranch, guest, and recreation activity.
- Lightning is also a recurring ignition source in the Abajo Mountains.

Rate of Spread

- Dense conifer, oak brush, and pinyon-juniper fuels enable rapid, high-intensity spread.
- Steep slopes and canyons accelerate fire movement upslope and into drainages.

Fire Effects

- 10–15 homes, cabins, and guest-use structures at risk.
- Many structures have combustible siding, wood decks, and limited defensible space.
- Barns, corrals, fencing, and other ranch infrastructure increase ignition pathways.
- Infrastructure at risk: wells, propane systems, mountain access roads.
- Guests unfamiliar with wildfire risk present added evacuation challenges.
- Cultural and recreational values in the Abajo foothills also vulnerable

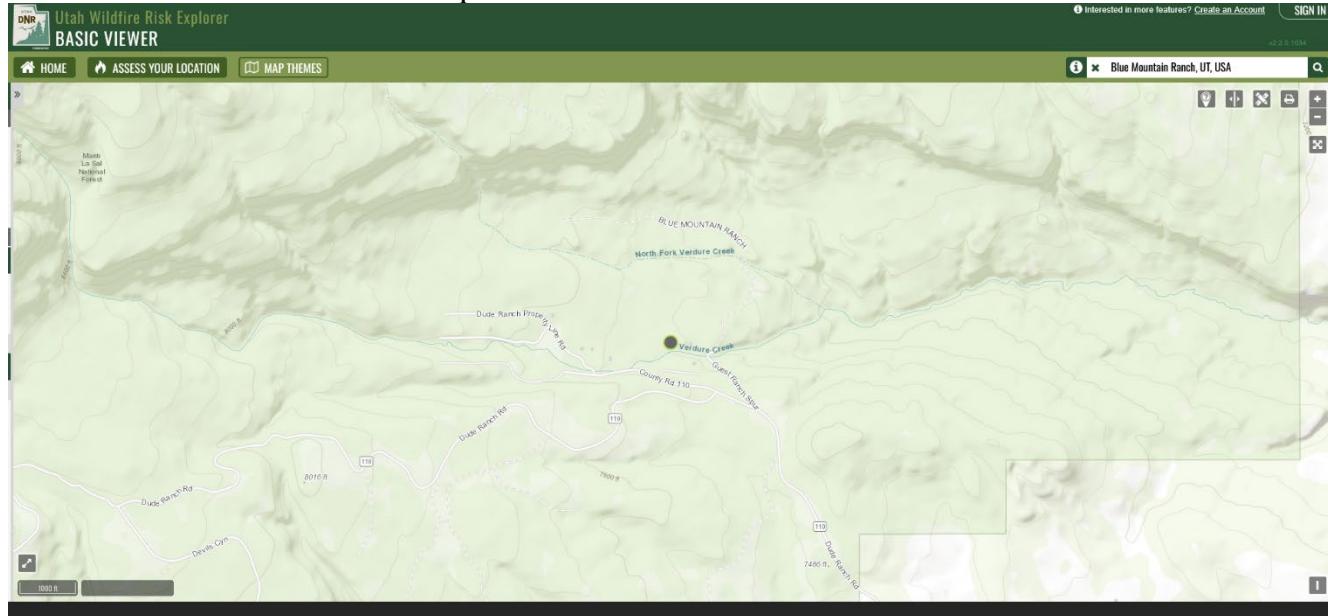
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	High
At-Risk Structures	High
Property Assessments	High

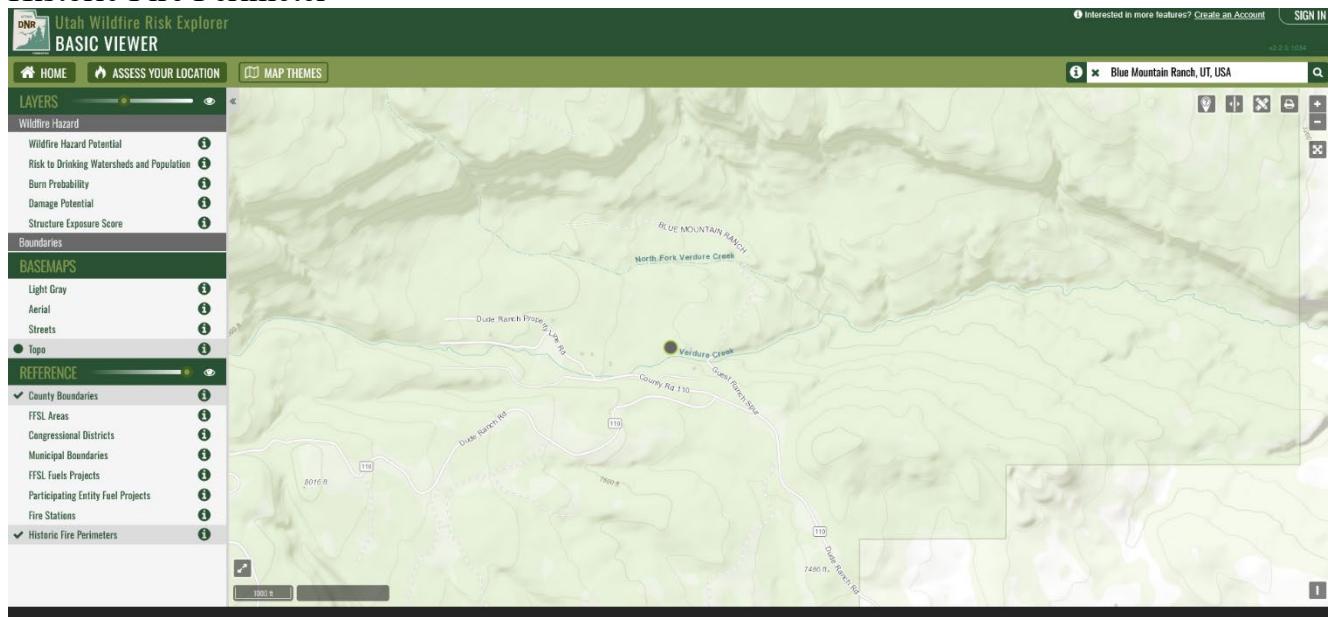
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San Juan County Preparedness Plan

Blue Mountain Guest Ranch Map

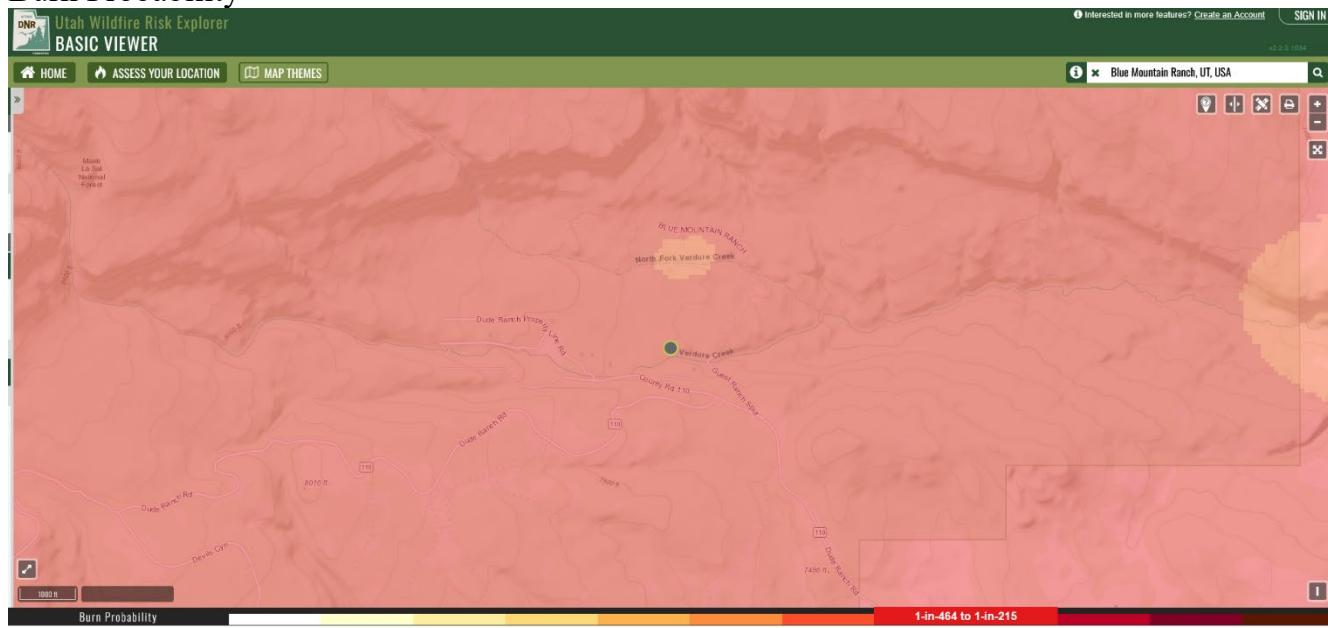


Historic Fire Perimeter

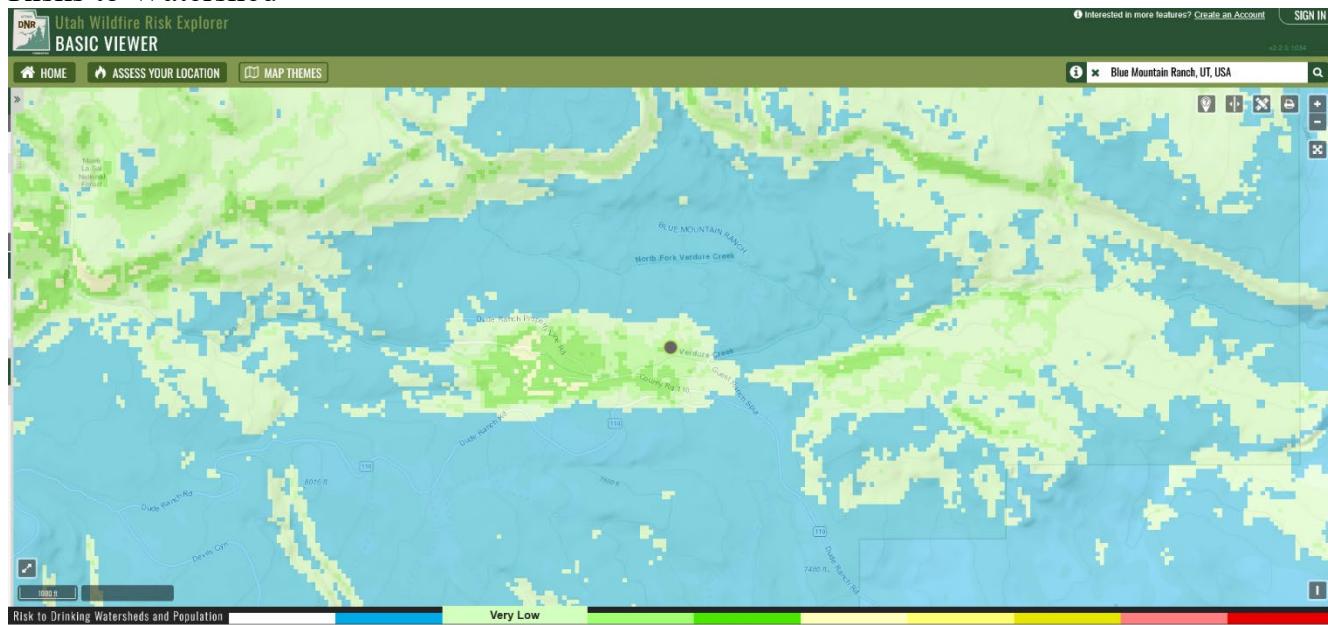


San Juan County Preparedness Plan

Burn Probability

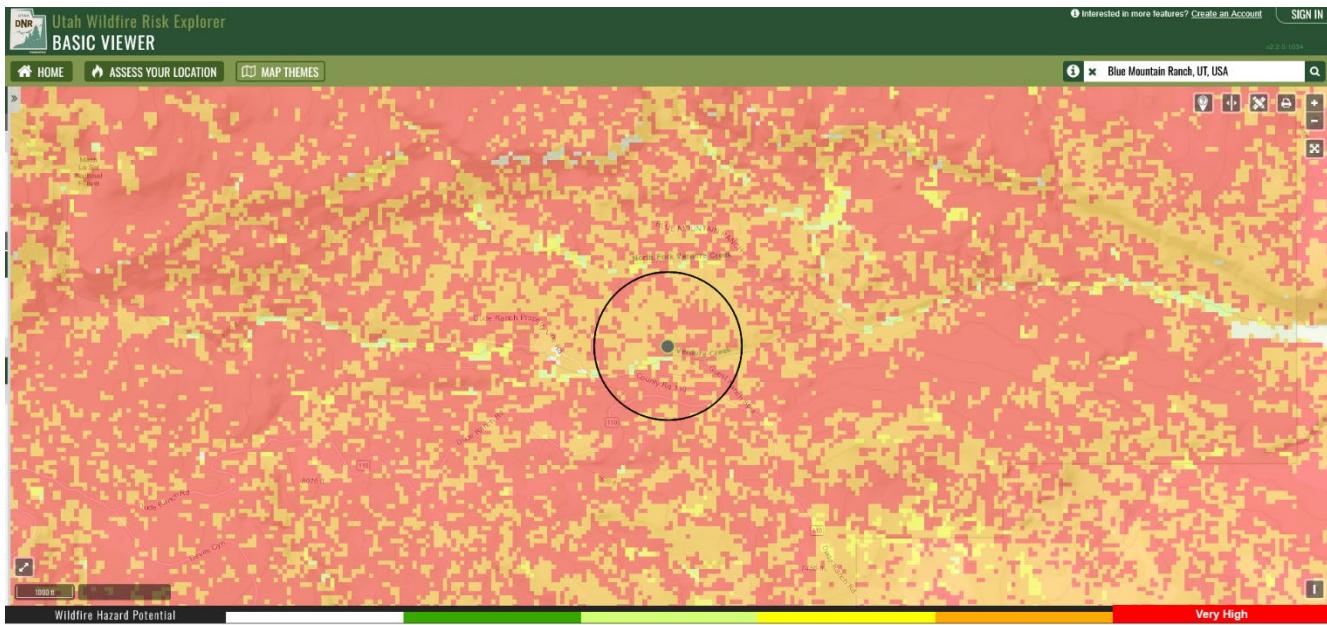


Risks to Watershed

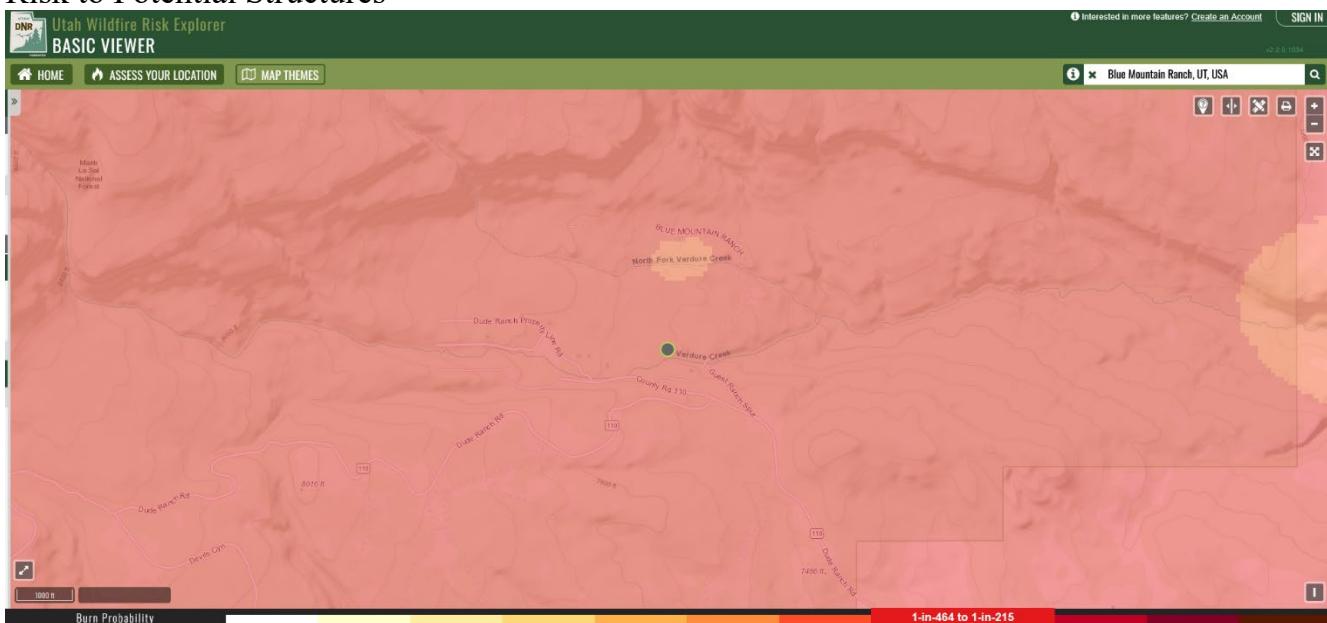


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Long Canyon Community Attributes

Location of Community

The Long Canyon area is a small, rural residential and recreational community located in northern San Juan County, Utah, near the Grand County line southwest of Moab. The community sits along the Long Canyon corridor, a rugged red-rock canyon system that connects the mesa tops near Dead Horse Point and Island in the Sky to the Colorado River. It is characterized by a mix of private parcels, seasonal cabins, and recreational use areas, with residents and visitors interspersed among BLM-managed wildlands.

East: Moab Valley and U.S. Highway 191 (Grand County).

West: Canyonlands National Park and surrounding desert mesas.

South: Desert benchlands and rangelands connecting toward Lockhart Basin and Indian Creek.

North: The Colorado River corridor and Grand County boundary.

The area is surrounded by Bureau of Land Management (BLM) lands and adjacent to state and federal recreation areas, creating a significant wildland–urban interface (WUI). Scattered homes, recreation cabins, and visitor use in this rugged canyon setting elevate wildfire risk, while steep canyon topography complicates suppression and evacuation.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- **Two ways out unavailable:** main access is a **narrow, winding dirt road** connecting canyon bottom to U.S. 279 along the Colorado River.
- **No redundant evacuation routes**, leaving residents/visitors at risk of isolation during wildfire.
- **Signage minimal:** many intersections/private drives **unmarked**; reflective metal signs lacking, hindering evacuation in smoke or at night.
- **Seasonal issues:** road can be **washed out by flash floods, snow, or rockfalls**; freeze-thaw cycles worsen unstable sections.
- **Dead ends/turnarounds:** several spurs/private drives end without adequate turnaround space for firefighting equipment.
- **Roadside vegetation:** **pinyon-juniper, oak brush, and grasses** line roadsides, creating **flammable corridors** that restrict safe evacuation and fire engine access.

Bridges

- **No major bridges in canyon.**
- **Washes and drainages crossed by culverts or low-water crossings**, with **uncertain capacity for heavy apparatus**.

Gates

- **Private gates** on some ranch/residential parcels.
- Many locked/combination-only; **no standardized emergency access system** (e.g., Knox Boxes).

Culverts

- Canyon-road culverts are **narrow and prone to plugging** with sediment/debris.
- **Post-fire debris flows** could overwhelm crossings, restricting both evacuation and emergency access.

Structural Ignitability Concerns

San Juan County Preparedness Plan

Defensible Space

- *Homes and cabins built along canyon floor, benches, and cliffs.*
- *Cliffs provide some natural barrier, but most parcels are surrounded by dense pinyon-juniper, oak brush, and grasses.*
- *A few parcels maintain irrigated landscaping, cleared driveways, or rock buffers.*
- *Wooden fences, sheds, and vegetation close to homes act as fire pathways.*
- *Only ~15–20% of properties have adequate defensible space.*

Home Hardening

- *Mix of seasonal cabins, manufactured homes, and a few modern dwellings.*
- *Many with combustible siding, asphalt/metal roofs, and open eaves.*
- *Wooden decks, porches, and fencing increase ignition risk.*
- *Few structures include ember-resistant vents, fire-resistant siding, or enclosed decks.*

Topography & Layout

- *Steep canyon walls, draws, and chimneys funnel fire uphill toward homes.*
- *Wind exposure in canyon corridors accelerates fire spread and ember travel.*
- *Residences at the canyon–wildland interface are most at risk.*

At-Risk Structures

- *~10–15 homes/cabins clustered along canyon road and side spurs.*
- *Most highly vulnerable due to heavy fuels, combustible construction, and limited clearance.*

Defensible Space & Assessments

- *~15–20% of homes have adequate defensible space.*
- *<10% of properties have received formal wildfire assessments.*

Community Demographics

Approximate number of homes	10-15
Approximate number of lots	20-25
Approximate number of commercial entities	1-2
Approximate number of full-time residents	20-35
Approximate number of part-time residents	15-25
<i>Notes/Comments:</i>	

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

San Juan County Preparedness Plan

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcdonald@sanjuancountyut.gov

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
• San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
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PART II: RISK ASSESSMENT

Community Values at Risk

San Juan County Preparedness Plan

- **Infrastructure:** Single dirt road to U.S. 279; prone to flooding, rockfalls, washouts; high risk of isolation during wildfire; off-grid utilities (wells, septic, propane, solar); no hydrants/formal water systems.
- **Residential & Commercial Structures:** ~10–15 homes/cabins (seasonal, manufactured, small full-time); minimal commercial (short-term rentals, recreation cabins, outfitter uses); most structures combustible with little hardening; defensible space inconsistent, canyon-edge homes most at risk.
- **Watershed & Water Quality:** Drains into Colorado River; wildfire could trigger erosion, sedimentation, flooding; threaten canyon soils, culverts, and downstream water quality.
- **Forest & Rangelands:** Dense pinyon-juniper, oak brush, desert shrub fuels burn at high intensity; fire could destroy limited grazing and degrade canyon ecosystems.
- **Wildlife & Habitat:** Supports mule deer, raptors, desert bighorn sheep, reptiles, small mammals; riparian canyon bottoms ecologically important but highly flammable; habitat loss would reduce biodiversity and recreation/hunting values.
- **Social, Cultural & Economic Values:** Life safety priority due to single-access, rugged terrain; archaeological/Tribal cultural landscapes at risk; economy tied to tourism/outfitting/rentals—wildfire could disrupt access, reduce property values, raise insurance costs.
- **Overall Vulnerability:** Moderate–high due to combustible under-hardened structures, limited defensible space (~15–20% adequate), no suppression water infrastructure, and unreliable single-access road.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$ 3.0M – \$6.4M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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Communities at Risk Score

Communities At Risk Score (CARS)	
Score:	11

San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Long Canyon

- *Moderate to high wildfire risk due to steep canyon topography, limited access, and flammable fuels (pinyon-juniper, oak brush, desert shrub).*
- *Fuels burn at high intensity under dry and windy conditions.*

Location of Specific Ignitions

- *Residential activity and seasonal cabin use.*
- *Recreation activity in canyon areas.*
- *Overhead powerlines.*
- *Natural lightning strikes.*

Water Impacts

- *No hydrant system; homes rely on private wells or hauled water.*
- *Post-fire flooding, debris flows, and sedimentation could damage wells, roads, and canyon drainage systems.*

Suppression Difficulty

- *Single dirt access road; prone to washouts, flooding, and rockfalls.*
- *No reliable water sources for firefighting.*
- *Long volunteer response times.*
- *Limited turnaround space for engines and tenders.*
- *Canyon slopes funnel fire directly toward homes, complicating suppression.*

Fire Occurrence Density

- *Human-caused ignitions from residential use, recreation, and powerlines are most likely.*
- *Lightning is a recurring natural ignition source in canyon terrain.*

Rate of Spread

- *Canyon slopes and draws act as chimneys, accelerating fire spread and ember transport.*
- *Wind exposure increases flame lengths and spotting.*

Fire Effects

- *10–15 homes and cabins at risk, many older or seasonal with combustible siding, wood decks, and minimal defensible space.*
- *Perimeter homes adjacent to vegetation especially vulnerable.*
- *Key infrastructure: single dirt access road, wells, powerlines.*
- *Recreation values and visitor safety also threatened.*

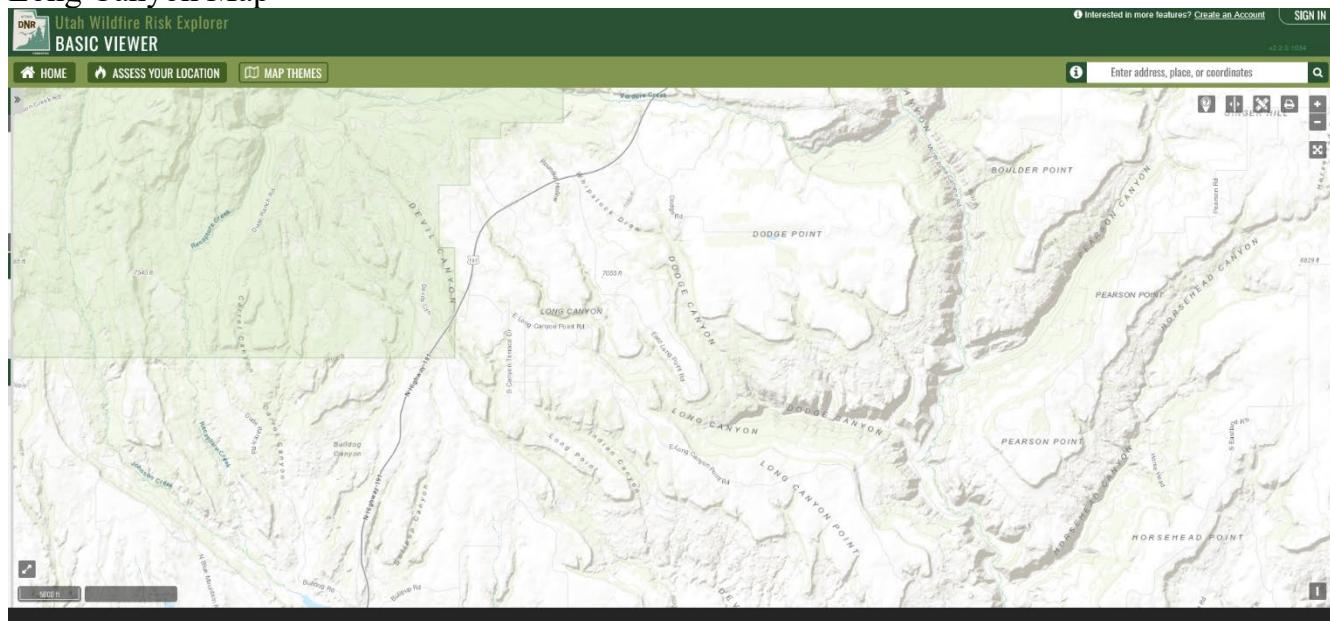
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	High
At-Risk Structures	High
Property Assessments	High

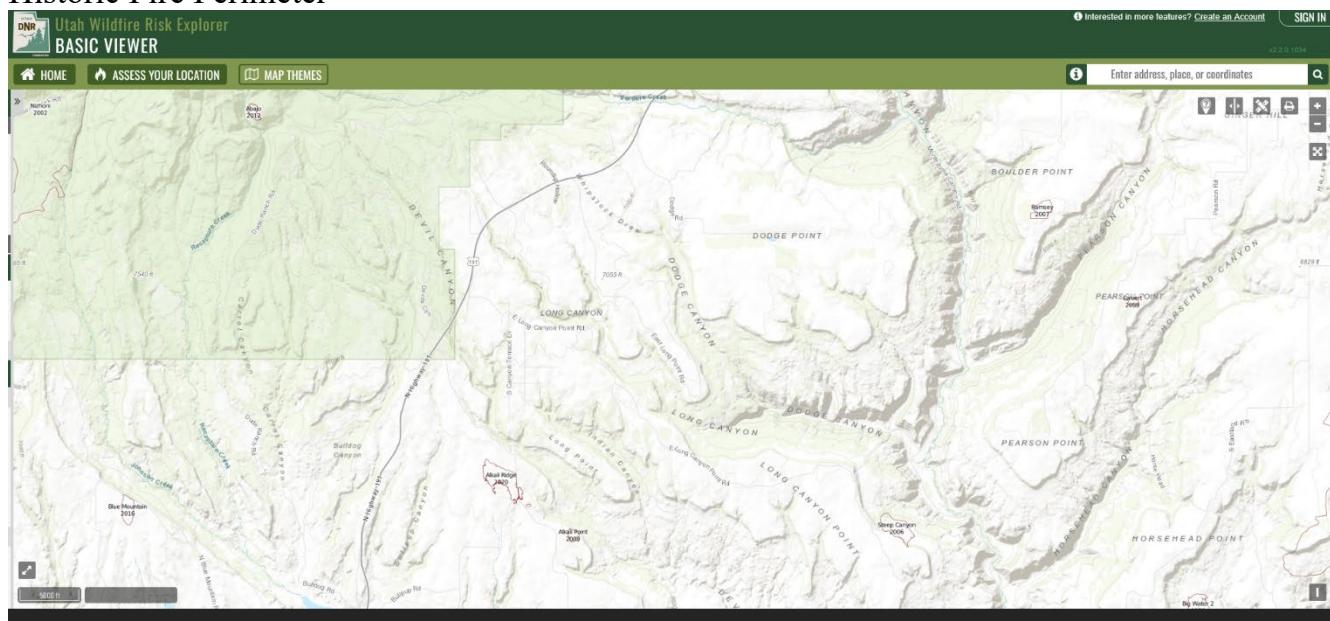
Please see attached

San Juan County Preparedness Plan

Long Canyon Map

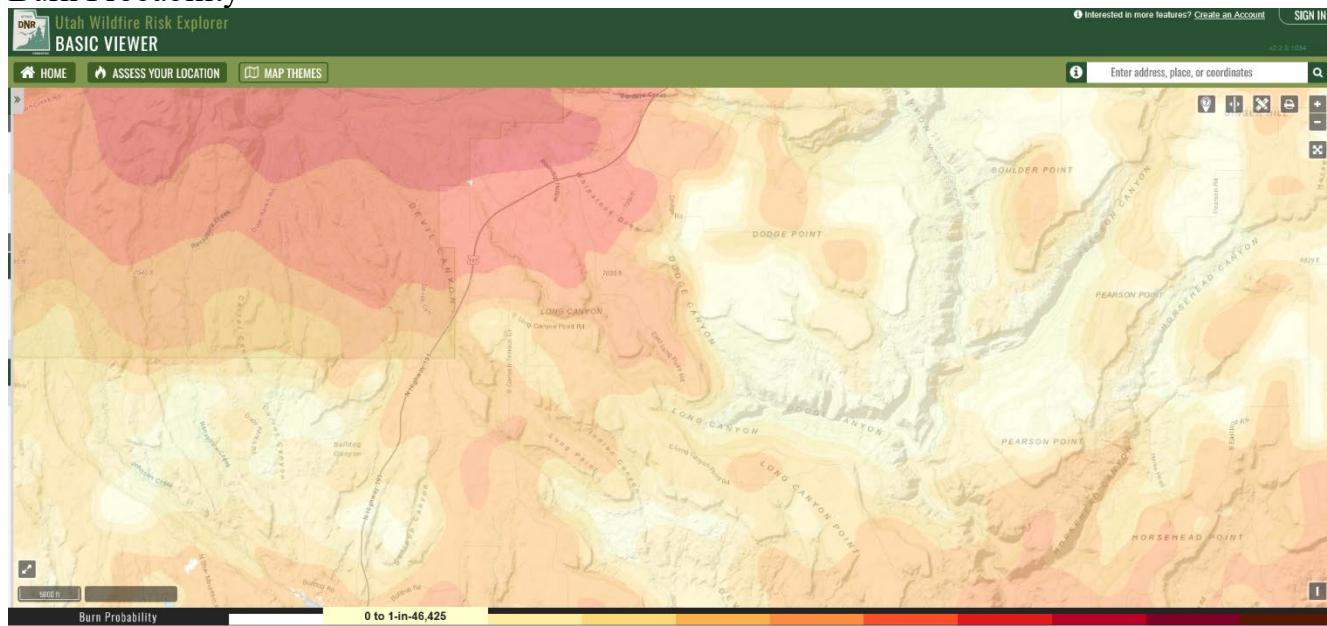


Historic Fire Perimeter

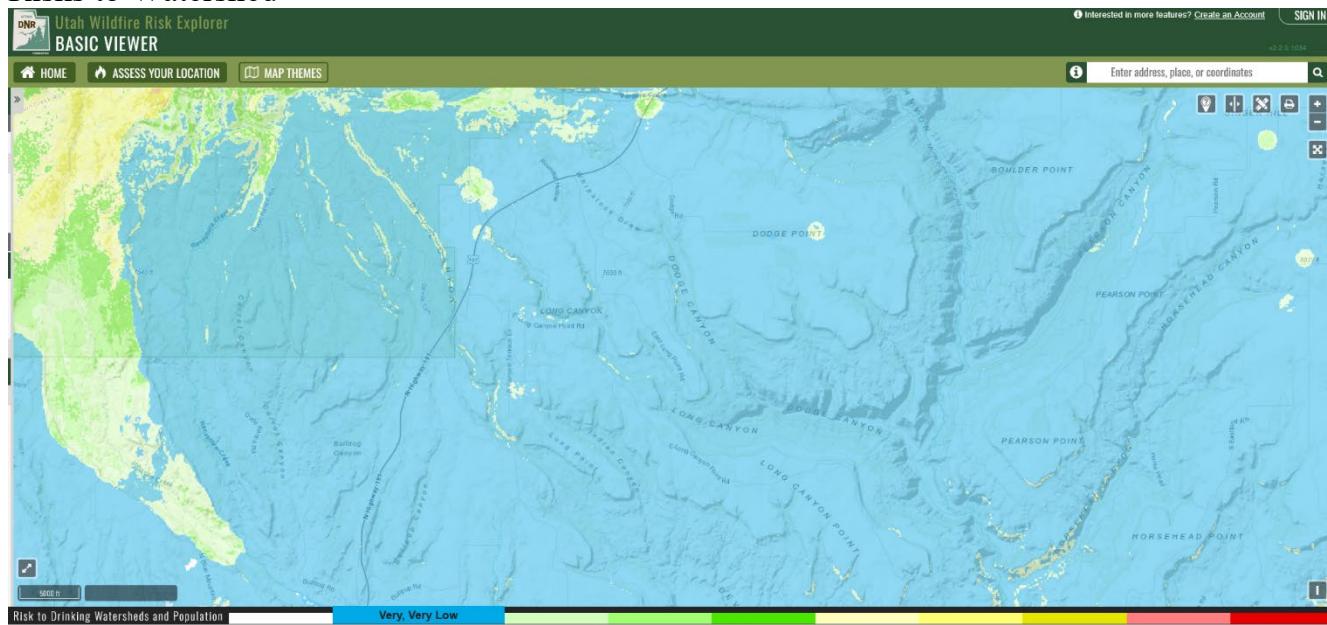


San Juan County Preparedness Plan

Burn Probability

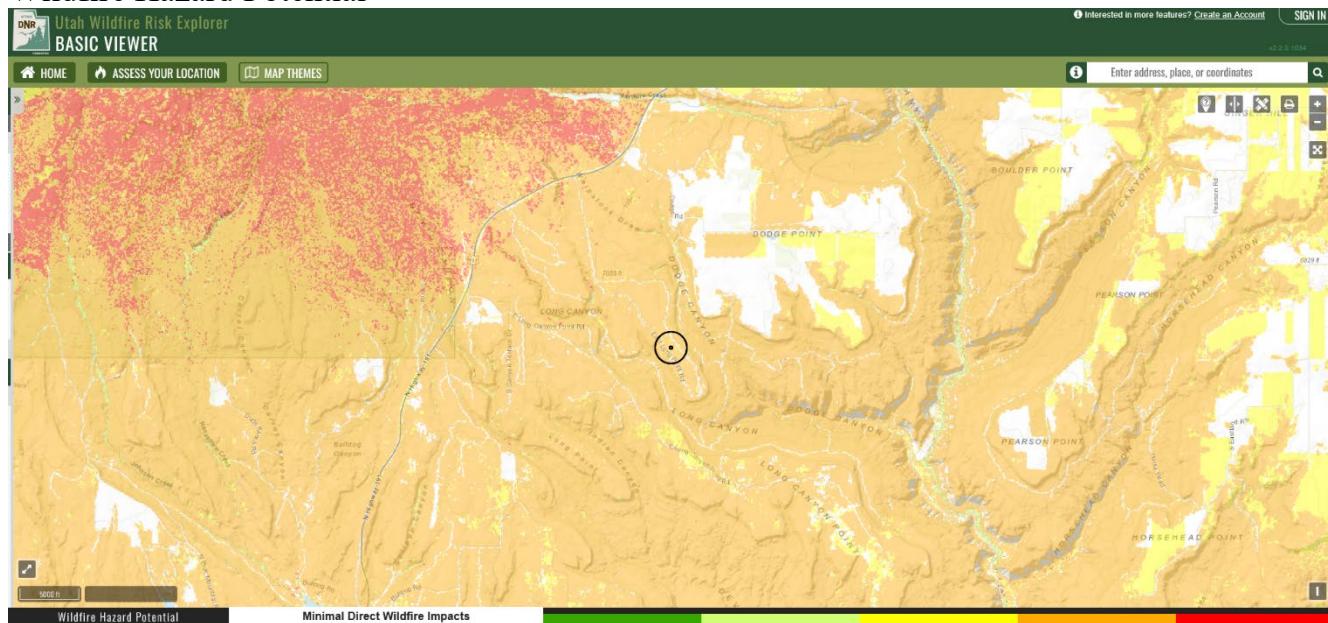


Risks to Watershed

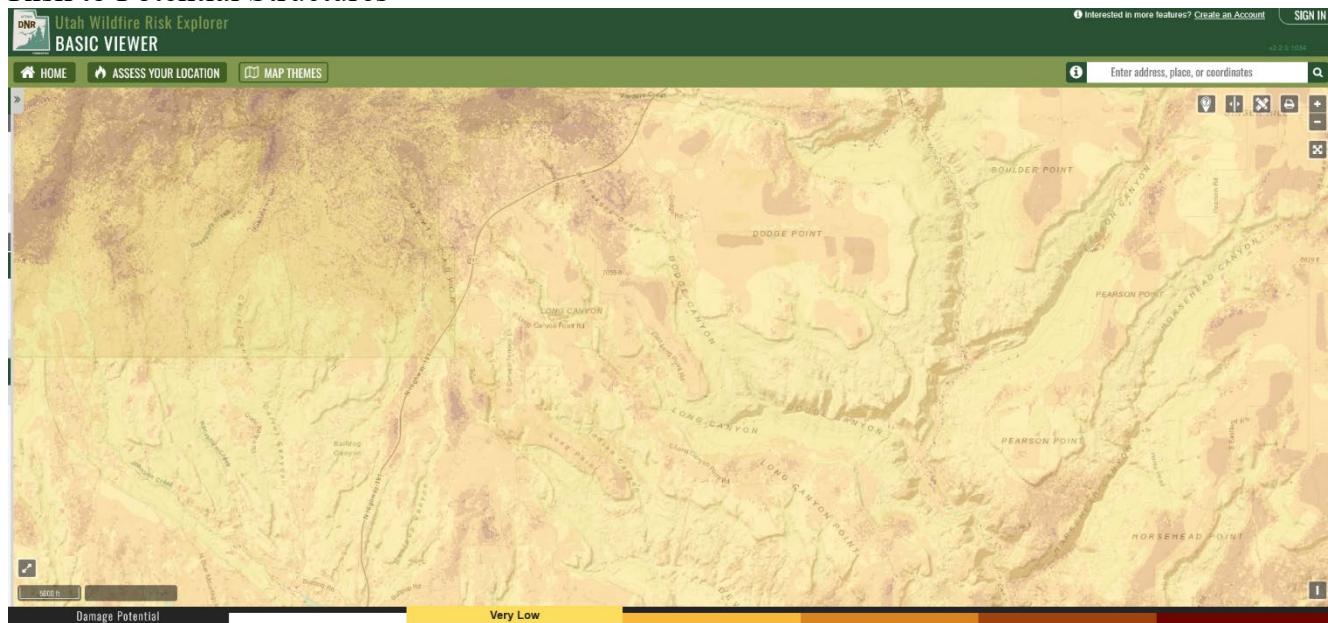


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Montezuma Canyon Community Attributes

Location of Community

The Montezuma Canyon area is a rural residential and agricultural corridor located in eastern San Juan County, Utah, stretching southeast from Monticello toward the Colorado border. The canyon is historically significant for its Ancestral Puebloan sites, ranching heritage, and cultural landscapes. Today, it consists of a mix of ranch properties, scattered homes, cabins, and agricultural operations, set within a rugged canyon environment characterized by sandstone cliffs, brushy slopes, and desert vegetation.

East: Colorado borderlands and desert rangelands.

West: Monticello and the Abajo (Blue) Mountains.

South: Agricultural lands and canyonlands extending toward Montezuma Creek.

North: Lisbon Valley and canyonlands connecting toward the Colorado River system.

Large portions of surrounding land are managed by the Bureau of Land Management (BLM), with interspersed state trust lands and private parcels, creating a broad wildland-urban interface (WUI). The canyon's length, steep topography, and limited access routes contribute to significant wildfire suppression and evacuation challenges.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- **Two ways out limited:** primary access via **Montezuma Canyon Road**, a long, narrow, winding route connecting toward Monticello or Montezuma Creek.
- **Alternate egress scarce**, leaving residents at risk of isolation during wildfire.
- **Signage inconsistent:** many private drives/spurs unmarked; reflective signs minimal, slowing navigation at night or in smoky conditions.
- **Seasonal issues:** road sections prone to **washouts, flash flooding, and rockfall** during monsoon season; **snow/ice in winter** further restricts access.
- **Dead ends/turnarounds:** numerous side spurs, ranch drives, and cabin roads dead-end without adequate turnaround space for fire apparatus.
- **Roadside vegetation:** dense **pinyon-juniper, sagebrush, and oak brush** create **flammable corridors** along road edges, threatening evacuation and suppression access.

Bridges

- Few formal bridges; crossings mostly **low-water or culvert-based**.
- Many not rated for heavy firefighting equipment, and could fail/become impassable during post-fire flooding or debris flows.

Gates

- **Private ranch gates/fences common** throughout canyon.
- Many locked or requiring keys/combinations; **no standardized emergency access system** (e.g., Knox Boxes), delaying response.

Culverts

- Canyon-road culverts are **narrow and prone to sediment plugging**.
- **Post-fire flash flooding/debris flows** could overwhelm culverts, **washing out roads and cutting off** evacuation/responder access.

Structural Ignitability Concerns

San Juan County Preparedness Plan

Defensible Space

- *Residences, ranch houses, and cabins scattered along canyon floor and side benches.*
- *Surrounded by dense pinyon-juniper, oak brush, sagebrush, and grasses.*
- *Some parcels benefit from irrigated fields, orchards, or pastureland as buffers.*
- *Many properties bordered by wooden corrals, barns, sheds, and fencing that connect fuels to homes.*
- *~20–25% of homes maintain adequate defensible space.*

Home Hardening

- *Mix of older farmhouses, mobile homes, log cabins, and ranch structures.*
- *Many with combustible siding, open decks, asphalt shingles, or metal roofs with open eaves.*
- *Wooden decks, porches, and outbuildings provide ignition pathways.*
- *Few homes incorporate ember-resistant vents, fire-resistant siding, or enclosed soffits.*

Topography & Layout

- *Long, narrow canyon with steep walls, draws, and drainages that funnel fire.*
- *Slope-driven fire behavior threatens homes at canyon bottoms and slopes.*
- *Isolated residences at the wildland edge are especially vulnerable with limited suppression access.*

At-Risk Structures

- *~25–35 homes, cabins, and ranch compounds, many remote and surrounded by fuels.*
- *Highest risk: structures near drainages, canyon benches, or fuel-heavy terrain.*

Defensible Space & Assessments

- *~20–25% with adequate defensible space.*
- *<10% of properties have formal wildfire risk assessments.*

Community Demographics

Approximate number of homes	25-35
Approximate number of lots	40-50
Approximate number of commercial entities	2-3
Approximate number of full-time residents	60-90
Approximated number of part-time residents	20-40

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

San Juan County Preparedness Plan

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcdonald@sanjuancountyut.gov

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none"> • Governs subdivision design, lot size, road widths, and infrastructure • Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning. • New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none"> • San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development. • Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none"> • Counties are required to adopt WUI building code standards. • Montezuma Canyon properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- *Infrastructure: Single lifeline road (Montezuma Canyon Road) long, narrow, prone to flooding/rockfall; wildfire or debris flows could block access; utilities off-grid (wells, septic, propane, solar/generators); overhead powerlines/propane tanks ignition risks; no schools, fire, or medical facilities.*

San Juan County Preparedness Plan

- **Residential & Commercial Structures:** ~25–35 homes (ranch houses, cabins); commercial limited to ranching, farming, small rentals; many older/combustible structures with minimal hardening; multiple outbuildings, barns, sheds, and fencing increase ignition pathways.
- **Watershed & Water Quality:** Streams, seeps, springs support ranching, wildlife, and downstream users; wildfire could cause erosion, sedimentation, debris flows; damage to wells, irrigation ditches, and local water supplies.
- **Forest & Rangelands:** Dense pinyon-juniper, oak brush, sagebrush fuels burn intensely; fire could devastate forage, fencing, rangeland infrastructure; direct impacts on ranching and grazing capacity.
- **Wildlife & Habitat:** Critical corridor for mule deer, elk, raptors, small mammals; canyon bottomlands and riparian vegetation highly flammable; loss of habitat reduces biodiversity, hunting, and wildlife viewing values.
- **Social, Cultural & Economic Values:** Life safety of residents is top priority with single-access road; archaeological sites, rock art, Tribal cultural landscapes highly vulnerable; economy based on ranching, ag, and cultural tourism—wildfire could destroy grazing, fencing, water systems, and heritage resources.
- **Overall Vulnerability:** High due to combustible under-hardened structures, limited defensible space (~20–25% adequate), no hydrants or suppression water, and high-risk single access road.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$ 6.9M – \$13.8M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10

You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

Communities at Risk Score

Communities At Risk Score (CARS)	
Score:	9

San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

The Wildfire Threat Index is derived from historical fire occurrence, landscape characteristics including surface fuels and canopy fuels, percentile weather derived from historical weather observations and terrain conditions. [Utah Wildfire Risk Assessment Portal \(UWRAP\)](#)

The UWRAP provides a consistent, comparable set of scientific results to be used as a foundation for wildfire mitigation and prevention planning in Utah. Including maps from the UWRAP report may also be beneficial in this section and can be attached as Appendix D. Consider using the following as an example.

<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Montezuma Canyon

- *High wildfire risk due to long, narrow canyon topography, heavy fuels, and limited access.*
- *Vegetation (pinyon-juniper, oak brush, sagebrush, grasses) supports fast-moving, high-intensity fire under dry, windy conditions.*

Location of Specific Ignitions

- *Residential activity and seasonal use.*
- *Ranching and farm equipment operations.*
- *Overhead powerlines along the canyon.*
- *Natural lightning strikes.*

Water Impacts

- *No hydrant system; reliance on wells and irrigation ditches.*
- *Post-fire flooding, erosion, and debris flows could damage wells, ditches, and cultural sites.*

Suppression Difficulty

- *Single narrow road running the canyon length; prone to seasonal washouts and with limited turnarounds.*
- *No reliable water sources for firefighting.*
- *Long volunteer response times.*
- *Canyon slopes, draws, and steep drainages funnel flames directly toward residences and infrastructure.*

Fire Occurrence Density

- *Human-caused ignitions from residential, ranching, and powerlines are common.*
- *Lightning remains a significant ignition source in canyon terrain.*

Rate of Spread

- *Fuels (grasses, brush, pinyon-juniper) enable rapid, wind-driven spread.*
- *Canyon topography acts as a chimney, channeling flames and embers toward structures.*

Fire Effects

- *25–35 homes, cabins, and ranch compounds at risk.*
- *Most are older structures with combustible siding, wood decks, and limited defensible space.*
- *Ranch infrastructure (barns, sheds, fencing, corrals) increases ignition pathways.*
- *Archaeological sites, rock art, and Tribal cultural landscapes are highly vulnerable to wildfire and post-fire flooding.*
- *Critical infrastructure (wells, powerlines, roads) exposed to damage or loss.*

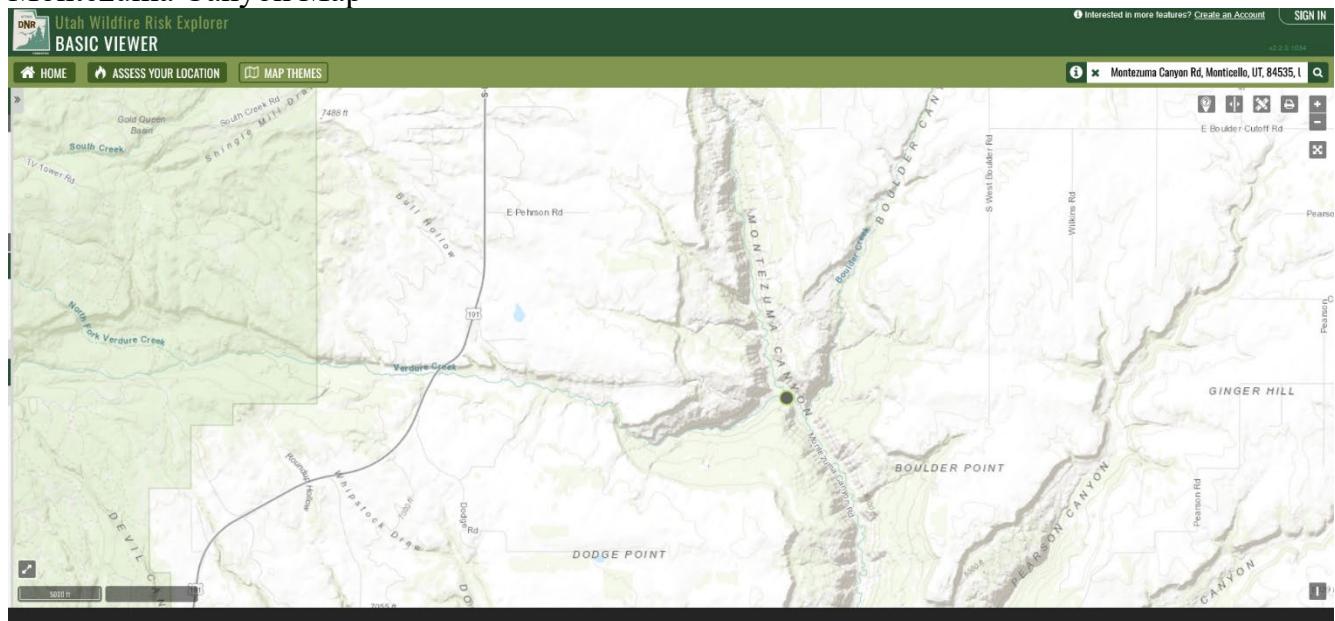
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	High
At-Risk Structures	High
Property Assessments	High

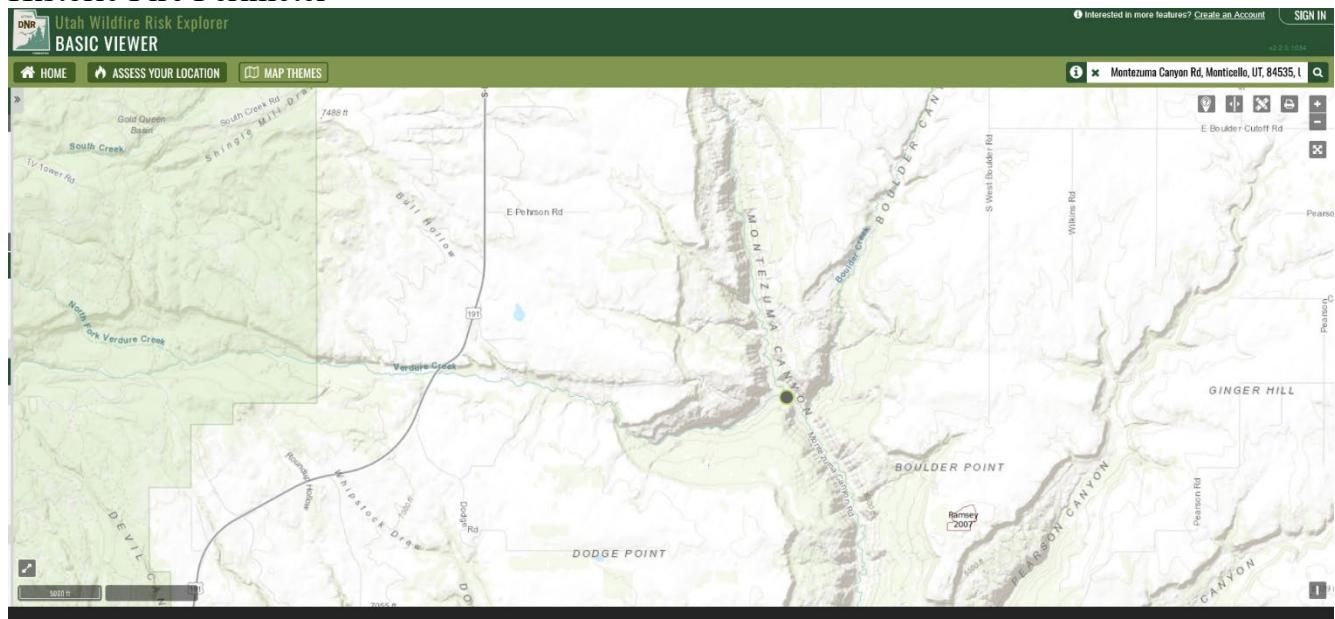
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San Juan County Preparedness Plan

Montezuma Canyon Map

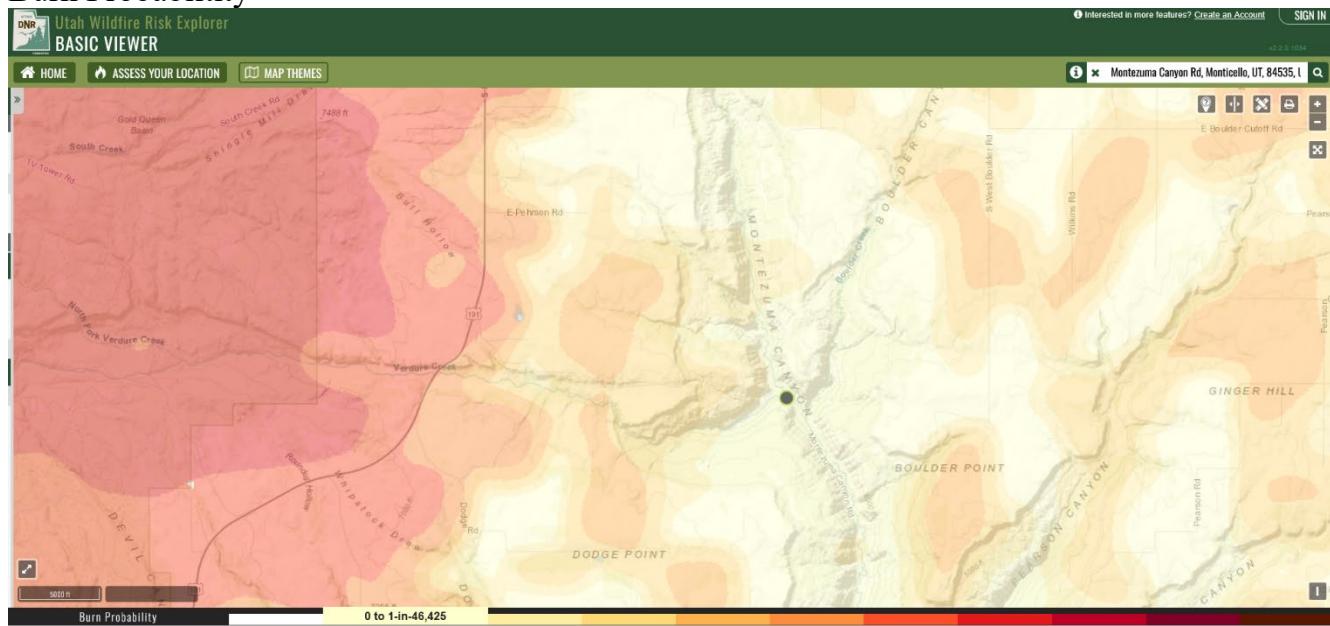


Historic Fire Perimeter

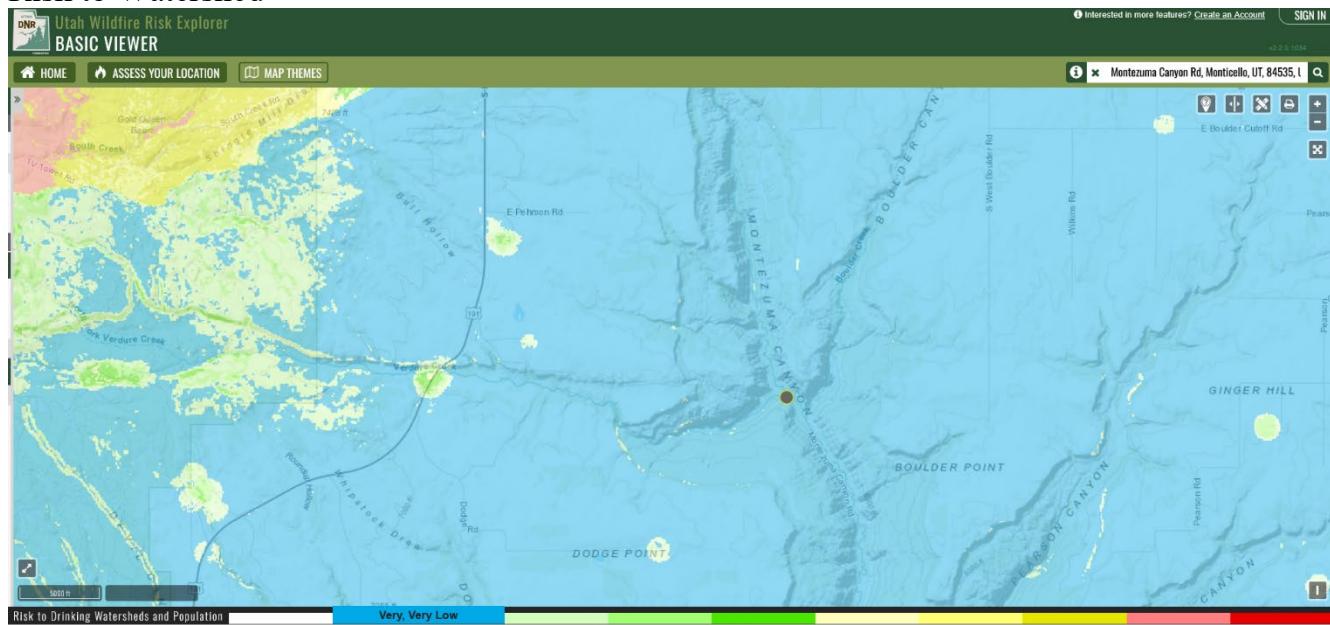


San Juan County Preparedness Plan

Burn Probability

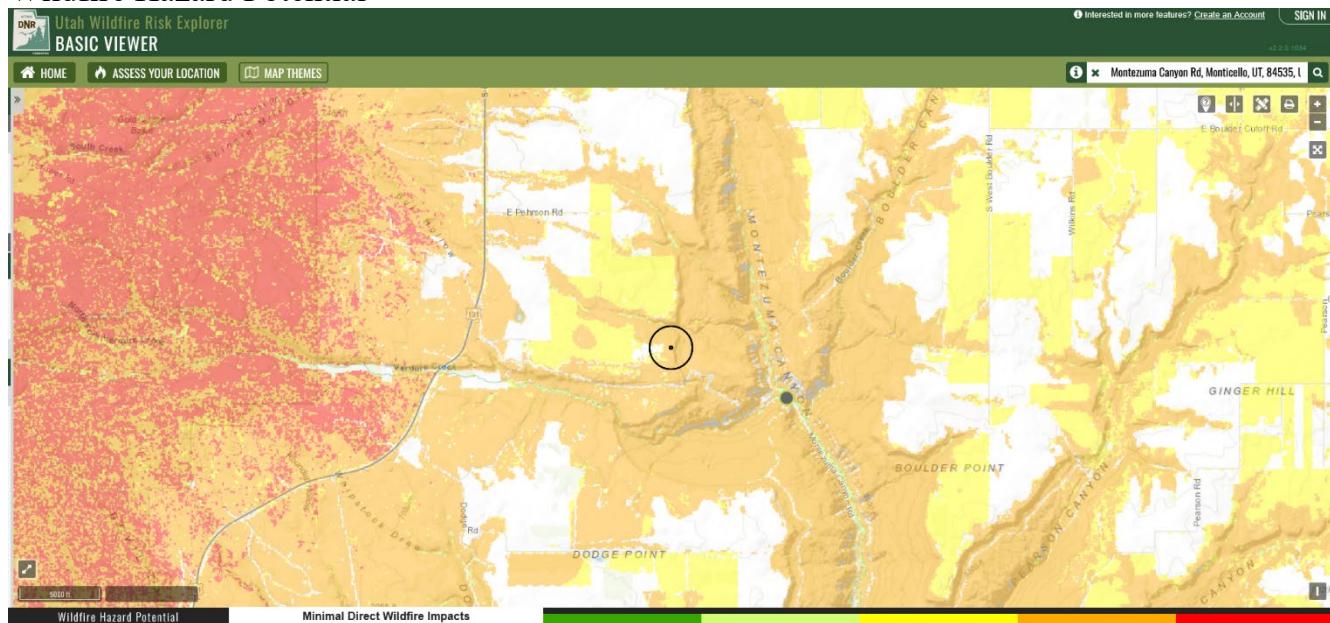


Risk to Watershed

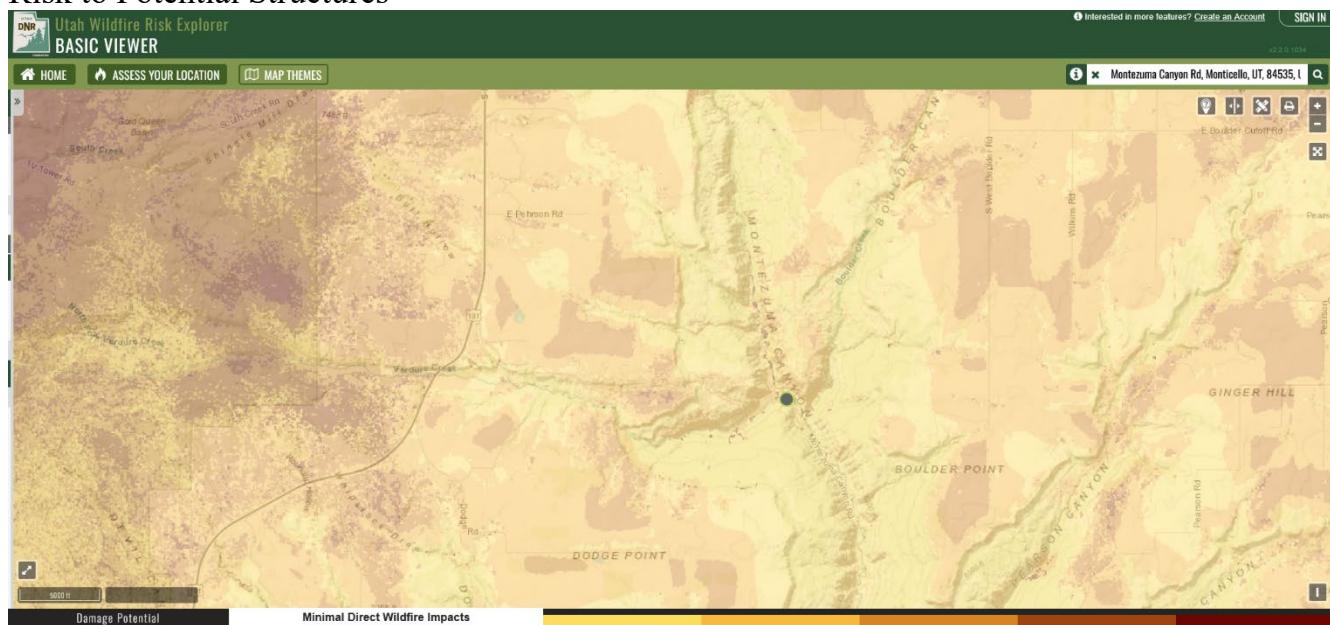


San Juan County Preparedness Plan

Wildfire Hazard Potential



Risk to Potential Structures



San Juan County Preparedness Plan

COMMUNITY DESCRIPTION

Mustang Mesa Community Attributes

Location of Community

The Mustang Mesa area is a rural residential and agricultural community located in northeastern San Juan County, Utah, near the Grand County boundary and Lisbon Valley. The community consists of ranch parcels, scattered homes, and seasonal dwellings, with lands used for both livestock grazing and limited residential development. The mesa's elevated position and exposure to high winds create increased wildfire potential across its dry rangeland and brush-dominated landscape.

East: Lisbon Valley and the Colorado state line.

West: The Abajo Mountain foothills and Monticello.

South: Agricultural rangelands and desert country extending toward Montezuma Creek.

North: Grand County boundary and canyonlands leading toward Moab.

The surrounding landscape is a mix of private ranch lands, BLM parcels, and Utah State Trust lands, creating a wildland-urban interface (WUI) where homes and ranch infrastructure border sagebrush flats, pinyon-juniper woodlands, and canyon drainages. Limited access, combined with flammable vegetation and seasonal recreation use, heightens wildfire exposure and complicates suppression efforts.

Roads, Bridges, Gates, and Culvert Conditions

Road Access & Evacuation

- *Two ways out limited: most properties connect via a single county road tying into Lisbon Valley and U.S. 191.*
- *Alternate evacuation scarce, leaving the community at risk of wildfire isolation.*
- *Signage inconsistent: some private drives/spurs lack reflective metal signs, hindering navigation in smoke or at night.*
- *Seasonal issues: gravel/dirt roads vulnerable to snow, ice, flash flooding, and washouts during winter storms and monsoons.*
- *Dead ends/turnarounds: several ranch lanes/spurs end without adequate turnaround space for fire apparatus.*
- *Roadside vegetation: sagebrush, pinyon-juniper, and grasses close to shoulders create flammable corridors restricting safe evacuation and access.*

Bridges

- *Few, if any, formal bridges.*
- *Crossings are typically culverts or low-water structures, most not rated for heavy firefighting equipment.*

Gates

- *Private ranch gates common, often locked or chain-secured.*
- *No standardized emergency access system (e.g., Knox Boxes), delaying suppression response.*

Culverts

- *Access-road culverts often undersized and prone to plugging with sediment/debris.*
- *Post-fire flooding/debris flows could overwhelm culverts, washing out roads and restricting evacuation/emergency access.*

Structural Ignitability Concerns

San Juan County Preparedness Plan

Defensible Space

- *Homes and ranches located on large agricultural/rangeland parcels.*
- *Some benefit from irrigated fields or pastures acting as natural buffers.*
- *Many are directly bordered by sagebrush, pinyon-juniper, and grass fuels.*
- *Wooden corrals, barns, sheds, and fencing often connect fuels to homes.*
- *Only ~20–25% of properties maintain adequate defensible space.*

Home Hardening

- *Structures include farmhouses, modular homes, and ranch dwellings.*
- *Vulnerabilities: combustible siding, asphalt/metal roofs with open eaves, and unscreened vents.*
- *Wooden porches, decks, and attached outbuildings increase ignition potential.*
- *Few homes use ember-resistant vents, enclosed soffits, or fire-resistant siding.*

Topography & Layout

- *Mesa landscape with canyon rims, drainages, and open rangelands.*
- *Wind exposure and slope-driven fire behavior accelerate wildfire spread.*
- *Scattered, isolated development makes suppression access difficult.*

At-Risk Structures

- *~15–20 homes and ranch compounds spread across large parcels.*
- *High-risk: homes, barns, and cabins at canyon rims or surrounded by heavy fuels.*

Defensible Space & Assessments

- *~20–25% with adequate defensible space.*
- *<10% of properties have received formal wildfire risk assessments.*

Community Demographics

Approximate number of homes	15-20
Approximate number of lots	25-30
Approximate number of commercial entities	1-2
Approximate number of full-time residents	40-60
Approximate number of part-time residents	10-20

Notes/comments:

Population Concerns

Vulnerable populations may include:

Older adults or those with mobility limitations

Individuals with respiratory illnesses (at higher risk during prolonged smoke events)

Low-income or resource-limited households lacking funds for hazard mitigation, evacuation transport, or temporary housing

Seasonal residents or visitors (cabin users, vacationers, tourists) unfamiliar with local risks or evacuation routes

People with limited English proficiency or hearing impairments (potential communication barriers during emergency alerts)

Community Evacuation Plan should be attached as Appendix A: This is currently in progress

San Juan County Preparedness Plan

Community Legal Structure

List the government entities associated with the community – city, town, unincorporated community, special service district, homeowner association(s), others.

Organization	Contact Person	Phone Number	E-mail
Unincorporated San Juan County. It is not an incorporated town or city. Governance: Oversight provided by the San Juan County Commission for land use, zoning, emergency management, and fire protection.	Mack McDonald	435-587-3225	mmcdonald@sanjuancountyut.gov

Restricting Covenants, Ordinances etc. (Attach as Appendix C)

For example, home association bylaws may have requirements regarding building construction materials or vegetation removal, or regarding access in a gated community.

Source	Details
San Juan County Land Use Development and Management Ordinance (LUDMO)	<ul style="list-style-type: none">• Governs subdivision design, lot size, road widths, and infrastructure• Contains requirements for access, road grades, and signage, which directly influence emergency response and evacuation planning.• New subdivisions must meet minimum standards for fire apparatus access, although older subdivisions may not comply.
Fire Code Adoption	<ul style="list-style-type: none">• San Juan County has adopted portions of the International Fire Code (IFC) and applies them to new development.• Requirements include fire hydrant placement, water supply for firefighting, and roadway access widths for emergency vehicles.
Wildland–Urban Interface (WUI) Code	<ul style="list-style-type: none">• Counties are required to adopt WUI building code standards.• Mustang Mesa properties located within designated high-risk areas will eventually fall under stricter building material, defensible space, and vegetation management standards.

PART II: RISK ASSESSMENT

Community Values at Risk

- **Infrastructure:** Access via county road connecting to U.S. 191 near Blanding; vulnerable to wildfire blockage, snow, and seasonal washouts; utilities include private wells, septic, and propane; overhead powerlines present ignition/damage risk; no local fire, school, or medical facilities.
- **Residential & Commercial Structures:** ~15–20 scattered homes (ranch houses, modular units, cabins); limited to ranching/ag operations, no retail or services; many combustible with minimal hardening; defensible space inconsistent; barns, corrals, and outbuildings add ignition hazards.

San Juan County Preparedness Plan

- **Watershed & Water Quality:** Mesa drains toward Montezuma Creek watershed; wildfire could cause erosion, sedimentation, and flooding; threaten wells, irrigation, and downstream ag systems.
- **Forest & Rangelands:** Sagebrush flats, pinyon-juniper, and grasslands prone to fast, high-intensity fire under wind; grazing lands, fencing, and forage highly vulnerable.
- **Wildlife & Habitat:** Habitat for mule deer, elk, coyotes, raptors, small mammals; canyon rims/riparian draws critical but flammable; wildfire would disrupt wildlife movement, reduce biodiversity, and harm hunting/recreation values.
- **Social, Cultural & Economic Values:** Life safety of isolated residents is priority; area contains archaeological sites and Tribal cultural landscapes; ranching economy at risk from forage, fencing, water system, and livestock infrastructure losses; wildfire could depress property values and increase insurance costs.
- **Overall Vulnerability:** High due to combustible structures, limited defensible space (~20–25% adequate), lack of hydrants/suppression resources, and vulnerable single access road.

Estimated Values at Risk

Provide an approximation of the estimated current values of residential and commercial property in the area. The County Assessor should be able to assist with this information.

Estimated values at risk of commercial and residential property	Residential + Commercial + Infrastructure: \$ 4.1M – \$7.3M
Year	2025

Insurance Rating

Protection Capabilities: Insurance Services Organization (ISO) rating for the community will serve as an overall indicator of its fire protection capabilities:

1 - Moderate - ISO Rating of 6 or lower. 2 - High - ISO Rating of 7-9. 3 - Extreme - ISO Rating of 10
You can contact your local fire department to find your ISO rating

ISO Fire Insurance Rating:	9
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The Communities at Risk (CARs) list and relative wildfire risk score was developed cooperatively at the local and state level to assist land management agencies and other stakeholders in determining the scope of the WUI challenge and to monitor progress in mitigating the hazards in these areas. The CARs list and score is updated through the interagency fuel groups. Input the fields that are reflected on the state list found on our website.

Communities at Risk Score

Communities At Risk Score (CARS)

Score:	9
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San Juan County Preparedness Plan

Wildfire Risk

Wildfire Risk is a combined assessment of the likelihood of a fire occurring (Threat) and the values of most concern potentially adversely impacted by fire (Fire Effects). Fire Effects consist of the Impacts on Values and Suppression Difficulty.

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<i>Location Specific Ignitions</i>	<i>Fire Occurrence Density</i>
<i>Water Impacts</i>	<i>Rate of Spread</i>
<i>Suppression Difficulty</i>	<i>Fire Effects</i>

Wildfire Risk – Mustang Mesa

- *High wildfire risk due to dry rangeland fuels, scattered development, and limited access.*
- *Vegetation dominated by sagebrush, pinyon-juniper, and grasslands that support fast-moving, high-intensity fires under frequent strong winds.*

Location of Specific Ignitions

- *Ranching activity and equipment use.*
- *Vehicles on mesa and county roads.*
- *Overhead powerlines.*
- *Natural lightning strikes.*

Water Impacts

- *No hydrants; reliance on wells and water tenders with long refill travel times.*
- *Post-fire flooding and erosion could damage wells, ditches, and access roads.*

Suppression Difficulty

- *Single primary road access; prone to washouts, snow, and flash floods.*
- *No reliable water sources for suppression.*
- *Long volunteer response times.*
- *Roadside vegetation and narrow access routes increase risk of blocked evacuation.*

Fire Occurrence Density

- *Human-caused ignitions (ranching, powerlines, vehicles) most likely.*
- *Lightning adds additional ignition risk.*

Rate of Spread

- *Dry fuels (grass, sagebrush, pinyon-juniper) enable rapid, wind-driven spread.*
- *Slopes and drainages along mesa edge channel fire directly toward homes and ranch structures.*

Fire Effects

- *15–20 homes and ranch compounds at risk.*
- *Structures often built with combustible materials, wooden decks, and limited defensible space.*
- *Ranch infrastructure (barns, corrals, sheds, fencing) increases ignition pathways.*
- *Critical infrastructure (roads, wells, powerlines) vulnerable.*
- *Community isolation raises evacuation and safety concerns.*

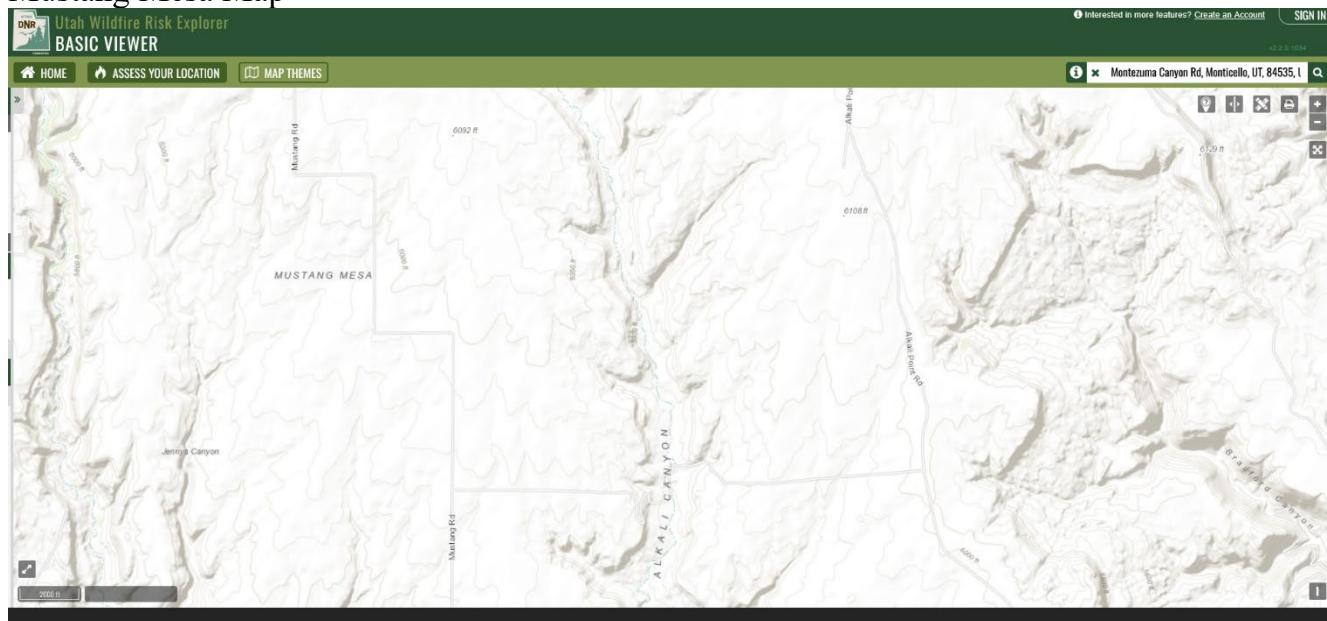
San Juan County Preparedness Plan

Factor	Risk Level
Defensible Space	High
Home Hardening	High
Topography & Layout	High
At-Risk Structures	High
Property Assessments	High

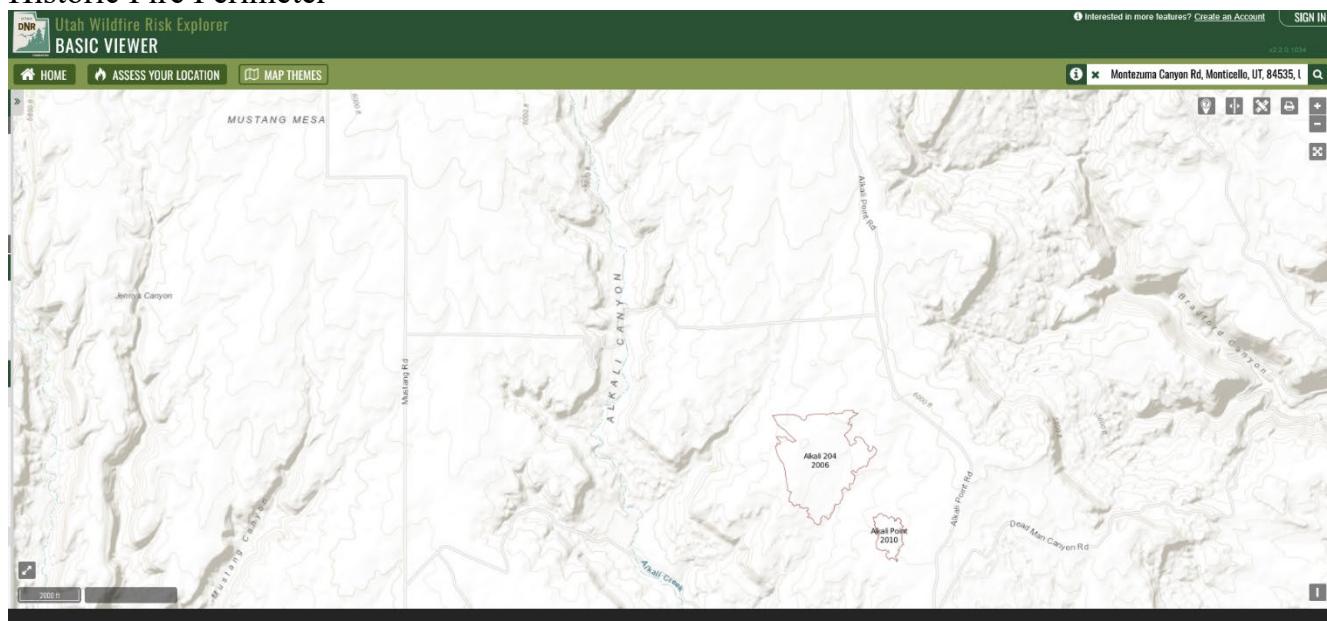
Please see attached

San Juan County Preparedness Plan

Mustang Mesa Map

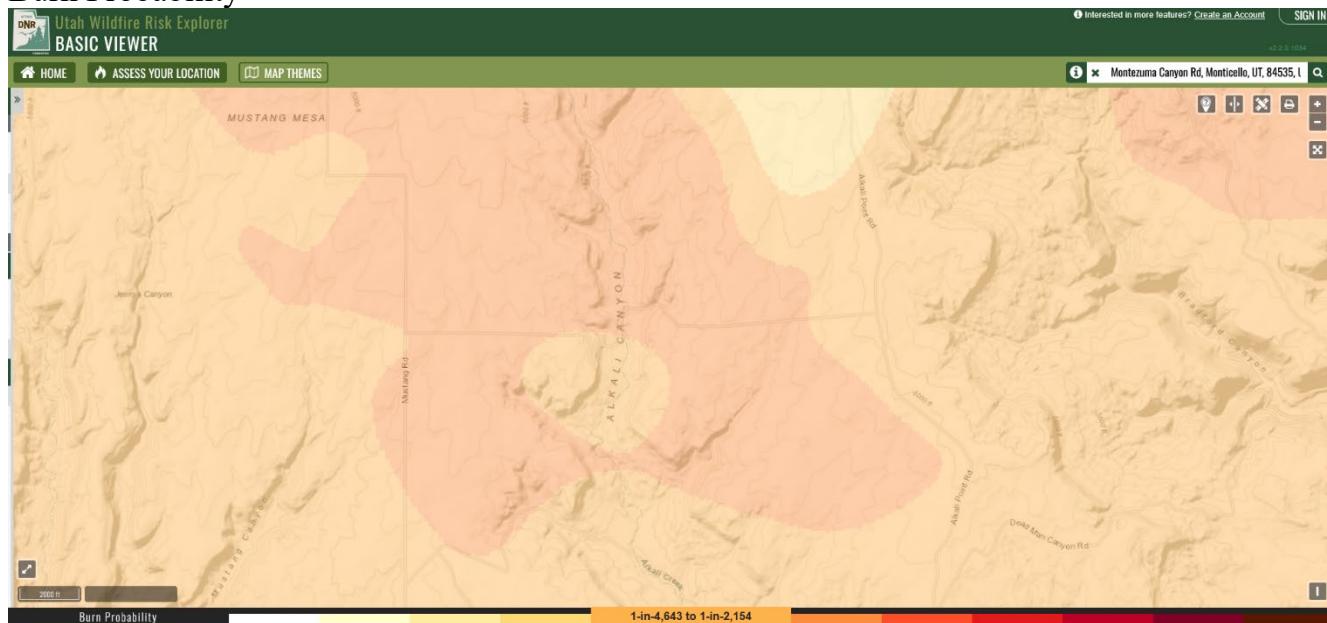


Historic Fire Perimeter

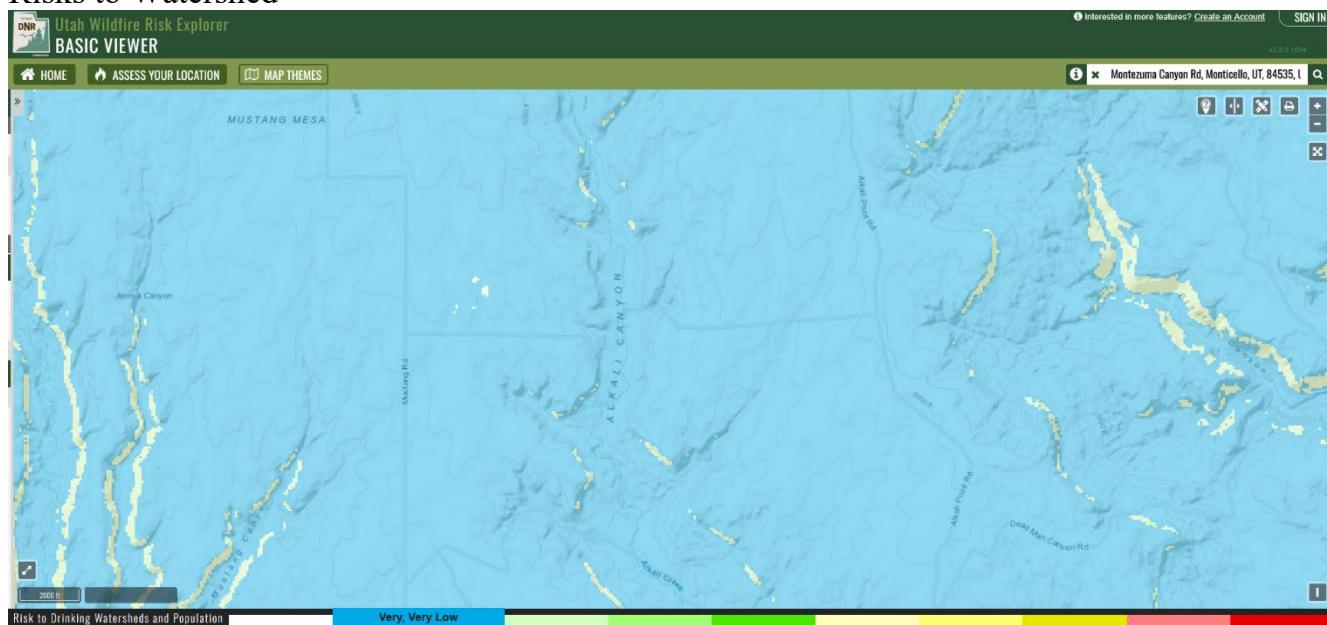


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Burn Probability

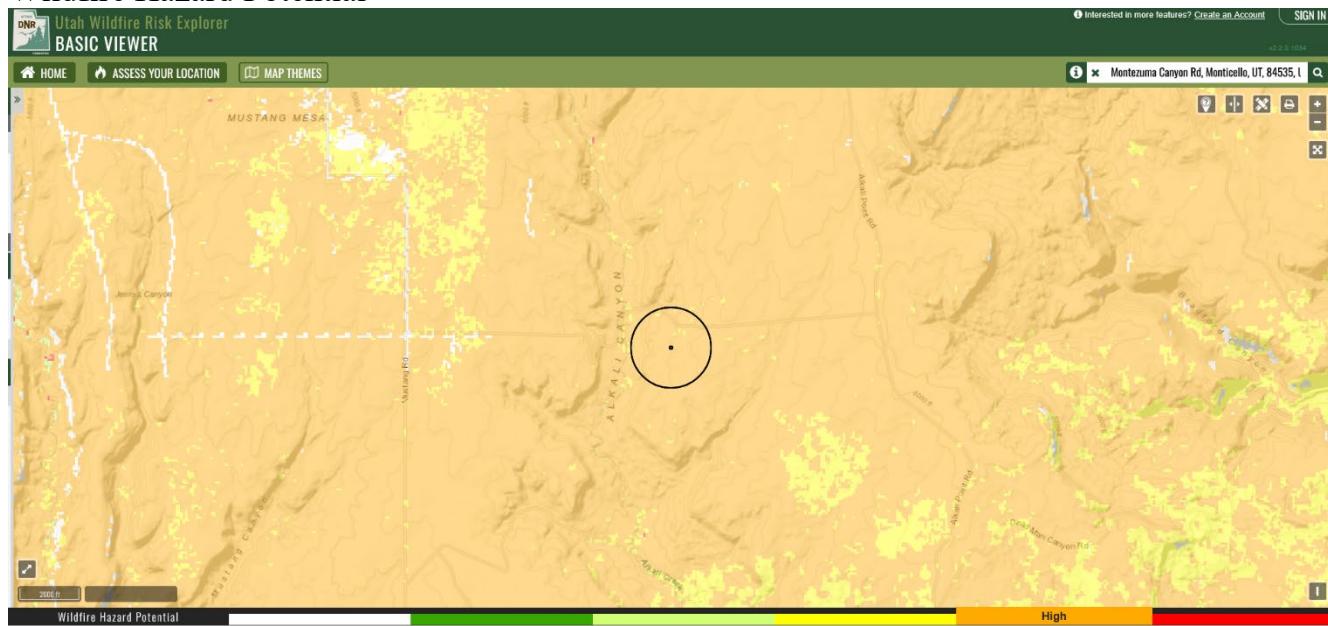


Risks to Watershed

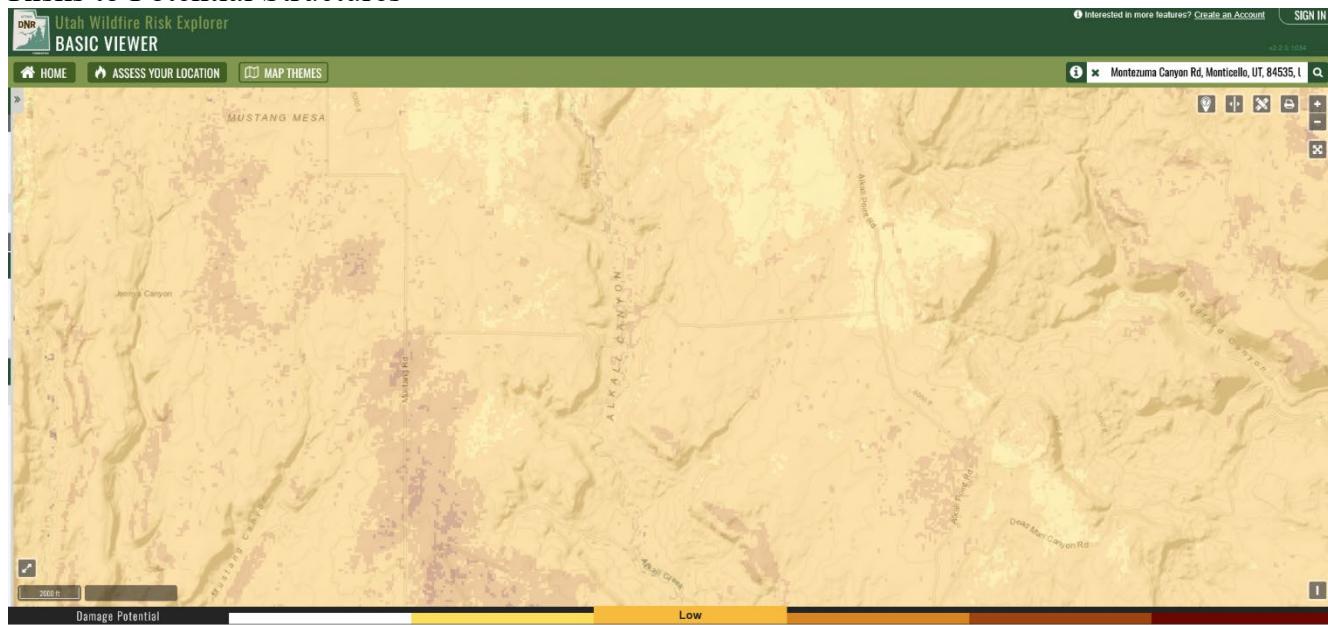


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Wildfire Hazard Potential



Risks to Potential Structures



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Area Fire History			
Month/Year of fire	Ignition point	Ignition source	Acres burned
Deer Creek July 2025		Human	17,721
West Water June 2025		Human	16
Horsehead (BLM) August 2023		Natural	99
Pack Creek (FS) June 2021		Human	8,950
Alkali Ridge July 2020		Human	122
Doe Canyon (FS) October 2020		Human	230

San Juan County Preparedness Plan

PARTNERSHIPS AND COLLABORATION

In detail, what are the wildfire mitigation priorities for your community? Describe how the community is coordinating with partners and adjoining agencies identified in this document. (This section can be added to as new projects and partners are developed. Community buy-in, and desires to support and move these projects forward, is critical to overall success.)

1. Home Hardening & Resident Education

Projects

- Educational Flyers/Handouts: Annual flyers on “0–5 Foot Ember-Free Zone” and “30 Feet of Clearance” distributed at senior centers, HOAs, libraries, and county fairs.
- Home Inspection Sheets: Simple yearly checklist for vents, decks, siding, propane tanks; handed out by fire districts during spring readiness visits. Utilize local subject matter experts to help distribute simple yearly home inspection checklists for vents, decks, siding, and propane tanks during spring readiness visits by fire districts.
- Quick-Fix Flyers: <\$20 solutions like vent screens, propane clearance, and gravel borders; provided through hardware stores and extension offices.
- Disconnecting Fuel Pathways: Flyers showing how to separate fences, decks, and corrals with non-combustible breaks.
- Farm & Ranch Outreach: Yearly workshops on fencing, ditch banks, corrals, and hay storage as ignition pathways.
- Recognizing that the evacuation of large animals, is the responsibility of Law Enforcement and Emergency Management, rely on those entities to develop and implement these plans.

Partners & Collaboration

- San Juan County Fire and Emergency Management, in partnership with local VFDs, will deliver flyers, conduct inspections, -open houses to promote community engagement, public outreach, and volunteer recruitment.
- Utah FFSL – technical input on ember-resistant retrofits and defensible space.
- Local HOAs and ranch associations – encourage resident compliance and peer accountability.

2. Community Preparedness & Evacuation Readiness

Projects

- Ready, Set, Go! Packets: Countywide distribution of evacuation prep, defensible space, and family safety plan templates.
- AlertSense Sign-Up Drives: Regular campaigns at community events, senior centers, and schools to increase enrollment. Utilize social media Pages that the county maintains
- Wildfire Preparedness Month: Annual spring campaign with weekly themes (go-bags, defensible space, alert registration, evacuation routes).
- Unified Evacuation Framework: Development of standardized zone maps and color-coded templates, used consistently across all communities.
- Reflective Address Numbers: Promote program for reflective address signs visible from roadways.

Partners & Collaboration

- San Juan County Sheriff’s Office & 911 Dispatch – integrate standardized zone maps into evacuation protocols.
- Neighboring Counties (Grand, Montezuma, Dolores, Carbon, Emery) – coordinate cross-border evacuations under existing mutual aid.
- Faith-based groups, schools, senior centers – outreach to vulnerable populations.
- Recognizing that the evacuation of people, and vulnerable populations is the responsibility of Law Enforcement and Emergency Management, rely on those entities to develop and implement these plans.

3. Vegetation Management & Fuel Reduction

Projects

San Juan County Preparedness Plan

- Chipping Days: Organize seasonal spring and fall Chipping Days where residents can bring brush and yard debris for safe disposal, or schedule mobile chipper days with homeowners stacking material along roadways for on-site chipping.
- Roll-Off Dumpsters: Strategic placement in high-risk communities (e.g., Spanish Valley, La Sal, Mustang Mesa) during fall cleanup seasons.
- Subdivision Standards: New developments required to incorporate 30–100 feet of defensible space buffers; existing “Very High-Risk” zones targeted for retrofit projects via cost-share.
- Follow-Up on Past Projects: Maintenance cycle every three years to ensure earlier treatments remain effective.
- Re-distribution of “Top 5 Low-Cost Retrofits” Flyer: Annual reminder of practical, low-cost improvements.

Partners & Collaboration

- Utah FFSL & BLM – fuels treatment planning, chipper placement, and burn permits.
- County Road Department – equipment staging, roadside clearance, and traffic control during chipping days.
- HOAs & volunteer groups – mobilize community participation in hauling and brush disposal.

4. Equipment & Training Investments

Projects

- Fire Apparatus: Purchase new fire apparatus to strengthen local initial attack capabilities and provide training on using the new apparatus with static water sources, drafting, and appliances.
- Radios: Interoperable systems installed in fire apparatus to ensure communication across county, state, and federal fire resources.
- Red Card Training: Offer annual Red Card training to maintain qualified personnel across volunteer districts, with opportunities for certified volunteers to deploy with RRR as both training and incentive.

Partners & Collaboration

- Funding FFSL cost-share programs.
- Training: Utah FFSL, BLM Fire, and USFS provide instructors and evaluation support.

5. Water Supply & Tactical Support

Projects

- Residents Mark Water Sources: Homeowners and ranchers mark tanks, ponds, and hydrants with reflective signs for firefighter use. Familiarization to be efficient with variety of water source options.
- GIS Mapping: Integration of water source locations into San Juan County GIS and dispatch systems.
- Preplans: Tactical use maps distributed to local fire departments before fire season.

Partners & Collaboration

- County GIS Department – updates and maintains datasets.
- Fire Districts – verify access and drafting capacity during preseason inspections.

Community Buy-In and Success Factors

Community engagement is the foundation of these projects. The County builds buy-in by:

- Hosting annual wildfire prep meetings in community. Presenting on home hardening (resilience) and defensible space (fuel mitigation).
- Reporting progress annually at LEPC sessions.

As new projects and partnerships are developed, this section will be updated to reflect evolving community priorities, resource availability, and regional coordination opportunities.

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Describe how you have coordinated with partners/adjoining agencies on past projects and fuels treatments (What you have accomplished and who performed the work.)

Past Accomplishments	
Prevention- Activities directed at reducing unplanned, human caused, fire ignitions, including public education, law enforcement, personal contact.	Fire Wise Brochures for new building permits, Fire Wise Brochures mailed out, Social Media Outreach with Fire Wise information, County Webpage dedicated to Fire Wise information
Preparedness- Activities that lead to a state of response readiness to contain the effects of wildfire to minimize loss of life, injury, and damage to property. Including access to home/community, combustibility of homes/structures and creating survivable space.	2 FEPP Trucks-Tenders, Radios installed in 2 new FEPP Trucks, Red Card Training/ Yearly, Placement of trucks in Spanish Valley, Fire Wise information/ Yearly, Community Events, Facebook Social Media posts quarterly on Firewise and Defensible Space, when a fire ban is in place make sure that all entities involved are aware. SJC Fire, SJC EM, SJE Commission, SJC SO. Equipment Check and Maintenance Yearly, Purchase of a UTV for response to fires, Purchase of water tank and equipment for the UTV to firefighting response
Mitigation- Actions that are implemented to reduce or eliminate risks to persons, property or natural resources including fuel treatments and reduction.	Project Work San Juan Unincorporated Private Land Areas, mitigate homes being built in the wildland interface without defensible space provide the Firewise brochure. County Fire policy. Chipper Day for San Juan County. Purchase of a chipper.
Maintenance- The process of preserving actions that have occurred including fuel treatments and reduction.	Follow up on past project work, Meet with past landowners on site for mitigation grooming,

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PART III: RISK REDUCTION GOALS/PROPOSED ACTIONS

Goals of Plan: *Provide a brief statement under the Prevention, Preparedness, Mitigation and Maintenance goals. These should align with the pillars of the National Cohesive Strategy and the Utah Catastrophic Wildfire Reduction Strategy (1. Resilient Landscapes 2. Fire Adapted Communities 3. Safe and Effective Wildfire Response).*

Identification of Actions: *Provide detailed project information. These projects/actions should be listed in order of priority, can be mapped/tracked in the Utah Wildfire Risk Assessment (UWRAP) portal <https://wildfirerisk.utah.gov/> and should be consistent with a Cooperative Agreement in compliance with the Wildfire Policy if applicable.*

PREVENTION <i>Activities directed at reducing unplanned, human caused, fire ignitions, including public education, law enforcement, personal contact.</i>			
Action(s):	Timeline:	Entity or Community Lead:	Completion Date:
Educational Flyers/Handouts on home hardening and defensible space Yearly	2025-2029	San Juan County Fire	
Distribute Simple Home Inspection Sheets (vents, decks, siding, propane tanks). Yearly	2025-2029	San Juan County Fire	
Farm & Ranch Outreach on fencing, corrals, ditch banks as ignition pathways. Yearly	2025-2029	San Juan County Fire	
Flyers on Disconnecting Wood Fences/Decks or adding non-combustible breaks. Yearly	2025-2029	San Juan County Fire	
<i>Notes, updates, measured outcomes, and monitoring</i>			

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PREPAREDNESS

Activities that lead to a state of response readiness to contain the effects of wildfire to minimize loss of life, injury, and damage to property. Including access to home/community, combustibility of homes/structures and creating survivable space.

Action(s):	Timeline:	Entity or Community Lead:	Completion Date:
Ready, Set, Go! Packets: Countywide handouts on evacuation prep, defensible space, and family safety plans: local events, fair, mail and social media	2026-2029	San Juan County Fire/EM	
Promote County Alert Systems: Regular sign-up drives for AlertSense: local events, fair, mail and social media	2025-2029	San Juan County Fire /EM	
Wildfire Preparedness Month: Annual spring campaign with weekly themes (go-bags, defensible space, alerts).	2026-2029	San Juan County Fire	
Residents Mark Water Sources: Homeowners/ranchers flag ponds, hydrants, tanks on local maps for firefighter use.	2026-2029	San Juan County Fire	
Unified Evacuation Framework: County develops and distributes standardized zone maps and color-coded alert templates used across all communities.	2025-2029	San Juan County Fire/EM/LE	
Purchase of Fire Apparatus	2026-2029	San Juan County Fire	
Radios installed in new Fire Apparatus	2026-2029	San Juan County Fire	
Red Card Training Yearly with the opportunity for Red Card Trained Fire Fighters to deploy with Red Rocks	2026-2029	San Juan County Fire	
Promote Reflective Address Numbers countywide for responder access. Due to the county's vast size and rural frontier areas, addressing remains a significant challenge for accurate location and emergency response.	2026-2029	San Juan County Fire	
Provide Quick-Fix Flyers on <\$20 solutions (vent screens, propane clearance, gravel buffers).	2026-2029	San Juan County Fire	

San Juan County Preparedness Plan

Notes, updates, measured outcomes, and monitoring

MITIGATION <i>Actions that are implemented to reduce or eliminate risks to persons, property or natural resources including fuel treatments and reduction.</i>			
Action(s):	Timeline:	Entity or Community Lead:	Completion Date:
Chipping Days: Organize seasonal spring and fall Chipping Days where residents can bring brush and yard debris for safe disposal, or schedule mobile chipper days with homeowners stacking material along roadways for on-site chipping.	2026-2029	San Juan County Fire	
Provide Roll-Off Dumpsters: Place dumpsters in high-risk communities during the fall to support large-scale removal of woody debris and hazardous vegetation.	2026-2029	San Juan County Fire	
Subdivision Standards: Ensure all new subdivisions are planned and maintained with 30–100 feet of defensible space buffers. Retrofit existing “Very High-Risk” zones with vegetation clearance projects supported by cost-share programs. (PC)	2026-2029	San Juan County Fire/Planning and Zoning	
Proposed Project Work: These projects aim to lower wildfire risk in areas identified as high-risk on the county’s wildfire map and are anticipated to continue over the next 5–10 years. San Juan County is planning project work in the West Summit community that includes cutting, chipping, and burning piles to create a fire break between private property and federal land. Similar work is proposed for the Eastland community to establish a protective fire break along the federal land boundary. Additional efforts will focus on the Blue Mountain Guest Ranch and Canyon Terrace areas to help residents create defensible space	2026-2029	San Juan County Fire	

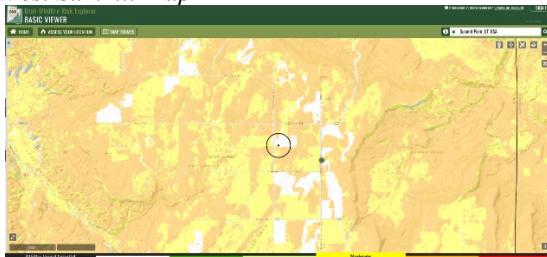
San Juan County Preparedness Plan

around their homes by reducing dead fuels through cutting, chipping, and burning. On the north end of the county, San Juan County also plans to collaborate with the Wray Mesa and Pack Creek communities to complete similar community-wide projects that reduce hazardous fuels and establish fire breaks between private and federal lands.

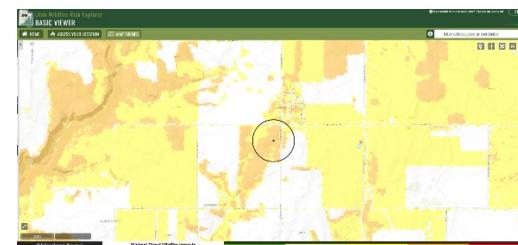
Notes, updates, measured outcomes, and monitoring

Wildfire Potential Maps for communities that project work is planned in.

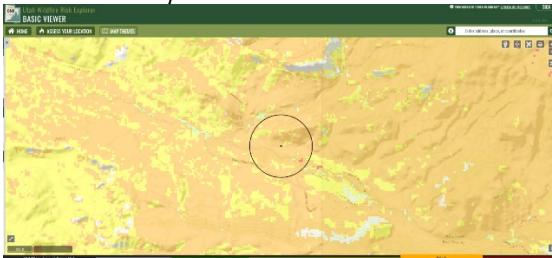
West Summit Map



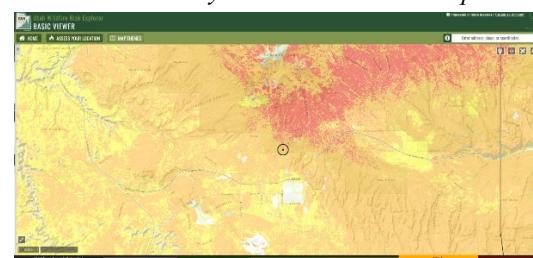
Eastland Map



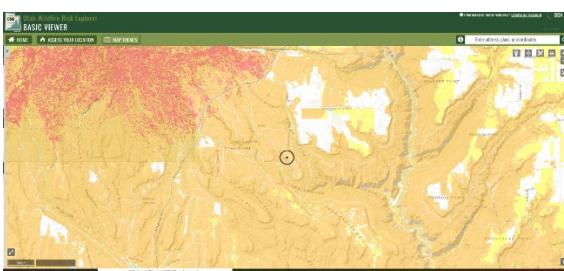
Pack Creek Map



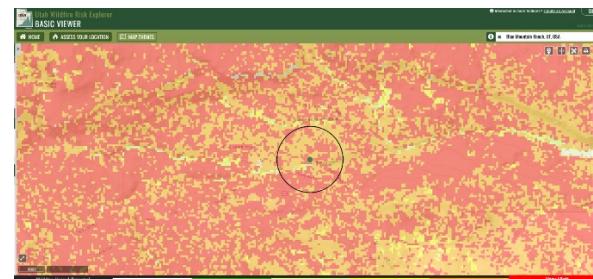
Wray Mesa La Sal Area Map



Canyon Terrace Map



Blue Mountain Guest Ranch Map



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MAINTENANCE

The process of preserving actions that have occurred including fuel treatments and reduction.

Action(s):	Timeline:	Entity or Community Lead:	Completion Date:
Follow up on past project work every 3 years	2026-2029	San Juan County Fire	
Continue spring and fall chipping days	2026-2029	San Juan County Fire	
Re-distribute the “Top 5 Low-Cost Retrofits” flyer	2026-2029	San Juan County Fire	

Notes, updates, measured outcomes, and monitoring

San Juan County Preparedness Plan

PART IV: CONTACTS

Community Planning Committee - Member List			
The contacts in this part identify community resources that can be used to complete the goals of the plan.			
Name	Affiliation	Phone Number	E-mail
Bree Downard	SEUHD		bdownard@utah.gov
Chet Ingram	SEUHD		chetingram@utah.gov
Kate Finley	Grand County EM		kfinley@grandcountyutah.gov
William Harrison	Red Cross		
Dax Jacobson	Energy Fuels		djacobsen@energyfuels.com
Mike Moulton	SJ Public Health		mmoulton@sanjuancountyut.gov
Mack McDonald	San Juan County Admin		mmcdonald@sanjuancountyut.gov
Erin Nelson	Bluff Town		manager@townofbluffutah.gov
TC Garcia	Williams		Thomas.garcia@williams.com
Jake Walker	San Juan Hospital		Jwalker1@sanjuanhealth.org
Lori Maughan	San Juan County Commissioner		lmaughan@sanjuancountyut.gov
Scott Major	UHP		smajor@utah.gov
Charlie Taylor	UHP		chtaylor@utah.gov
Coleton Stam	Red Cross		Coleton.Stam@redcross.org
Lehi Lacy	San Juan County Sheriff		llacy@sanjuancountyut.gov
Kaeden Kulow	City of Monticello		kaeden@monticellutah.gov
Ryan McArthur	FFSL		rpmcartur@utah.gov
David Gallegos	San Juan County Fire		dgallegos@sanjuancountyut.gov
Ann Leppanen	Town of Bluff		ann@townofbluffutah.org

San Juan County Preparedness Plan

Silvia Stubbs	San Juan County Commissioner		sstubbs@sanjuancountyut.gov
Natalie Freestone	San Juan County Emergency Mgt.		nfreestone@sanjuancountyut.gov
Tammy Gallegos	San Juan County EM		tgallegos@sanjuancounty.org
Otis Oldman	Utah Navajo Health Systems EMS		ooldman@unhsinc.org
Rudy Sandavol	FFSL		rudysandoval@utah.gov
Keldon Brown	Utah Navajo Health Systems EM		kbrown@unhsinc.org
Joy Montoya	UFRA		Joy.Montoya@uvu.edu

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Key Stakeholder Contacts				
Individuals who live/work in the community, tribe(s), entities that manage infrastructure, schools and other public facilities, those who provide emergency response (fire/police, etc.), land managers (federal, such as U.S. Forest Service (USFS) and U.S. Department of the Interior (DOI), and state and local representatives, etc.), 4-H groups, faith-based groups, resource conservation districts, media and anyone who is interested/or would be affected by a wildfire emergency.				
Organization	Title	Contact Person	Phone Number	E-mail
See Attached Contact Annex				

Utilities				
Those who manage utilities: power, gas and phone services (cell towers).				
Organization	Title	Contact Person	Phone Number	E-mail
See Attached Contact Annex				

San Juan County Preparedness Plan

APPENDIX

Appendix A: Community Wildfire Evacuation Plan

This plan is currently in the planning process and will serve as a framework for a safe, coordinated community-wide evacuation effort in the event of a wildfire. Once finalized, it will guide residents, local agencies, and partner organizations in carrying out timely and organized protective actions.

Planning Status & Next Steps

This evacuation framework is still in the planning stage. Community input, coordination with partner agencies, and stakeholder workshops will be critical to finalize the structure. Once completed, the plan will be:

- Integrated into the San Juan County Emergency Operations Plan (EOP) and referenced in wildfire annexes.
- Distributed to all identified communities, HOAs, ranch associations, and local agencies.
- Exercised through annual drills, tabletop exercises, and seasonal wildfire readiness campaigns.

The ultimate goal is to ensure that every community member, regardless of location or circumstance, has the information, resources, and support needed to safely evacuate during a wildfire emergency.

Insert plan here

Appendix B: (*Optional) Community Smoke Mitigation Plan

San Juan County has reviewed smoke readiness concepts but is not pursuing implementation of this framework at this time. This can be re-evaluated during future plan updates, if community priorities, resources, or wildfire smoke events necessitate action.

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Appendix C: Restricting Covenants and Ordinances

Including all ordinances, covenants, and land use requirements in full would make this document significantly larger than it already is. Instead, the following summary highlights the provisions most relevant to wildfire mitigation and emergency response, with emphasis on how county regulations and private HOA covenants can both support and constrain fire-adapted community planning.

The San Juan County Land Use Development and Management Ordinance (LUDMO) governs subdivision design, lot size, road widths, grades, and signage in Spanish Valley. These requirements directly influence emergency access and evacuation planning. While new subdivisions must meet minimum standards for fire apparatus access, older subdivisions often do not comply.

Portions of the International Fire Code (IFC) have been adopted by San Juan County and apply to new development, setting requirements for fire hydrant placement, water supply for firefighting, and roadway widths. Similarly, the Wildland–Urban Interface (WUI) Code requires stricter building material standards, defensible space, and vegetation management in designated high-risk areas, including portions of Spanish Valley.

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The Spanish Valley Special Service District (SVSSD) provides water and sewer infrastructure, and water system design directly influences hydrant placement, water flow, and suppression capacity. Future system expansions may include hydrant capacity upgrades tied to fire suppression planning.

In addition to county ordinances, many subdivisions operate under restrictive covenants and HOA rules. These covenants can either enhance or undermine wildfire resilience:

- Landscaping rules may require specific plantings or prohibit vegetation removal, limiting the ability to create defensible space.
- Building and fencing rules may not require fire-resistant construction, allowing combustible siding and wood fencing.
- Maintenance standards may vary in enforcement, leaving fuel hazards unaddressed.

Pack Creek HOA

The Pack Creek community is located in a high-risk wildland–urban interface setting within the La Sal foothills. HOA covenants often emphasize preserving natural vegetation and limiting alterations to the landscape. While this supports aesthetics and erosion control, it may conflict with defensible space standards by restricting removal of brush or thinning of trees near homes. The HOA could play a positive role by revising landscaping rules to allow Firewise vegetation management, promoting ember-resistant fencing, and coordinating community-wide fuel reduction projects.

Wray Mesa HOA

The Wray Mesa subdivision sits on an elevated plateau exposed to high winds. HOA covenants typically address fencing styles, building materials, and exterior aesthetics. Some existing provisions permit the use of wood fencing and combustible siding, which increases ignition potential. The HOA can improve resilience by encouraging (or requiring) non-combustible fencing breaks, hard-surface driveways, and enforcement of yard maintenance standards. A collective approach to roadside vegetation clearance could also reduce community-wide risk.

Wilson Arch HOA

The Wilson Arch subdivision, a mixed residential and recreational development along U.S. 191, includes a more formal HOA structure. Covenants here often address home design standards, landscaping, and outbuilding approvals. While these rules provide an opportunity to promote fire-resistant design, current requirements may still allow combustible exterior materials. Given the subdivision’s proximity to BLM lands and high seasonal occupancy, the HOA could become a strong partner by mandating ember-resistant vents, promoting reflective addressing, and coordinating evacuation readiness drills.

Summary

County ordinances (LUDMO, IFC, WUI Code) and SVSSD infrastructure requirements provide a regulatory baseline for wildfire safety in new development, but HOA covenants remain a critical variable. By aligning HOA rules with Firewise practices, Pack Creek, Wray Mesa, and Wilson Arch subdivisions could significantly improve their wildfire resilience. Collaboration between San Juan County, local fire districts, and HOAs will be essential to address gaps, resolve conflicts between aesthetics and safety, and ensure that private covenants complement countywide mitigation priorities.

San Juan County Preparedness Plan

Appendix D: UWRAP Report

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Contacts Annex

San Juan County Preparedness Plan

Additional signature page (*Insert after page 3 if needed*)

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