



Coleman, Corey <ccoleman@sanjuancountyut.gov>

Comments Regarding Proposed Subdivision Amendments – Deer Haven Park (Lot 15B and Lot 4)

Anna [REDACTED] >

Tue, Jul 7, 2026 at 7:24 AM

To: permits@sanjuancountyut.gov, ccoleman@sanjuancountyut.gov

Subject: Comments Regarding Proposed Subdivision Amendments – Deer Haven Park (Lot 15B and Lot 4)

Dear Members of the San Juan County Planning Commission and Board of County Commissioners,

I am a property owner in Deer Haven Park and would like to submit the following comments regarding the proposed subdivision amendments affecting Lot 15B and Lot 4.

I understand that property owners may request to vacate their lots from the subdivision. However, I respectfully request that the County ensure that the legal rights and easements appurtenant to the remaining parcels are fully protected before approving either request.

My primary concerns are as follows:

1. Shared Well Protection

All parcels within Deer Haven Park are served by shared wells. However, to the best of my knowledge, the parcels involved in these plat vacation requests (Lot 15B and Lot 4) do not have recorded easements guaranteeing permanent access for maintenance, repair, and use of their shared wells. Because these rights benefit the land rather than the current owners, I respectfully request that the County verify whether the necessary easements exist and, if they do not, require that permanent shared well easements be recorded before approving any plat vacation. This will protect the parcels served by the shared wells and ensure that these rights continue to run with the land for the benefit of present and future owners.

2. Utility Easements

I respectfully request that the County verify that all utility easements serving Deer Haven Park will remain legally protected after any plat vacation. If any necessary utility easements have not been separately recorded, I ask that they

be established and recorded before any vacation is approved. These easements benefit the affected parcels and should continue to run with the land to ensure uninterrupted utility access for present and future owners.

3. Clarification of Applicable Restrictions

All property owners purchased their parcels in Deer Haven Park with the understanding that the subdivision is governed by recorded Covenants, Conditions, and Restrictions (CC&Rs).

Before approving these requests, I respectfully ask the County to determine and clarify whether the parcels proposed for removal from the subdivision will continue to be subject to the Deer Haven Park CC&Rs and, if not, what legal protections will remain in place to preserve the rights and expectations of the remaining property owners.

Providing this clarification before approval would help avoid future disputes and provide certainty to all affected property owners.

4. Protection of Existing Property Rights

The notice states that neighboring property owners may have vested rights or interests that could be affected by these amendments. I respectfully request that the County ensure those rights are fully identified and protected before taking any action.

My comments are not intended to prevent property owners from exercising their legal rights. Rather, I ask that any approval include the necessary legal protections so that the remaining parcels and their associated property rights are not adversely affected by changes to the subdivision.

Thank you for your time and consideration of these comments. I appreciate the opportunity to provide input and respectfully ask that these concerns be carefully considered before any action is taken on these applications.

Sincerely,

Bard LeFevre
Lot Owner #12
Deer Haven Park

Sent from my iPhone