



STAFF REPORT

MEETING DATE: July 9, 2026

ITEM TITLE, PRESENTER: Deer Haven (000650000040) - Permit # 26095

RECOMMENDATION:

- 1. Approval Motion:**
I move to approve the proposed subdivision amendment based on the findings and conditions of approval, contingent upon satisfactory review and approval by all applicable County departments and affected agencies.
- 2. Denial or Table Motion – Statement of Reasons:**
I move to deny the subdivision amendment for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.

The applicants request approval to vacate **Lot 4** from the Deer Haven Park Subdivision.

During staff review, questions arose regarding the vacation of lots within a recorded subdivision, existing development agreements, the shared well, and associated water rights. Information provided to the County indicates the shared well serves multiple properties within the subdivision.

Because the proposed vacation may affect shared infrastructure and water rights, the Planning Commission may wish to consider whether additional information or agreements regarding well access, maintenance, operation, water allocation, and the intended use of the property should be provided before making a recommendation.

The County provided notice in accordance with Utah law, allowing affected parties the opportunity to submit comments and participate in the public hearing.

Questions regarding the shared well, water rights, and existing development agreements remain for the Planning Commission's consideration. Staff forwards the application to the Planning Commission for review and recommendation based on the evidence presented, public comment, applicable Utah law, and the San Juan County Subdivision Ordinance.