



**PLANNING COMMISSION MEETING**  
117 South Main Street, Monticello, Utah 84535. Commission Chambers  
July 09, 2026 at 6:00 PM

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**AGENDA**

**Google Meet – Joining Information**

Video: <https://meet.google.com/ust-hood-zzu>

Phone: (US) +1 661-552-0879 | PIN: 960 575 714#

**WELCOME**

**ROLE CALL**

**PLEDGE OF ALLEGIANCE**

**CONFLICT OF INTEREST DISCLOSURE**

**PUBLIC COMMENT** - *Time reserved for public comment on items or issues not listed on the agenda.*

**GENERAL BUSINESS**

- [1.](#) Approval of Planning Commission Meeting Minutes from June 4, 2026 (Corey Coleman, Planning)

**LEGISLATIVE ITEMS**

- [2.](#) Subdivision
- [3.](#) Turkey Trot Estates Subdivision Lot 3 (000780000030) - Permit # 26094
- [4.](#) Turkey Trot Estates Subdivision Lot 12 (000780000120) - Permit # 26097
- [5.](#) Deer Haven (0006500015B) - Permit # 26046
- [6.](#) Deer Haven (000650000040) - Permit # 26095

**ADMINISTRATIVE ITEMS**

- [7.](#) Chapter 1 - July 2026 - 2nd Reading - CANCELED DUE TO WILDFIRE

8. Chapter 2 - July 2026 Progress - Moving of sign definitions to new Chapter 4th Reading - CANCELED DUE TO WILDFIRE

## **BUILDING PERMIT(S) REVIEW**

9. Building Permit and Inspection Report June 2026

## **ADJOURNMENT**

\*\*In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice\*\*



**PLANNING COMMISSION MEETING**  
**117 South Main Street, Monticello, Utah 84535. Commission Chambers**  
**June 04, 2026**

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## **Minutes**

### **CALL TO ORDER AND ADMINISTRATIVE ITEMS**

**WELCOME** (0:00) Trent Schafer

#### **COMMISSION MEMBERS PRESENT**

Trent Schafer, Melissa Rigg, Ann Austin and TC Garcia

#### **STAFF IN ATTENDANCE**

Corey Coleman, Tamra Lewis, Jens Nielson.

#### **PLEDGE OF ALLEGIANCE**

Corey Coleman led the Pledge of Allegiance.

### **PUBLIC COMMENT**

No conflicts of interest were declared, and no public comments were received.

### **GENERAL BUSINESS**

1. The Commission reviewed the May 14 minutes and identified a few spelling corrections. Discussion also occurred regarding including commissioners' explanations for votes in future minutes, particularly dissenting votes.

(10:45) Motion to approve minutes by Melissa

Second by Ann

Vote: Unanimous approval. Motion Carries.

## 2. (11:17) RV Enforcement and Code Update Discussion

Staff provided an update regarding ongoing concerns about illegal RV occupancy throughout the county. Key points included:

- Enforcement remains difficult without a dedicated code enforcement officer.
- Existing regulations are scattered across multiple ordinances, maps, and resolutions, creating inconsistencies.

Staff emphasized the importance of completing the Land Use Development and Management Ordinance (LUDMO) update to create a single, clear source of regulations.

3. The Commission discussed holding **two meetings per month beginning in August** to accelerate completion of the code update process. General support was expressed for meetings on the second and fourth Thursdays at 6:00pm.

## ADMINISTRATIVE ITEMS

### (16:57) Land Use Code (LUDMO) Reorganization

The Commission discussed three options for reorganizing the administrative chapter of the county's land use code:

1. Maintain the 2011 code structure.
2. Merge the 2011 code with relevant portions of the 2025 draft code.
3. Adopt the 2025 draft code structure entirely.

After discussion, the Commission favored using the **2011 ordinance as the foundation while incorporating beneficial language and legal protections from the 2025 draft code.**

(34:00) Additional direction included:

- Planning Commission bylaws should remain a separate document.
- Appeals and variances should be moved into their own chapter.
- Staff will continue merging the two versions and identify any provisions that may be missing.

### Appeals and Variances

The Commission discussed the organization of appeals and variances within the code and clarified that:

- Appeals generally go to the Administrative Law Judge (ALJ).
- Variances are reviewed through a separate process involving the ALJ.

- Staff will create a dedicated chapter for appeals and variances and ensure it aligns with current state law.

### **Zoning Map Review and Corrections**

(44:14) Staff presented what is believed to be the most accurate version of the county zoning map currently available.

Discussion focused on:

- Missing overnight accommodation overlays.
- Overlay districts that may not have completed all required approval steps.
- Discrepancies between zoning maps, GIS data, and recorded plats.
- The need to preserve vested property rights where appropriate.
- Ongoing coordination between Planning, Surveyor, GIS, and Recorder offices to improve mapping accuracy.

(1:02) Staff reported that GIS implementation is helping identify long-standing zoning and parcel discrepancies that were previously difficult to track.

### **(1:05:30) RV Occupancy as Housing**

The Commission held an extensive discussion regarding long-term RV occupancy on private property.

Topics included:

- Affordable housing challenges.
- Health and sanitation concerns, particularly sewage disposal.
- Fire safety and emergency access issues.
- Differences between rural areas and higher-density areas such as Spanish Valley.
- Whether RVs should be allowed as accessory dwelling units (ADUs).
- Possible requirements for utility hookups, septic systems, and timelines for compliance.
- The importance of enforcement and public education.

While no official resolutions were passed, the Planning Commission engaged in a detailed exchange of perspectives regarding the use of RVs for long-term residency.

### **Commissioner Ann Austin (1:11:45)**

- Reported calling some Spanish Valley Residents and the residents expressed concerns about high-density RV developments.

- Stated that enforcement of existing regulations is a key issue.
- Expressed concerns regarding fire hazards, particularly when RVs are located near existing homes.
- Noted concerns about illegally parked or occupied RVs and questioned how enforcement and cleanup efforts would be handled.

**Commissioner TC Garcia (1:14:34)**

- Agreed with concerns regarding high-density RV developments.
- Suggested that tax revenue should not be the primary factor driving land-use decisions.
- Recommended reviewing other counties' approaches to RV ordinances.
- Referenced concerns previously expressed by first responders.
- Stated that RVs should maybe be ADUs in low-density residential areas.

**Corey Asked the Question:** Do you think it would benefit citizens to educate them with affordable housing and education?

**Commissioner Melissa Rigg (1:19)**

- Questioned why the County would not simply prohibit permanent RV living if enforcement challenges and expense to hook-up the correct way (\$32,000) continue. "Why don't we just say no and just keep things the way they are." (meaning if they want to live in an RV they need to be in an RV park)
- Stated that permanent RV residency may not be a reasonable long-term housing solution.
- Suggested that if someone is there and it is a legal use then a timeline should be set to get hookups. If they are there and it is not a legal use they have a timeline to get out.

**Chair Trent Schafer (1:31:38)**

- Stated support for allowing RV use on private property in certain circumstances.
- Expressed opposition to permanent RV residency and indicated he would likely vote against proposals allowing permanent occupancy.
- Noted that RVs can provide a temporary housing option, referencing self-help housing situations and examples of individuals working while living temporarily in RVs.
- Discussed concerns regarding fire safety and ensuring he would not be able to escape an RV window in an emergency.

### **Additional Discussion(1:34)**

- Commissioner Austin suggested coordinating with housing authorities and self-help housing programs to provide alternatives for residents seeking affordable housing options.
- Commissioners discussed the need for improved communication and coordination between agencies to assist residents while maintaining compliance with County regulations.
- Reference was made to available homeless assistance and housing support programs that may help address housing needs without relying on permanent RV occupancy.

### **General Consensus**

- Commissioners generally expressed concerns regarding permanent RV residency, fire safety, enforcement challenges, and maintaining low-density residential character.
- Discussion focused on balancing affordable housing needs with public safety, enforcement capabilities, and long-term land-use planning objectives.

### **Staff will:**

- Research ordinances from rural Utah counties such as Wayne, Sevier, and Piute Counties.
- Compare those regulations with urban examples such as Spanish Fork and Springville.
- Continue researching options and bring additional information back for future discussion.

### **BUILDING PERMITS (1:41:31)**

- Building & Inspection Report: Report was added late to packet so staff will email it out to Commissioners so they can review it.

### **ADJOURNMENT (1:42:40)**

Motion: TC Garcia

Second: Melissa

Vote: Unanimous approval



## STAFF REPORT

**MEETING DATE:** July 9, 2026

**ITEM TITLE, PRESENTER:** Subdivision Policy Guidance

**RECOMMENDATION:** Subdivision Policy Discussion and Direction (*No Formal Action Required*)

The next four agenda items have been moved to the beginning of the meeting in consideration of the applicants' schedules and to provide them the opportunity to be heard earlier.

The applications before the Planning Commission involve subdivision amendments, including proposed lot splits and subdivision vacations. During staff's review, questions arose regarding the interpretation of Utah law and the San Juan County Subdivision Ordinance as they apply to amendments that create additional lots or modify existing subdivisions.

Utah law requires the land use authority to notify affected service providers and property owners within the area proposed to be amended and provide at least ten (10) calendar days for written objections.

For these four applications, the County mailed the required notices on June 26, 2026, with a comment deadline of July 7, 2026. Because the agenda packet was published on July 2, 2026, additional comments may be received before the meeting. Staff will provide any updates before each application is considered.

The San Juan County Subdivision Ordinance also requires amended plats to include signature blocks for affected property owners and proof that notice was provided to affected property owners, adjoining property owners, and the subdivision owners' association, if applicable.

Staff has identified a need for additional policy direction regarding subdivision amendments that create additional buildable lots, subdivision vacations, and the distinction between subdivision amendments and lot splits. Until additional ordinance language or policy is adopted, staff requests Planning Commission guidance and recommends these applications be reviewed on a case-by-case basis.

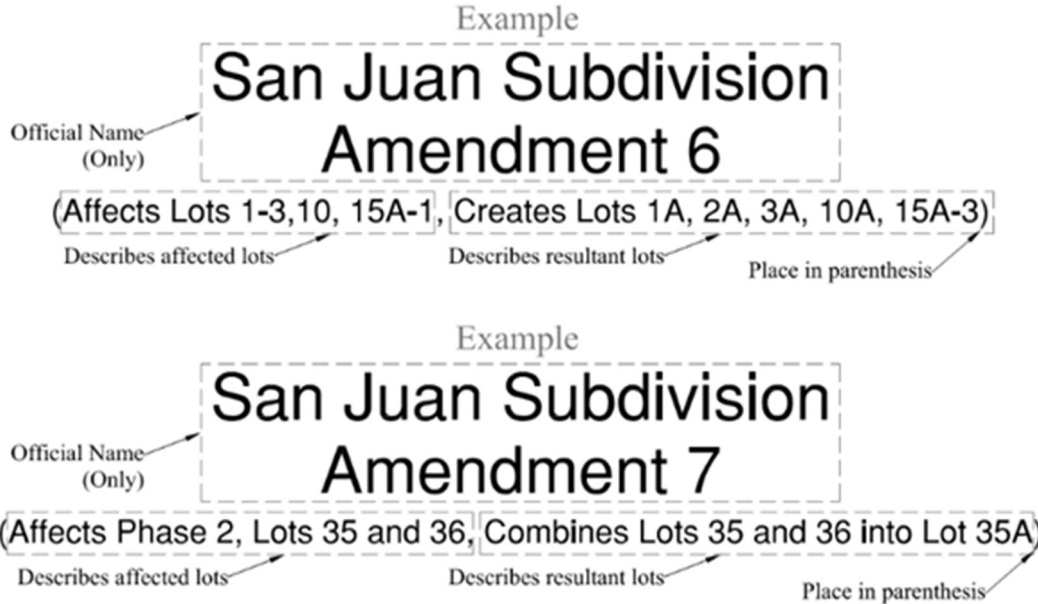
This discussion applies only to subdivision amendments involving the creation of additional buildable lots, subdivision vacations, or similar modifications requiring Planning Commission review. Lot line or boundary line adjustments that do not create an additional buildable lot and comply with County ordinances will continue to be processed administratively through the Planning and Building Department.

**Effective 11/6/2025****17-79-711 Subdivision amendments.**

- (1)
- (a) A fee owner of a lot, as shown on the last county assessment roll, in a plat that has been laid out and platted as provided in this part may file a petition with the land use authority to request a subdivision amendment.
  - (b) Upon filing a petition to request a subdivision amendment under Subsection (1)(a), the owner shall prepare and, if approved by the land use authority, record a plat in accordance with Section 17-79-703 that:
    - (i) depicts only the portion of the subdivision that is proposed to be amended;
    - (ii) includes a plat name distinguishing the amended plat from the original plat;
    - (iii) describes the differences between the amended plat and the original plat; and
    - (iv) includes references to the original plat.
  - (c)
    - (i) The land use authority shall provide notice of a petition filed under Subsection (1)(a) by mail or email to:
      - (A) each affected entity that provides a service to a property owner of record of the portion of the plat that is being amended; and
      - (B) each property owner of record within the portion of the subdivision that is proposed to be amended.
    - (ii) The notice described in Subsection (1)(c)(i)(B) shall include a deadline by which written objections to the petition are due to the land use authority, but no earlier than 10 calendar days after the day on which the land use authority sends the notice.
  - (d) The land use authority shall hold a public hearing within 45 days after the day on which a petition is filed under Subsection (1)(a) if:
    - (i) any property owner within the subdivision that is proposed to be amended notifies the county of the owner's objection in writing by the deadline for objections, as described in Subsection (1)(c)(ii); or
    - (ii) a county ordinance requires a public hearing if all of the owners within the portion of the subdivision proposed to be amended have not signed the proposed amended plat.
  - (e) A land use authority may approve a petition for subdivision amendment no earlier than:
    - (i) the day after the day on which written objections were due to the land authority, as described in Subsection (1)(c)(ii); or
    - (ii) if a public hearing is required as described in Subsection (1)(d), the day on which the public hearing takes place.
  - (f) A land use authority may not approve a petition for a subdivision amendment under this section unless the amendment identifies and preserves any easements owned by a culinary water authority and sanitary sewer authority for existing facilities located within the subdivision.
- (2) The public hearing requirement of Subsection (1)(d) does not apply and a land use authority may consider at a public meeting an owner's petition for a subdivision amendment if:
- (a) the petition seeks to:
    - (i) join two or more of the petitioning fee owner's contiguous lots;
    - (ii) subdivide one or more of the petitioning fee owner's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
    - (iii) on a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the local political subdivision; or

**Section 11: AMENDMENTS AND VACATIONS**

- A. A lot owner may file with the San Juan County Planning & Building Department an application for subdivision amendment with a plat meeting the requirements set forth in CLUDMA Chapter 6 and those sections of this LUDMO applicable to initial subdivision plat approvals.
  - 1. A proposed subdivision amendment shall be named to correlate with the original subdivision and the sequentially numbered amendment. Each new amendment to the original approved subdivision plat shall increase by an increment of one. Below the subdivision name and number, in parenthesis, shall be listed the affected lots and the resultant lots or changes.



2. The amended plat shall include the following signature blocks: San Juan County Planning Administrator, San Juan County Health Department, San Juan County Recorder, San Juan County Attorney, San Juan County Surveyor, consents of private easement owners, and the subdivision property owner's and mortgagee's certificate of dedication of public land, rights of way, and easements, with space for notarization in the same form as required above for all other final subdivision plats.
  3. The amended plat shall include signature blocks for each property owner within the plat.
- B. The application petition shall also include proof of written notice to:
1. The owners of record of lots within the plat affected by the plat revision;
  2. Adjoining owners; and
  3. If the subdivision includes one, the owners' association.
- C. Upon determining that the application is complete, including the payment of required fee, and does not seek to amend or vacate a public street or easement, the Planning Administrator shall:
1. Provide notice to affected entities, if required; and
  2. Treat the application as one for an initial subdivision and follow that process.
- D. If the proposed amended plat seeks to amend or vacate a public street or easement, the process for that amendment or vacation shall be that provided in CLUDMA.
- E. The Board of County Commissioners may vacate all or a portion of a subdivision plat by passing and recording an ordinance.

- F. The amended plat shall become effective upon recording. The Planning Administrator shall follow the same procedure for recording as that for recording the initial plat and the same requirements and limitations apply.



## STAFF REPORT

**MEETING DATE:** July 9, 2026

**ITEM TITLE, PRESENTER:** Turkey Trot Estates Subdivision Lot 3 (000780000030) - Permit # 26094

**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 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.*

Property owner **Stephen Thurlo** has worked with the Planning and Building Department for several months on a proposal to create an additional buildable lot within an existing recorded subdivision. During staff's review, questions arose regarding the interpretation and application of Utah law and the San Juan County Subdivision Ordinance as they relate to subdivision amendments that create new lots.

The subject property is located within the **Spanish Valley Residential** zoning district, where the construction of a single-family dwelling is a permitted use. The proposed subdivision would divide the existing parcel into two legal lots, each intended to comply with the applicable zoning, subdivision, access, and development requirements.

Staff also recognizes that property owners who purchase within a recorded subdivision may have certain rights and expectations associated with the approved subdivision plat. As a result, staff requested that the applicant obtain signatures from all property owners within the subdivision. The applicant obtained signatures from every property owner except the owner of Lot 7, who was also notified by the County in accordance with applicable notice requirements. Staff notes that the submitted signatures may satisfy the intent of Section A(1)(3) of the Subdivision Ordinance, which requires signature blocks for each property owner within the affected plat.

Given the need for additional policy direction regarding subdivision amendments that create new buildable lots within existing subdivisions, staff is forwarding this application to the Planning Commission for review and recommendation.





Item 3.

Lot 1A

Majatesta Jacob R

*Jacob R. Majatesta*

Lot 1B

Torres Chris L.

Torres Cameo R.

260-0811

*Chris Torres*  
Cameo R Torres

Lot 2

Frandsen Morgan

Frandsen Kelly 260-1640

*Morgan Frandsen*  
*Kelly Frandsen*

Lot 4A

Rio Grande Manag L.L.C.

Penny Tanner

Lot 4B

Rio Grande Manag. L.L.C

Penny Tanner

Lot 4C

Rio Grande Manag. L.L.C

Penny Tanner

Lot 5

Chatwin Vaughn D

Chatwin Marilynne E

*Vaughn* 5/25/26

Lot 6

Broughan Glenn Scott

Deceased

Lot 7

Szczesny Mark A

Rental Unit-owner out of state

Lot 8A

Dutrow Jonathan Alfred

Brdum Mette Ingeborg

*Jonathan Dutrow*

Lot 8B

Dutrow N Alfred

Dutrow Mary Ann

*Mary Ann Dutrow*  
*N Alfred Dutrow*

Lot 8C

Dutrow Jonathan Alfred

Brdum Mette Ingeborg

*Jonathan Dutrow*

Lot 9A

Kubik Andrew

*Andrew Kubik*

Lot 9B

Kubik Andrew

*Andrew Kubik*

Lot 9C

Kubic Andrew

*Andrew Kubik*

Item 3.

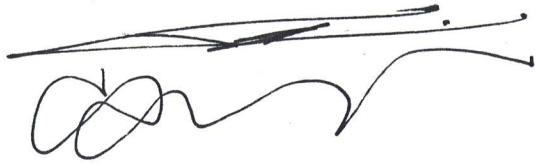
Lot 10  
Pendleton Reed Deweyne  
Pendleton Rebecca Dawn  
Torre Dr.


Lot 16  
Thompson Guy M  
~~Thompson Judy P~~  
Mary M Thompson  
435 719-4142  
PASSED  
3-7-20

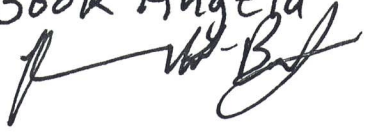
Lot 11  
Burt Steven W.

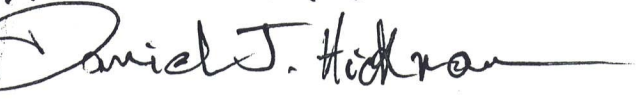
Lot 17  
Audenried Candy Anna  
Audenried Jacobs Earl

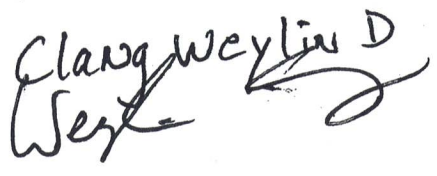
Steven W. Burt

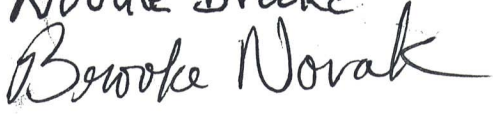



Lot 12  
Cook Koi D  



Lot 19  
Book Kenneth Lee Jr.  
Book Angela  


Lot 13  
Hickman Daniel J.  
Hick Michael E  


Lot 18  
Clang Weylin D  


Lot 14  
Novak Brooke  


Lot 20  
Aaron Ginger A.  
Aaron Michael T  


Lot 15  
Stock Russell  




Item 3.

LOT 21

Garcia Wilma Joyce  
Garcia Malaquias Emilio  
*Wilma Joyce Garcia*  
259-0098

LOT 24

Book Kenneth L.  
Book Jean L.  
*Kenneth L. Book*  
*Jean L. Book*  
259-7232

LOT 22 A

Greenhalgh Martha J.  
435-680-6402

LOT 25

Delay David B.  
Delay Marian T  
*David B. Delay*  
*Marian S. Delay*  
260-8028

LOT 22 B

Greenhalgh Martha J.  
435-680-6402

LOT 22 C

Greenhalgh Martha J.  
435-680-6402

LOT 23

Laurencis Charles J  
Laurencis Juanita J  
*Charles J. Laurencis 5-8-26*  
*Juanita Laurencis 5-8-26*  
260-0487

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**Fwd: Subdivision amendment consent/agreement**

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Mette [REDACTED] >  
To: ccoleman@sanjuancountyut.gov

FYI  
---

[REDACTED]

Begin forwarded message:

**From:** Mette [REDACTED] >  
**Date:** 30 June 2020 at 10:34:36 GMT-0  
**To:** [REDACTED] >  
**Cc:** [REDACTED] >  
**Subject:** Subdivision amendment consent/agreement

Hi there

We already signed both of these when you made the property owners gather signatures from everyone. But here they are again.

Note that there are two different approvals attached.

Best  
Mette and Jonathan  
236 Rio grande drive



## NOTICE OF PROPOSED SUBDIVISION AMENDMENT

Dear Property Owner,

06/25/2026

San Juan County would like to inform you of a proposed amendment within the subdivision listed below. Our records indicate that you are a property owner within this subdivision and may have vested rights or interests that could be affected by the proposed amendment.

Subdivision Name: \_\_\_Turkey Trot Estate Subdivision\_\_\_\_\_

Located in: \_\_\_San Juan County, Utah\_\_\_\_\_

### PROPOSED PROPERTY TO BE AMENDED:

Name: \_\_\_Stephen Thurlo\_\_\_\_\_

Parcel/Tax ID Number: \_\_\_000780000030\_\_\_\_\_ Lot \_\_\_03\_\_\_\_\_

### A public meeting to present this request will be held as follows:

**Date: July 9, 2026**

**Time: 6:00 p.m.**

**Location: San Juan County Commission Chambers  
117 South Main Street, Monticello, Utah 84535**

Please see the attached subdivision plat and amendment map showing the proposed changes.

**Narrative:** The purpose of this application is to subdivide the existing parcel into two separate lots. The proposed division is intended to create two legal parcels that will comply with all applicable San Juan County land use, zoning, access, and subdivision requirements.

The subdivision will establish clear property boundaries and allow for separate ownership, development, or transfer of each lot in the future. No changes are proposed to existing neighboring properties, and all required access, utility, and easement considerations will be addressed as part of the subdivision review process.

The applicant respectfully requests approval to divide the parcel into two lots as shown on the submitted plat and supporting documents

### Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**       **NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

\_\_\_\_\_  
\_\_\_\_\_

Signature: Samuel L. Bush Jean Book

Date: 1 day of July, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

Responses may also be submitted by email to:

[permits@sanjuancountyut.gov](mailto:permits@sanjuancountyut.gov)  
[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**

San Juan County Planning & Zoning  
P.O. Box 9  
Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**



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The applicant respectfully requests approval to divide the parcel into two lots as shown on the submitted plat and supporting documents

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Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**       **NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

---

---

Signature: Charles J. Laurencis + Juanita Phamennis

Date: 30 day of June, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

Responses may also be submitted by email to:

[permits@sanjuancountyut.gov](mailto:permits@sanjuancountyut.gov)  
[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**

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Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

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### Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**                       **NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

\_\_\_\_\_  
\_\_\_\_\_

Signature: Maria De La

Date: 2 day of July, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

Responses may also be submitted by email to:

[permits@sanjuancountyut.gov](mailto:permits@sanjuancountyut.gov)  
[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**  
San Juan County Planning & Zoning  
P.O. Box 9  
Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**



## NOTICE OF PROPOSED SUBDIVISION AMENDMENT

Dear Property Owner,

06/25/2026

San Juan County would like to inform you of a proposed amendment within the subdivision listed below. Our records indicate that you are a property owner within this subdivision and may have vested rights or interests that could be affected by the proposed amendment.

Subdivision Name: \_\_\_Turkey Trot Estate Subdivision\_\_\_\_\_

Located in: \_\_\_San Juan County, Utah\_\_\_\_\_

### PROPOSED PROPERTY TO BE AMENDED:

Name: \_Stephen Thurlo\_\_\_\_\_

Parcel/Tax ID Number: \_\_\_000780000030\_\_\_\_\_ Lot \_\_\_03\_\_\_\_\_

### A public meeting to present this request will be held as follows:

**Date: July 9, 2026**

**Time: 6:00 p.m.**

**Location: San Juan County Commission Chambers  
117 South Main Street, Monticello, Utah 84535**

Please see the attached subdivision plat and amendment map showing the proposed changes.

**Narrative:** The purpose of this application is to subdivide the existing parcel into two separate lots. The proposed division is intended to create two legal parcels that will comply with all applicable San Juan County land use, zoning, access, and subdivision requirements.

The subdivision will establish clear property boundaries and allow for separate ownership, development, or transfer of each lot in the future. No changes are proposed to existing neighboring properties, and all required access, utility, and easement considerations will be addressed as part of the subdivision review process.

The applicant respectfully requests approval to divide the parcel into two lots as shown on the submitted plat and supporting documents

## Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**                       **NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

Signature: \_\_\_\_\_

*Maria De Luz*

Date: 2 day of July, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

Responses may also be submitted by email to:

[permits@sanjuancountyut.gov](mailto:permits@sanjuancountyut.gov)  
[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**

San Juan County Planning & Zoning  
 P.O. Box 9  
 Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**



## STAFF REPORT

**MEETING DATE:** July 9, 2026

**ITEM TITLE, PRESENTER:** Turkey Trot Estates Subdivision Lot 12 (000780000120) - Permit # 25097

**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.*

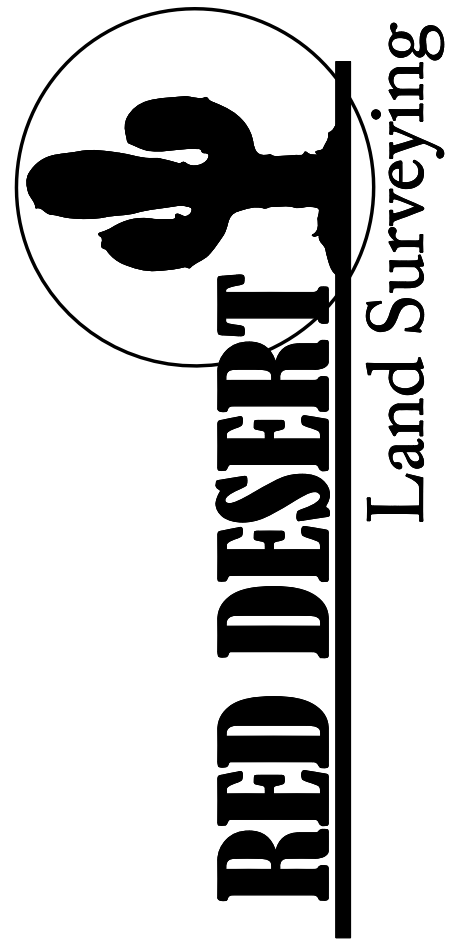
**2. Denial Motion – Statement of Reasons:**  
*I move to deny the subdivision amendment for the following reasons, as outlined in the Statement of Findings for Substantial Evidence.*

Property owners **Morgan and Koi Cook** have worked with the Planning and Building Department for several months on a proposal to create an additional buildable lot within an existing recorded subdivision. During staff's review, questions arose regarding the interpretation and application of Utah law and the San Juan County Subdivision Ordinance as they relate to subdivision amendments that create new lots.

The subject property is located within the **Highway Commercial (HC)** zoning district. While the construction of a single-family dwelling does not appear to be a permitted use within the HC district, the property is located within the **Overnight Accommodations Overlay**, where overnight rental uses may be permitted subject to applicable County regulations. The proposed subdivision would divide the existing parcel into two legal lots intended to comply with applicable subdivision, access, and development requirements.

Staff also recognizes that property owners within a recorded subdivision may have certain rights and expectations associated with the approved subdivision plat. Accordingly, staff requested that the applicants obtain signatures from all property owners within the subdivision. The applicants have obtained several of the required signatures; however, not all property owners within the subdivision have signed the petition.

Given the need for additional policy direction regarding subdivision amendments that create new buildable lots within existing subdivisions, staff is forwarding this application to the Planning Commission for review and recommendation.



88 East Center Street  
Moab, UT 84532  
435.259.8171

**STANDARD LEGEND**

POWERPOLE, OUT WIRE, LIGHT POLE, ELECTRIC METER, ELECTRIC BOX, GENERATOR, RECORD DATA, MEASURED DATA, CALCULATED DATA

WATER LINE, WATER VALVE, WATER METER, WATER MANHOLE, HYDRANT, TELEPHONE FEDESTAL, GAS METER, GAS LINE, FENCE, ASPHALT

CONTOURS, CLEAN OUT, SAN. SEWER LINE, SAN. SEWER MANHOLE, CABLE BOX, CABLE FEDESTAL, STOP SIGN, SIGN

PROCP. CORNER FOUND, PROCP. CORNER SET, MAG. NAIL FOUND, BLOCK CORNER, CENTERLINE MONUMENT, BUILDING, SETBACKS, EASEMENTS, PROPERTY ADJOINING

PROJECT TYPE:  
SUBDIVISION

PROJECT ADDRESS:  
33 Merriam Court  
Moab, Utah 84532

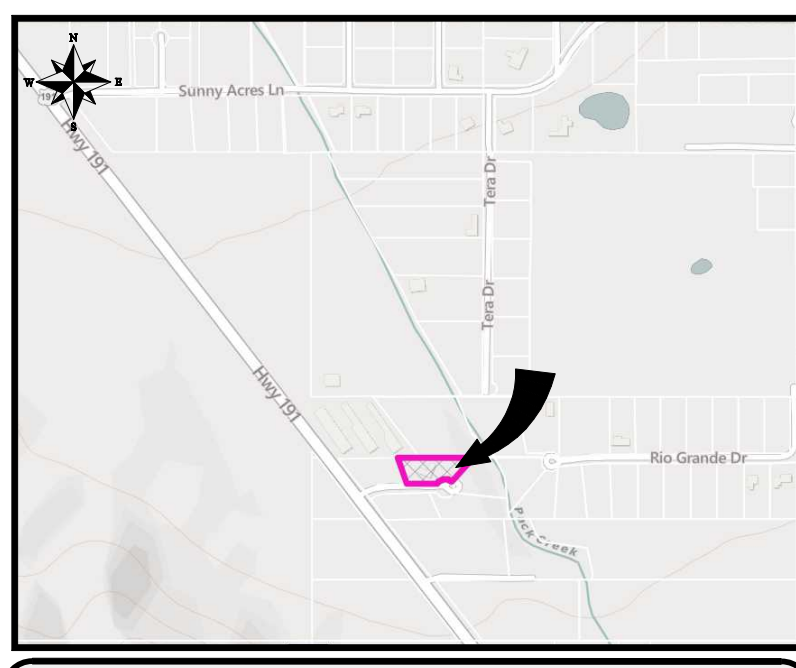
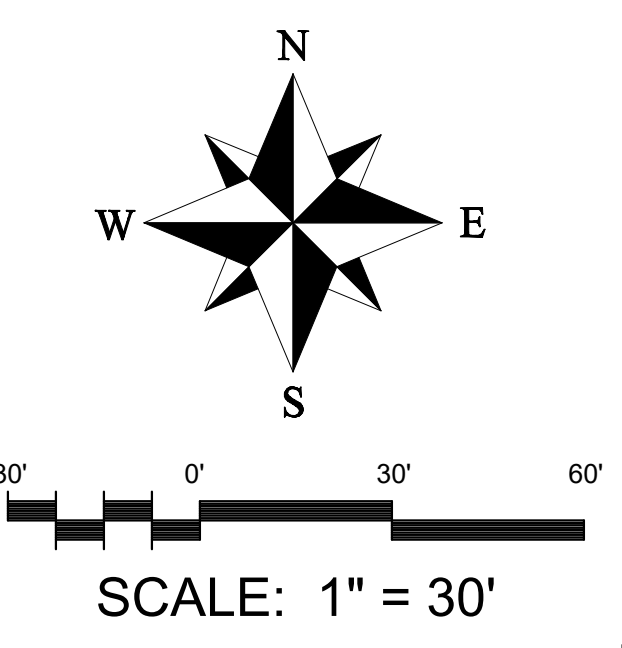
PROJECT LOCATION:  
SAN JUAN COUNTY, STATE OF UTAH

PREPARED FOR:  
MORGAN COOK

DATE:  
1/12/26

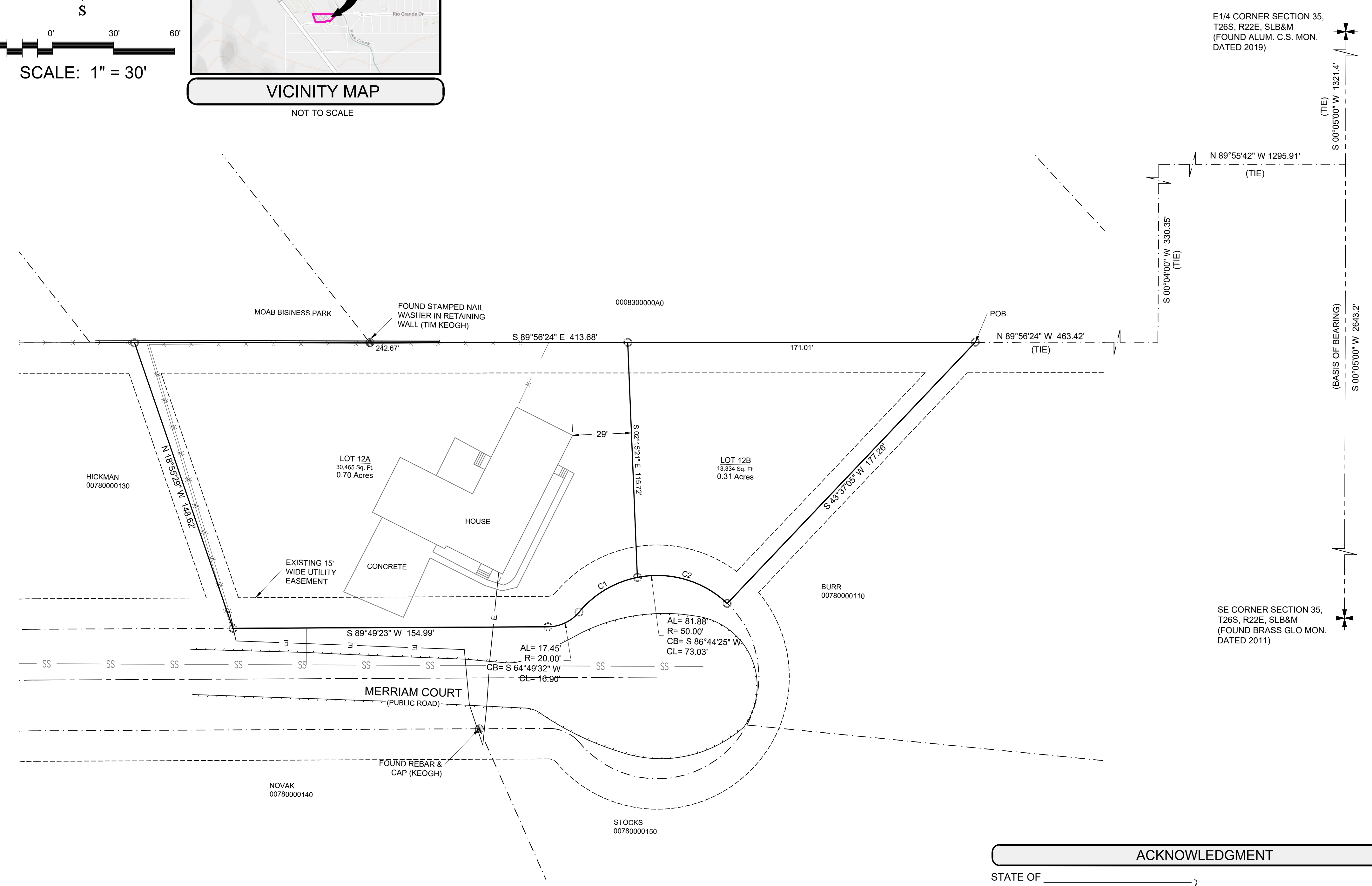
JOB NUMBER:  
131-25

SHEET 1 OF 1



# Lot 12, Turkey Trot Estates, Phase II, Amended

FINAL PLAT OF  
A SUBDIVISION OF LOT 12, TURKEY TROT ESTATES, PHASE II  
LOCATED WITHIN THE  
SE QUARTER OF SECTION 35, T26S, R22E, SLB&M



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	34.07'	33.41'	N 59°20'55" E
C2	50.00'	47.81'	46.01'	S 73°44'21" E

### SURVEYOR'S CERTIFICATE

I, Lucas Blake, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7540504, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have amended subdivided lots, together with easements, hereafter to be known as  
 Lot 12, Turkey Trot Estates, Phase II, Amended  
 and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Lucas Blake \_\_\_\_\_ DATE \_\_\_\_\_  
 License No. 7540504

### LEGAL DESCRIPTION

All of Lot 12, Turkey Trot Estates, Phase II, being more particularly described as follows: Beginning at the Northeast corner of Lot 12, Turkey Trot Estates, Phase II, said point being South 00°05'00" West 1321.4 feet and North 89°55'42" West 1295.91 feet and South 00°04'00" West 330.35 feet and North 89°56'24" West 463.42 feet from the East Quarter corner of Section 35, Township 26 South, Range 22 East, Salt Lake Base and Meridian, and proceeding with said Lot 12 thence South 43°37'05" West 177.26 feet; thence with a curve having a radius of 50.00 feet, to the left with an arc length of 81.88 feet, (a chord bearing of South 86°44'25" West 73.03 feet); thence with a reverse curve having a radius of 20.00 feet, to the right with an arc length of 17.45 feet, (a chord bearing of South 64°49'32" West 16.90 feet); thence South 89°49'23" West 154.99 feet; thence North 18°55'29" West 148.62 feet; thence South 89°56'24" East 413.68 feet to the point of beginning, having an area of 1.01 acres.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into lots, together with easements as set forth to be hereafter known as

Lot 12, Turkey Trot Estates, Phase II, Amended

Do hereby dedicate for Perpetual use of public all parcels of land shown on this plat as intended for public use.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ Day of \_\_\_\_\_ a.d., 20\_\_\_\_

Koi D. Cook \_\_\_\_\_ Kimberly Morgan Cook \_\_\_\_\_  
 Daniel Dalton \_\_\_\_\_ Sue Dalton \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } s.s.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, PERSONALLY APPEARED BEFORE ME,  
 KOI D. COOK & KIMBERLY MORGAN COOK, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC  
 NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } s.s.

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026, PERSONALLY APPEARED BEFORE ME,  
 DANIEL DALTON & SUE DALTON, WHOM DID ACKNOWLEDGE TO ME THAT THEY SIGNED THE FOREGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC  
 NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
 COMMISSION NUMBER: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

### SURVEYOR NOTES

A SUBDIVISION LOCATED WITHIN  
 THE NORTHEAST QUARTER OF SECTION 1, T26S, R21E, SLB&M

THE BASIS OF BEARING IS S 89°47' E ALONG THE CENTERLINE OF 100 NORTH STREET.

THE INTENT OF THE SURVEY IS SUBDIVIDE PARCEL INTO TWO EQUAL LOTS.

<b>COUNTY SURVEYOR</b> APPROVAL IN ACCORDANCE WITH INFORMATION AND RECORDS ON FILE IN THIS OFFICE _____ DATE _____ BRAD BUNKER, PLS	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS _____ DAY OF _____, 20____. _____ COUNTY ATTORNEY - MITCHELL MAUGHAN	<b>COUNTY ROAD DEPARTMENT</b> APPROVED THIS _____ DAY OF _____, 20____. _____ TODD ADAIR	<b>COUNTY BOARD OF HEALTH</b> APPROVED THIS _____ DAY OF _____, 20____. _____ DENNIS SHUMWAY	<b>COUNTY FIRE DEPARTMENT</b> APPROVED THIS _____ DAY OF _____, 20____. _____ DAVID GALLEGOS	<b>PLANNING ADMINISTRATOR</b> PRESENTED TO THE _____ THIS _____ DAY OF _____, 20____. SUBDIVISION WAS ACCEPTED AND APPROVED. _____ MACK McDONALD	<b>COUNTY RECORDER</b> STATE OF UTAH, SAN JUAN COUNTY, RECORDED AT THE REQUEST OF _____ DATE _____ BOOK _____ PAGE _____ FEE _____ _____ CINDI HOLYOAK
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### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
JAKE MAUATESJA	<i>[Handwritten Signature]</i>	116 RIO GRANDE	6/10/20
		1A	

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

Lot # 1B



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Cameo Torres	Cameo R Torres	132 W Rio Grande	6/10/26
Ch Torres	Chris Torres	132 W Rio Grande	6/10/26

1B

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

LOT #2



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Kelly Frandson	Kelly Frandson	148 Rio Grande #2	6/10/20

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Stephen Thurlo	<i>[Handwritten Signature]</i>	3	06/10/26

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

Lot #4 Rental, could not get ahold of owner.

Item 4.



**CONSENT TO AMEND A SUBDIVISION**

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

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**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Rio Grande Management LLC		4	

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

lot #5

Neighbors said he is rarely home. Only comes to Moab when he has a job here. Never answered his door.

Item 4.



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Chatwin		5	

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

07 #4

Deceased

Item 4.



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

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**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Brougham		6	

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

Lot # 7 Rental. Could not get address of owner.



**CONSENT TO AMEND A SUBDIVISION**

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
220 Rio Grande LLC		7	

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



**CONSENT TO AMEND A SUBDIVISION**

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Jonathan Dutran		8A-8C	6-12-26
Mette Bryndum		10	6-12-26

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



**CONSENT TO AMEND A SUBDIVISION**

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Mary Ann Dutrow	<i>Mary Ann Dutrow</i>	8B	06/15/2026
N Alfred Dutrow	<i>N Alfred Dutrow</i>	8B	6/15/2026

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

Lot #9

Went to house 3 different times. Owner not home. Neighbors said they haven't seen him in a while.

Item 4.



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Kubik		9A, B+C	

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

Lot #10



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Reed Pendleton	<i>Reed Pendleton</i>	10	6/15/26

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

Lot #11



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Steven Burr	<i>Steven W. Burr</i>	#11	6/12/2026

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



**CONSENT TO AMEND A SUBDIVISION**

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Daniel J. Hidman	Daniel J. Hidman	13	15 JUN 2026

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Brooke Novak	Brooke Novak	16 Merriam Ct. #14	6/10/26

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



**CONSENT TO AMEND A SUBDIVISION**

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook

**Parcel/Tax ID No.:** 000780000120      **Lot:** 12

**Physical Address:** 33 Merriam Ct. Moab, UT 84532

**Mailing Address:** 33 Merriam Ct. Moab, UT 84532

**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Russell Stocks	<i>Russell Stocks</i>	15	6/15/26

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

Lot #16



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
<i>Cuy Thompson</i>	<i>[Handwritten Signature]</i>	<i>Lot-16</i>	<i>6-12-26</i>

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

LOT #17



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Jake Anderson		17	6-12-26

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Weglin Chang	<i>[Handwritten Signature]</i>	18	6-12-26

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

Lot #11



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Kenneth Book Jr		19	6/12/2026
Angela Book		19	6/12/2026

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Ginger Avon	<i>[Handwritten Signature]</i>	20	6/12/26

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Joyce Garcia		21	6/15/20

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

201 #22 Remita: NOT able to get name of owner.



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Greenhalgh		22 A+B+C	

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



**CONSENT TO AMEND A SUBDIVISION**

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Charles Laurencis	<i>Charles Laurencis</i>	23	6-12-26
Juanita Laurencis	<i>Juanita Laurencis</i>	23	6-12-26

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
 Signature and Reason:

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

LOT 4 29



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

**Narrative (What you would like to do):**

We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
Kenneth L Cook	<i>Kenneth L Cook</i>	24	6-12-26
Jean L Cook	<i>Jean L Cook</i>	24	6-12-26

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT



### CONSENT TO AMEND A SUBDIVISION

We, the undersigned owner(s) of the real property described below, hereby consent to the proposed amendment to the subdivision described as:

**Subdivision Name:** TURKEY TROT ESTATES

**Located in:** San Juan County, Utah

**PROPERTY OWNED BY THE UNDERSIGNED:**

**Name:** Koi D Cook and Kimberly Morgan Cook  
**Parcel/Tax ID No.:** 000780000120      **Lot:** 12  
**Physical Address:** 33 Merriam Ct. Moab, UT 84532  
**Mailing Address:** 33 Merriam Ct. Moab, UT 84532  
**Email:** morgancook054@gmail.com

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We would like to subdivide our 1.01 acre lot into two parcels. The existing house will remain with 0.70 acres and the new lot will be 0.31 acres.

**WE CONSENT TO THE AMENDMENT PROPOSED AS SHOWN ON THE OFFICIAL PLAT**

Owner Name	Signature	Parcel #	Date
David Delany	<i>David Delany</i>	25	6-12
Marion Delany	<i>Marion Delany</i>	25	6-12

We **DO NOT** consent to the amendment proposed as shown on the official plat.  
Signature and Reason:

\_\_\_\_\_  
\_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

PLEASE ATTACH: SUBDIVISION PLAT / AREA OF AMENDMENT

Parcel / TAX ID 00078 00000 30 LA 03

Item 4.

**Property Owner Response**

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**       **NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

\_\_\_\_\_  
\_\_\_\_\_

Signature: Mefe Brynder [Signature]

Date: 30 day of JUNE, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026.**

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

Responses may also be submitted by email to:

[permits@sanjuancountyut.gov](mailto:permits@sanjuancountyut.gov)  
[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**  
San Juan County Planning & Zoning  
P.O. Box 9  
Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**

Pa.  
Parcel/Tax ID 000 780000 120  
Lot 12

**Property Owner Response**

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**       **NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

\_\_\_\_\_  
\_\_\_\_\_

Signature: Mette Brundin

Date: 30 day of JUNE, 20 26

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026.**

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[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**  
San Juan County Planning & Zoning  
P.O. Box 9  
Monticello, UT 84535

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Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**

## Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**       **NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

\_\_\_\_\_  
 \_\_\_\_\_  
 Signature: *Stephen Thomas*

Date: 29 day of June, 20 26

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

Responses may also be submitted by email to:

[permits@sanjuancountyut.gov](mailto:permits@sanjuancountyut.gov)  
[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**

San Juan County Planning & Zoning  
 P.O. Box 9  
 Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**



## NOTICE OF PROPOSED SUBDIVISION AMENDMENT

Dear Property Owner,

06/24/2026

San Juan County would like to inform you of a proposed amendment within the subdivision listed below. Our records indicate that you are a property owner within this subdivision and may have vested rights or interests that could be affected by the proposed amendment.

Subdivision Name: \_\_\_Turkey Trot Estate Subdivision\_\_\_\_\_

Located in: \_\_\_San Juan County, Utah\_\_\_\_\_

### PROPOSED PROPERTY TO BE AMENDED:

Name: \_\_\_Koi D Cook\_\_\_\_\_

Parcel/Tax ID Number: \_\_\_000780000120\_\_\_\_\_ Lot \_\_\_12\_\_\_\_\_

### A public meeting to present this request will be held as follows:

**Date: July 9, 2026**

**Time: 6:00 p.m.**

**Location: San Juan County Commission Chambers  
117 South Main Street, Monticello, Utah 84535**

Please see the attached subdivision plat and amendment map showing the proposed changes.

**Narrative:** The purpose of this application is to subdivide the existing parcel into two separate lots. The proposed division is intended to create two legal parcels that will comply with all applicable San Juan County land use, zoning, access, and subdivision requirements.

The subdivision will establish clear property boundaries and allow for separate ownership, development, or transfer of each lot in the future. No changes are proposed to existing neighboring properties, and all required access, utility, and easement considerations will be addressed as part of the subdivision review process.

The applicant respectfully requests approval to divide the parcel into two lots as shown on the submitted plat and supporting documents





## NOTICE OF PROPOSED SUBDIVISION AMENDMENT

Dear Property Owner,

06/24/2026

San Juan County would like to inform you of a proposed amendment within the subdivision listed below. Our records indicate that you are a property owner within this subdivision and may have vested rights or interests that could be affected by the proposed amendment.

Subdivision Name: \_\_\_Turkey Trot Estate Subdivision\_\_\_\_\_

Located in: \_\_\_San Juan County, Utah\_\_\_\_\_

### PROPOSED PROPERTY TO BE AMENDED:

Name: \_\_\_Koi D Cook\_\_\_\_\_

Parcel/Tax ID Number: \_\_\_000780000120\_\_\_\_\_ Lot \_\_\_12\_\_\_\_\_

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**Date: July 9, 2026**

**Time: 6:00 p.m.**

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Please see the attached subdivision plat and amendment map showing the proposed changes.

**Narrative:** The purpose of this application is to subdivide the existing parcel into two separate lots. The proposed division is intended to create two legal parcels that will comply with all applicable San Juan County land use, zoning, access, and subdivision requirements.

The subdivision will establish clear property boundaries and allow for separate ownership, development, or transfer of each lot in the future. No changes are proposed to existing neighboring properties, and all required access, utility, and easement considerations will be addressed as part of the subdivision review process.

The applicant respectfully requests approval to divide the parcel into two lots as shown on the submitted plat and supporting documents

## Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**       **NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

---



---

Signature: Charles J. Laurencis & Granita J. Laurencis

Date: 30 day of June, ~~2025~~ 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

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**Mail:**

San Juan County Planning & Zoning  
P.O. Box 9  
Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**



Coleman, Corey <ccoleman@sanjuancountyut.gov>

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## NOTICE OF PROPOSED SUBDIVISION AMENDMENT

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Steve Burr [REDACTED] >

Tue, Jul 7, 2026 at 2:41 PM

To: permits@san

Cc: Steve Burr [REDACTED] >, ccoleman@sanjuancountyut.gov

Please see the attachment regarding my Property Owner Response to the Proposed Subdivision Amendment by Koi D. Cook--Lot 12 in Turkey Trot Estates--Phase II.

Thank you.

Steven W. Burr

49 Merriam Ct.

[REDACTED], UT 84532

---

 **Proposed Subdivision Amendment-Turkey Trot Estates.pages**  
339K



Coleman, Corey <ccoleman@sanjuancountyut.gov>

## Proposed Subdivision Amendment—Lot 12 in Turkey Trot Estates

Steve Burr [REDACTED] >  
To: permits@san [REDACTED] leman@sanjuancountyut.gov" <ccoleman@sanjuancountyut.gov>  
Cc: Steve Burr [REDACTED] >

Wed, Jul 8, 2026 at 1:47 PM

July 7, 2026

To Whom It May Concern:

Regarding the Proposed Subdivision Amendment put forth by Koi D. Cook to subdivide the existing parcel—Lot 12 in Turkey Trot Estates—Phase II into two separate lots—Lot 12A and Lot 12B, as owner of adjacent Lot 11, I do consent to the proposed amendment.

However, I need to point out I believe there is an existing Protective Covenant of Turkey Trot Estates. I am assuming this covenant is still in effect as it was signed by Richard and Charles McElhane of M&M Manufactured Homes LLC, recorded on 2-14-2006, and according to Part D—General Provisions (p. 4), “These covenants are to run with the land and shall be binding on all parties and all persons claiming under them, for a period of twenty years from the date these covenants are recorded, after which time, said covenants shall be automatically extended for successive periods of ten years...” Therefore, the initial twenty-year period has passed and the covenant is now automatically extended for another ten years.

Under the Protective Covenant, Part B, #4 Lot Area, it states, “No lot shall be less than one acre.” However, it also states an instrument signed by a 3/4 majority of the then owners can agree to change said covenant in whole or part.” Hence the Property Owner Response requested for this Proposed Subdivision Amendment.

My main concern is with Building Location set back lines. It is important to me as owner of adjacent Lot 11 that such set back lines be identified and enforced with the construction of a new residence on the proposed Lot 12B; especially critical to me is the protection of the view shed looking north across the very narrow northeast corner of the proposed Lot 12B.

With regards to the overall Protective Covenant, I note there are currently some violators with respect to Pets/Livestock limits, Garbage and Refuse Disposal, vehicles that are unlicensed/not in running condition, parked vehicles on the street for storage purposes, and travel trailers and motor homes being permanently lived in. “Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant to restrain violation or to recover damages.” I am unaware of any enforcement efforts regarding existing violations nor how such efforts shall proceed.

Regarding Part C—Architectural Control Committee (pp. 3-4), I am unaware of the current existence of such a committee, since all lots have long been sold in the subdivision. According to the Protective Covenant, this committee has the power to administer use provisions and issue interpretation of the Protective Covenant, but apparently does not exist.

In summary, I do consent to the proposed amendment. but in review of the Narrative, I do have some concerns and questions regarding Building Location set back lines and other issues regarding current identified violations of the Protective Covenant. I would appreciate some type of response from San Juan County Planning and Zoning Department to address these concerns and questions.

Thank you for your attention to this matter.

Steven W. Burr

49 Merriam Ct. (Lot 11, Turkey Trot Estates)  
[REDACTED], UT 84532



## NOTICE OF PROPOSED SUBDIVISION AMENDMENT

Dear Property Owner,

06/24/2026

San Juan County would like to inform you of a proposed amendment within the subdivision listed below. Our records indicate that you are a property owner within this subdivision and may have vested rights or interests that could be affected by the proposed amendment.

Subdivision Name: \_\_\_Turkey Trot Estate Subdivision\_\_\_\_\_

Located in: \_\_\_San Juan County, Utah\_\_\_\_\_

### PROPOSED PROPERTY TO BE AMENDED:

Name: \_\_\_Koi D Cook\_\_\_\_\_

Parcel/Tax ID Number: \_\_\_000780000120\_\_\_\_\_ Lot \_\_\_12\_\_\_\_\_

### A public meeting to present this request will be held as follows:

**Date: July 9, 2026**

**Time: 6:00 p.m.**

**Location: San Juan County Commission Chambers  
117 South Main Street, Monticello, Utah 84535**

Please see the attached subdivision plat and amendment map showing the proposed changes.

**Narrative:** The purpose of this application is to subdivide the existing parcel into two separate lots. The proposed division is intended to create two legal parcels that will comply with all applicable San Juan County land use, zoning, access, and subdivision requirements.

The subdivision will establish clear property boundaries and allow for separate ownership, development, or transfer of each lot in the future. No changes are proposed to existing neighboring properties, and all required access, utility, and easement considerations will be addressed as part of the subdivision review process.

The applicant respectfully requests approval to divide the parcel into two lots as shown on the submitted plat and supporting documents

### Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**                       **NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

\_\_\_\_\_

\_\_\_\_\_

Signature: Marion DeLay

Date: 2 day of July, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

Responses may also be submitted by email to:

[permits@sanjuancountyut.gov](mailto:permits@sanjuancountyut.gov)  
[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**  
San Juan County Planning & Zoning  
P.O. Box 9  
Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**



## STAFF REPORT

**MEETING DATE:** July 9, 2026

**ITEM TITLE, PRESENTER:** Deer Haven (0006500015B) - Permit # 26046

**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.*

### Staff Report

The applicants request approval to vacate **Lot 15B** from the Deer Haven Park Subdivision and combine it with their adjoining property located outside the subdivision for future residential use.

During staff's 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 is located on the lot proposed for vacation and serves multiple properties within the subdivision.

The Utah Property Rights Ombudsman advised that the land use authority has discretion to approve or deny the request upon finding **good cause** and should protect existing easements, particularly those associated with water service.

Because the proposed vacation may affect shared water rights, legal counsel requested that the applicants provide a written agreement addressing well access, maintenance, operation, and water allocation among the affected property owners. Staff also requested information regarding the intended use of the property following the proposed vacation and any potential effects on the rights and interests of other subdivision property owners.

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

Utah law authorizes subdivision vacations when good cause exists and the required notice has been provided. Questions regarding the shared well, water rights, and existing development agreements remain for the Planning Commission's consideration. Staff has also identified a need for additional policy guidance regarding subdivision vacations involving shared infrastructure and the removal of lots from existing recorded subdivisions.

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.



June 6, 2028

To: All Residents, Property Owners, P.O.A. Board

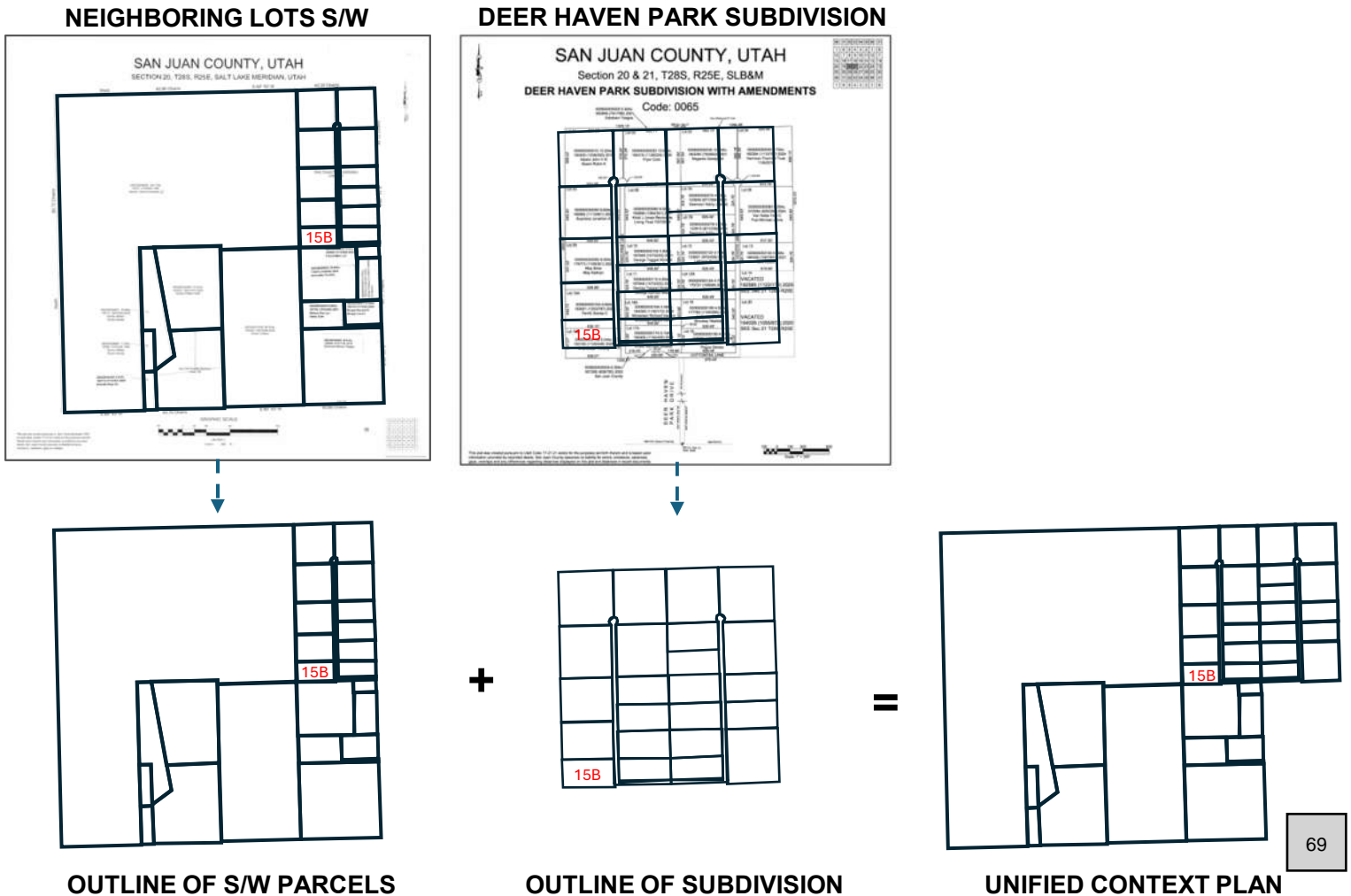
Re: Notification of Intent To Vacate Deer Park Subdivision

Greetings,

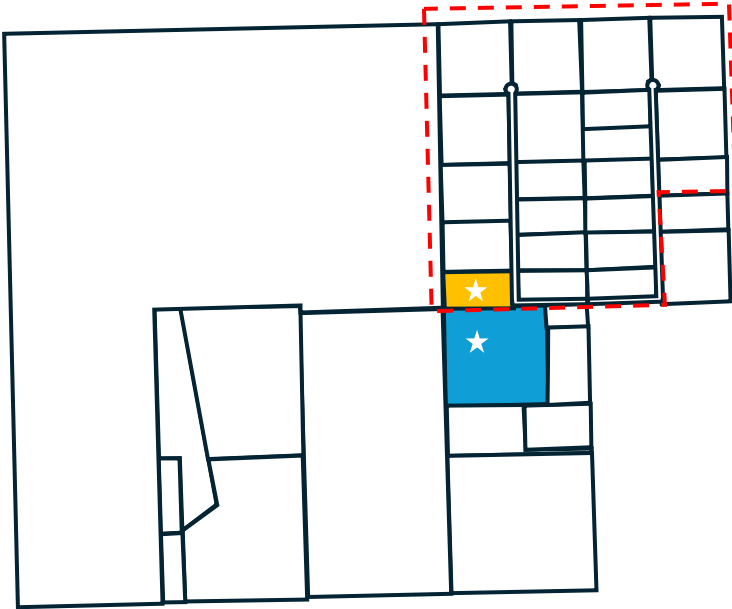
We are the owners of Lot 15B This letter serves as formal notice of our intent to vacate the Deer Haven Park Subdivision pursuant to County Ordinance 2024, Section 11, Subsection B. This letter is included as part of our application with the San Juan County Planning + Zoning Commission and is for information only.

Reasoning: We also own an adjoining parcel that lies outside the subdivision boundaries. To consolidate our two parcels, we are required to first vacate the subdivision and have the plat redrawn in accordance with County guidelines. This action is purely procedural and in no way reflects a desire to distance ourselves from our neighbors.

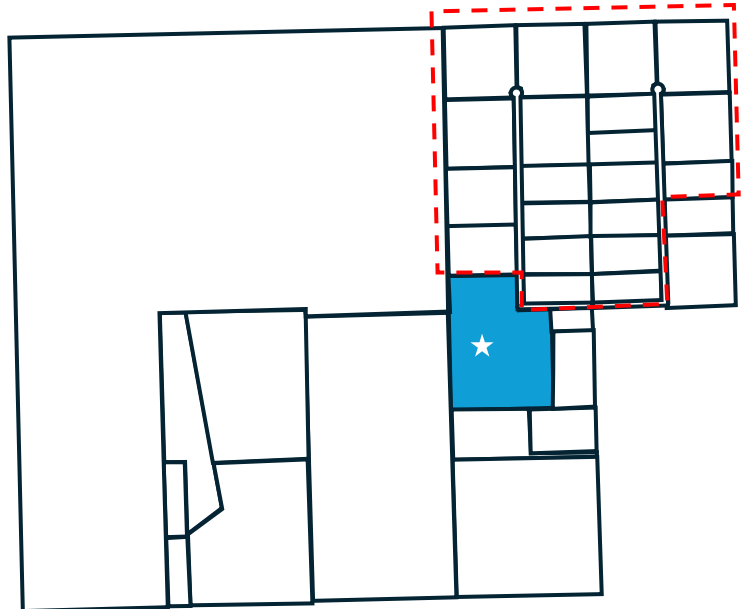
Aren't familiar with us or our lot? We are Lot 15B. We've included visual context on this page and the next.



**CURRENT PARCELS**



**FUTURE PARCEL PLATS WILL SHOW**



**DEER HAVEN PARK SUBDIVISION**

**OUR PARCEL 15B WITHIN DEER HAVEN PARK**

**OUR ADJOINED PROPERTY OUTSIDE OF THE SUBDIVISION**

**DEER HAVEN PARK SUBDIVISION**

**OUR UNIFIED PARCEL OUTSIDE OF THE SUBDIVISION**

The exit of our lot from the subdivision will not affect the continuity of the community nor our ability to be good neighbors. This newly combined future parcel is where we will build our retirement home, delight in views of the mountains with morning coffee, and enjoy the quiet only Old La Sal can provide.

We hope to meet more of you good neighbors in the future.

Respectfully,

Hilary + Tim Ananiadis  
Currently Lot 15B

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	

Postmark Here  
 JUN 10 2026  
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Sent To  
 DEER HAVEN PARK POA  
 P.O. Box 356  
 LA SAL, UT 84530

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2230 1165 72

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La Sal, UT 84530

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08



06/10/2026

Sent to  
**Kent & Tess Zieker**  
Street and Apt. No., or PO Box No.  
**P.O. Box 236**  
City, State, ZIP+4®  
**LA SAL, UT 84530**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Item 5.

9589 0710 5270 2230 1165 89

U.S. Postal Service™  
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Calvary, GA 39829

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$6.08



06/10/2026

Sent to  
**YELLOW DOG LLC**  
Street and Apt. No., or PO Box No.  
**P.O. Box 277**  
City, State, ZIP+4®  
**CALVARY, GA 39829**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Coleman, Corey <ccoleman@sanjuancountyut.gov>

### Ombudsman Response

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

----- Forwarded message -----

From: **Richard Plehn** <rplehn@utah.gov>

[Redacted]

CC: Cyndy Nelson <cwnelson@utah.gov>

[Redacted]

Thanks for reaching out. If the parcel containing the well is a subdivided lot that is part of the recorded subdivision plat, then in order to "take it out" of the subdivision, the owner would need to petition the land use authority to partially vacate or amend the plat. The county land use authority has discretion in whether to approve the request, but must find "good cause" for the amendment or vacation, and is instructed to protect existing easements, especially for water services. See Utah Code [17-79-711](#) and [17-79-712](#).

If you have any follow up questions, I'm happy to schedule a time for a call. Unfortunately, I will be out of the office this coming week, but can schedule a time for the week of June 8th.

Best regards

On Tue, May 26, 2026 at 7:55 AM [Redacted] > wrote:

Hi Cyndy,

Thanks for getting this summary over to Richard. I'll review it and add any notes about the prior ownership situation.

[Redacted]

On Fri, May 15, 2026 at 09:46 Cyndy Nelson <cwnelson@utah.gov> wrote:

719 209 8201

[Redacted] owns property in LaSalle, Utah. His home, along with several others, is within a subdivision and shares a well. A survey indicated that the well is not on their property, nor is it on the property of the other landowners in the subdivision. There is also vacant land within the subdivision that borders his property and his neighbors'. However, the survey indicated the well is on this property. The well has existed for 20+ years as I understand it.

Another property owner purchased the vacant land and is trying to have that parcel removed from the subdivision. One of many concerns is that [Redacted] will lose access to the well.

-----

I know you raised additional concerns, but I think I have addressed the two most important issues you mentioned. Please feel free to correct my message to Richard and/or add any additional information including ownership of the well prior to communicating with Richard.

Have a wonderful weekend. It was a pleasure speaking to you and Denise. (I hope I remembered that correctly)

Cyndy

--

Cyndy Nelson | Administrative Secretary



O: (801) 530-6391 | [cwnelson@utah.gov](mailto:cwnelson@utah.gov)  
PO Box 146702, SLC, Utah 84114-6702  
[propertyrights.utah.gov](http://propertyrights.utah.gov)

--

**Richard Plehn | Attorney**

Tel. 801-530-6391 | [rplehn@utah.gov](mailto:rplehn@utah.gov)

160 East 300 South | P.O. Box 146702 | Salt Lake City, UT 84114

[propertyrights.utah.gov](http://propertyrights.utah.gov)



*DISCLAIMER: This email may contain information that is privileged, confidential, non-public, or otherwise exempt from disclosure. If you are not the addressee or it appears that you have received this email in error, please advise me immediately by reply email, keep the contents confidential, and immediately delete the message and any attachments from your system.*



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

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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



Lewis, Tamra <tlewis@sanjuancountyut.gov>

**Deer Haven Park amendment vote**

2 messages

**Hilary Ananiadis** [REDACTED] Mon, Jul 6, 2026 at 12:21 PM  
To: "Coleman, Corey" <ccoleman@sanjuancountyut.gov>, Tamra Lewis <tlewis@sanjuancountyut.gov>

Please accept this email as recorded our approval, IN FAVOR of the 2 parcels in Deer Haven Park subdivision to vacate.

Thank you,  
Hilary Ananiadis  
Lot #15B

**Lewis, Tamra** <tlewis@sanjuancountyut.gov> Mon, Jul 6, 2026 at 2:44 PM  
To: Hilary Ananiadis <Hbeth\_ananiadis@outlook.com>  
Cc: "Coleman, Corey" <ccoleman@sanjuancountyut.gov>

Got it. Thank you.  
Tamra  
[Quoted text hidden]  
--



**Tamra Lewis**  
Permit Technician

Office: (435) 587-3829  
[tlewis@sanjuancountyut.gov](mailto:tlewis@sanjuancountyut.gov)  
[sanjuancountyut.gov/building](http://sanjuancountyut.gov/building)

---

## Lot 15B Deer Haven well agreement

1 message

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**Hilary Ananiadis** [REDACTED] Fri, Jul 3, 2026 at 11:03 AM  
To: "Coleman, Corey" <ccoleman@sanjuancountyut.gov>, Tamra Lewis <tlewis@sanjuancountyut.gov>

Upon reviewing the packet, I see the request for a well agreement may be the deciding factor. Please find attached our water deed which includes the final 2 items that bind us to maintain and share in responsibility for the well.

Additionally, we cannot deny anyone's water right, which the other 2 parcels have to this well. Only the fine state of Utah may do that. The deed clearly states that it is a shared well. Easement and access to the well has to be maintained in order for all 3 parcels to maintain the agreement of the deeds for use and access. THIS IS THE WELL AGREEMENT. This has been in place for the life of the well and is recognized by all parties and title companies as the agreement.

Please take this into consideration when speaking to our application.

Thank you,  
Hilary

HILARY ANANIADIS  
[REDACTED]

---

### 2 attachments

Subject Re: This document represents the 1/3 of the production and replacement costs of water well and water well system, water right number 03 2872, water well number 4, Deer Haven Park Subdivision.  
Addres To: The agreement of water easements from the location of water well number 4 to lot 15B of lots 15B, 17 and 18, the deed shall read and with an title legend to the land upon the land of lots 15, or if, as possible.

**processed-BD84FF95-4E95-406B-91CA-3609DBF0997D.jpeg**  
351K

 **Water Deed 15B.pdf**  
1651K

12-

aWHEN RECORDED RETURN TO:  
Teague Eskelsen & Lisa Ballantyne  
PO Box 366  
La Sal, Ut 84530

Ent 104272 Bk 898 Pg 689-690  
Date: 05-AUG-2008 3:36PM  
Fee: \$12.00 Check  
Filed By: IH  
LOUISE JONES, Recorder  
SAN JUAN COUNTY CORPORATION  
For: ESKELSEN TEAGUE

WATER DEED

**Teague Eskelsen and Lisa Ballantyne**

Grantor(s) of La Sal, County of San Juan, State of Utah, hereby QUIT-CLAIM to:

**Tim Westmore and Carrie Westmore, 12 North Porcupine Lane/Lot 15 B Ammendment #2 Deer Haven Park Subdivision**

Of La Sal, UT grantee(s) for the sum of TEN DOLLARS, and other good and valuable consideration the following described water right, on file and of record in the San Juan County Recorder's office in the State of Utah.

Grantor(s) grant and convey to Grantee(s) all of Grantors' right, title, estate and interest in and to only Water Right No 05-2872, Irrigation of: 1 acre-feet, Stockwatering: 10 Stock units, being 1 acre-feet, Domestic: 4.73 acre-feet

**Subject To:** All easements, rights-of-way, protective covenants and mineral reservations of record, if any.

**Subject To:** Being financially responsible for 1/3 cost of the water well system, on water right Number 05-2872, water well # 4 located in Deer Haven Park Subdivision.

**Subject To:** Paying 1/3 of all water system costs at the time lot 15, and/or 17 are ready to place the water system into service, water right number 05-2874, water well number 4, Deer Haven Park Subdivision.

**Subject To:** Abiding by the water system specifications prior to implementation of the water system, water right number 05-2872, water well number 4, Deer Haven Park Subdivision. (Contact Developers for Specifications.)

**Subject To:** The preparation and implementation of a legal water contract with the owners of lot 15, lot 17 Deer Haven Park Subdivision, prior to Lot 15a connecting to the water system.

**Subject To:** Being financially responsible for 1/3 of the maintenance and replacement costs of water well and water well system, water right number 05-2872, water well number 4, Deer Haven Park Subdivision.

**Subject To:** The agreement of water easements from the location of water well number 4 to lot lines of lots 15a, 17 and 15, the most direct route and with as little impact to the land and/or the land of lots 15, or 17, as possible.

12 00065000015B

WITNESS, the hands of said grantors, this 09 day of January, 2008.

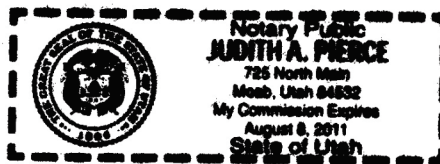
*George Eskelsen*  
Teague Eskelsen

*Lisa Ballantyne*  
Lisa Ballantyne

STATE OF UTAH )  
COUNTY OF Grand ) :SS

On this 30 day of July, 2008, before me, the undersigned Notary Public, personally appeared **Teague Eskelsen & Lisa Ballantyne**, personally know to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

*Judith A. Pierce*  
NOTARY PUBLIC  
My Commission Expires: 8.8.2011  
My Residence is: Moab



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**Formal Objection to Plat Vacation Requests for Lot 15B and Lot 4 (Deer Haven Park Subdivision)**

---

**Geri Magwire** [REDACTED] > Thu, Jul 2, 2026 at 12:54 PM  
To: "permits@sanjuancountyut.gov" <permits@sanjuancountyut.gov>, "ccoleman@sanjuancountyut.gov"  
<cc  
Cc [REDACTED]

Dear Mr. Coleman and Commission Members,

I am writing in response to the "Notice of Proposed Subdivision Amendment" for Deer Haven Park Subdivision, dated June 25, 2026.

I appreciate the opportunity to provide input on this matter. Please find my response in the attached document. I will also be sending my response to the San Juan County Planning & Zoning office through FedEx, but I wanted to be sure you received this before your Planning Commission meeting scheduled on July 9, 2026.

I respectfully request that the Commission consider the points detailed in my response during its review and decision-making process. I believe that careful consideration of community impact will help ensure that any changes align with the County's long-term planning goals and the well-being of its residents.

Thank you for your time and dedication to responsible land use planning. Please feel free to contact me if further clarification is needed.

Sincerely,

Geralyn Magwire  
Property Owner, Deer Haven Park Subdivision  
Parcel #000650000030

---

 **Response to Proposed Subdivision Amendment - Deer Haven Park, GMagwire.pdf**  
9354K



## NOTICE OF PROPOSED SUBDIVISION AMENDMENT

Dear Property Owner,

06/25/2026

San Juan County would like to inform you of a proposed amendments within the subdivision listed below. Our records indicate that you are a property owner within this subdivision and may have vested rights or interests that could be affected by the proposed amendments.

Subdivision Name: \_\_\_Deer Haven Park Subdivision\_\_\_\_\_

Located in: \_\_\_San Juan County, Utah\_\_\_\_\_

### PROPOSED PROPERTIES TO BE AMENDED:

Name: \_Timothy Ananiadas\_Lot 15B **AND** Herrman-Tomhill Trust\_Lot 04\_\_\_\_\_

**A public meeting to present this request will be held as follows:**

**Date: July 9, 2026**

**Time: 6:00 p.m.**

**Location: San Juan County Commission Chambers  
117 South Main Street, Monticello, Utah 84535**

Please see the attached subdivision plat and amendment map showing the proposed changes.

**Narrative:** Timothy Ananiadas requesting approval to vacate the existing subdivision lot boundaries in order to combine the property with an adjoining parcel under the same ownership. The purpose of this request is to eliminate the subdivision lot and incorporate the property into the adjacent parcel, resulting in a reconfigured property boundary and a single, unified tract of land.

Frank Herrman is requesting approval to vacate their lot from the existing subdivision. The action would remove their parcel from the recorded subdivision.

### Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**

**NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

Please see the attached Formal Objection to the  
Plat Vacation Requests for Lot 15B and Lot 4

Signature: G. Magwire (Geraldyn Magwire)

Date: 1 day of July, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

Responses may also be submitted by email to:

[permits@sanjuancountyut.gov](mailto:permits@sanjuancountyut.gov)  
[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**

San Juan County Planning & Zoning  
P.O. Box 9  
Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**

**Subject: Formal Objection to Plat Vacation Requests for Lot 15B and Lot 4 (Deer Haven Park Subdivision)**

To the San Juan County Planning Commission and Board of County Commissioners:

I formally object to the plat vacation requests submitted for **Lot 15B (Ananiadis)** and **Lot 4 (Herrman)** within the Deer Haven Park subdivision in La Sal. The County should deny these vacations until enforceable deed restrictions are recorded with the San Juan County Recorder to preserve infrastructure easements, access rights, and overall neighborhood property values.

To ensure the protection and property values of the Deer Haven Park community, I respectfully ask the County to require the following conditions before any plat vacation is approved:

- **Mandatory Well Easements:** Both properties have deeded shared wells. It is critical to all co-owners of these wells to have recorded well sharing agreements in place and easements to the wells for access and maintenance. The petition for Lot 4 (Herrman) lacks any provision or recorded easement for its shared well, and the current home sits too close to the wellhead, complicating access. If granted a vacation without a recorded easement allowing access to the well by the other well owners, a dangerous precedent would be set allowing landowners to disconnect or deny water to remaining co-owners which would severely affect their property values. In order to safeguard essential water access, avoid potential conflicts and preserve neighborhood property values, I request that the County require a fully executed and recorded well easement, guaranteeing permanent access for all affected shared well owners, prior to approval.
- **Protection of Utility and Right-of-Way Easements:** Any vacation removing public rights-of-way must protect existing neighborhood infrastructure. While the proposal for Lot 15B (Ananiadis) notes that utility easements will remain, I ask that these be officially recorded as separate utility easements explicitly benefiting the remaining subdivision owners. Conversely, the Lot 4 submission lacks any utility easement data. Furthermore, the plat map for Lot 4 incorrectly omits an existing 15-foot non-motorized easement between Lots 3 and 4, and needs to accurately reflect the 6-foot non-motorized easement along the north side of Lot 4.
- **Legal Enforceability of CC&Rs:** Residents purchased land in Deer Haven Park under explicit agreement to abide by the neighborhood's CC&Rs. The County needs to clarify what covenants and restrictions remain legally binding on a parcel once it vacates a subdivision. Allowing individual owners to vacate without clear guidelines strips the neighborhood of its shared plan at the expense of the community, setting a damaging precedent for subdivisions across San Juan County.

I urge the Planning Commission to protect the community's shared infrastructure, property rights and property values by withholding approval until these critical protections are legally recorded.

36	37	32	33	34	35	36	37
1	6	5	4	3	2	1	6

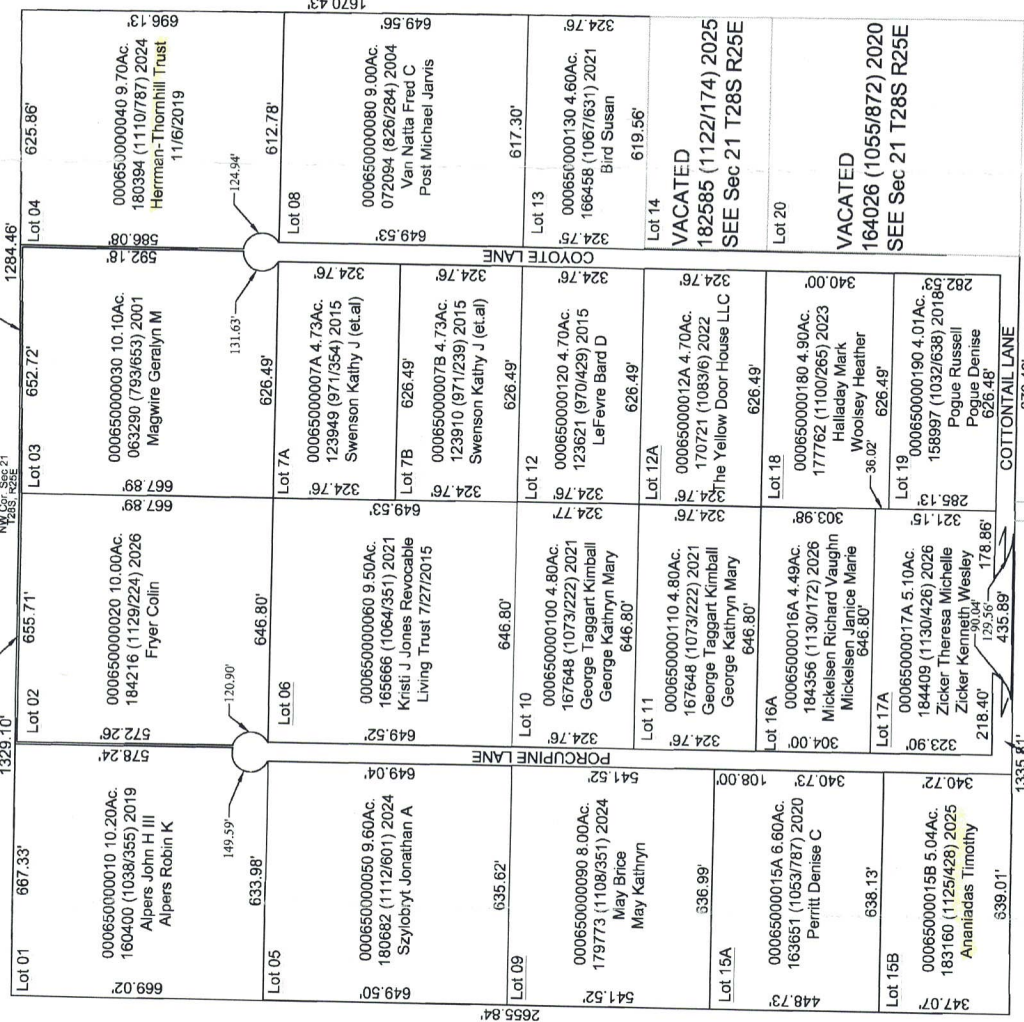
# Section 20 & 21, T28S, R25E, SLB&M

## DEER HAVEN PARK SUBDIVISION WITH AMENDMENTS

Code: 0065

000650000000.0.34Ac.  
062848 (7917786) 2001  
Eskelsen Teague

NW 1/4 Sec 21  
T28S R25E



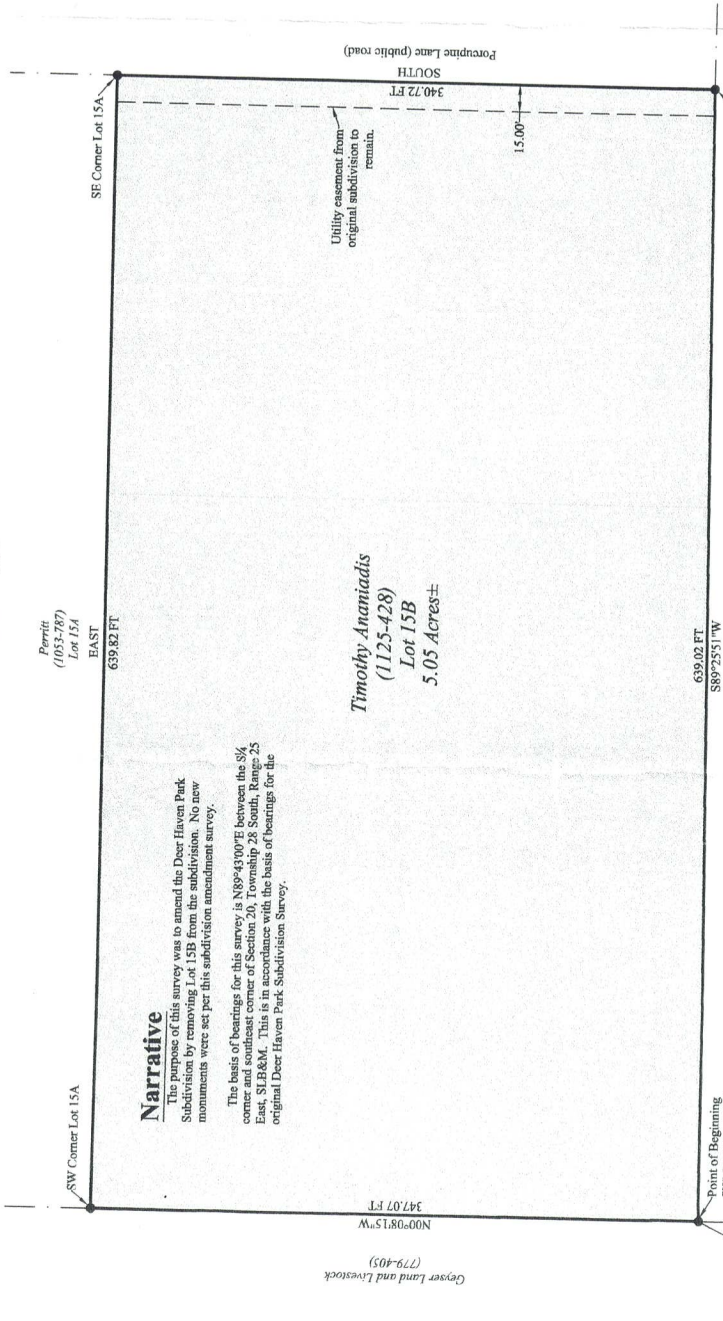
DEER HAVEN PARK DRIVE  
500'± (65'E 2647.98'  
1659'W 2648.07'



# Final Plat

## Deer Haven Park Subdivision Amendment 9

(Affects Lot 15B, Vacates Lot 15B from the Deer Haven Park Subdivision)  
Within the E $\frac{1}{2}$  of Section 20, T28S, R25E, SLB&M  
Old La Sal, UT



### Narrative

The purpose of this survey was to amend the Deer Haven Park Subdivision by removing Lot 15B from the subdivision. No new monuments were set per this subdivision amendment survey.

The basis of bearings for this survey is N89°43'00"E between the S/4 corner of southeast corner of Section 20, Township 28 South, Range 25 East, SLB&M. This is in accordance with the basis of bearings for the original Deer Haven Park Subdivision Survey.

*Timothy Ananiadis*  
(1125-428)  
Lot 15B  
5.05 Acres±

### Description

**Tract "A"**  
Ananiadis (1056-199)  
639.02 FT  
S89°25'1"W

A tract of land within the E $\frac{1}{2}$  of Section 20, Township 28 South, Range 25 East, SLB&M, County of San Juan, State of Utah, is more particularly described as follows:  
Beginning at the SE corner of Lot 15B of the Deer Haven Park Subdivision located N26°43'59"E 296.9; 51 feet from the S/4 corner of Section 20, Township 28 South, Range 25 East, SLB&M; running thence N09°08'15"W 347.07 feet to the southwest corner of Lot 15A of the Deer Haven Park Subdivision; thence East 639.82 feet to the southeast corner of said Lot 15A; thence South 340.72 feet to the southeast corner of said Lot 15B; thence S89°25'1"W 639.02 feet to the point of beginning, containing 5.05 acres more or less.

### Legend

- Found section monument as labeled
- Found original subdivision lot corner (LSI 556675)
- ◆ Calculated lot corner
- Easement
- ▭ Protracted lots
- Lot to be vacated



### Surveyor's Certificate

I, Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described herein in accordance with section 17-23-17. I hereby certify all prepared descriptions and measurements are correct. Monuments will be set as noted herein. I also certify that this report of survey has been prepared under my direction at the request of Tim Ananiadis.

Brad D. Bunker Utah P.L.S. #4769309 Date 4/21/2025



<p>Approved this _____ Day of _____ 20____</p> <p>San Juan County Health Official</p>	<p>Approved this _____ Day of _____ 20____</p> <p>San Juan County Attorney</p>	<p>Approved in accordance with information and records on file in this office</p> <p>SJC Surveyor _____ Date _____</p>	<p>San Juan County Planning Administrator</p> <p>The amendment heron was presented to the San Juan County Planning Administrator this _____ day of _____, and was accepted and approved.</p>	<p>Item 5.</p>
<p>Approved this _____ Day of _____ 20____</p> <p>County Recorder</p>	<p>Approved this _____ Day of _____ 20____</p> <p>Fire Official</p>	<p>Approved this _____ Day of _____ 20____</p> <p>San Juan County Fire Official</p>	<p>Approved this _____ Day of _____ 20____</p> <p>San Juan County Road Department</p>	<p>Approved by the San Juan County Road Department this _____ Day of _____ 20____</p>
<p>State of Utah, County of San Juan, Recorded at the request of _____</p> <p>County Recorder _____</p> <p>Book: _____ Page: _____ Fee: _____</p> <p>Filed: _____ Date: _____ Time: _____</p>				
<p>Deer Haven Park Subdivision Amendment 9 Final Plat</p> <p>Within Section 20, Township 28 South, Range 25 East, SLB&amp;M</p>				
<p>Owners Dedication</p> <p>Know all men by these presents that I, the undersigned owner of Lot 15B, having caused the same to be vacated hereafter to be separated from the Deer Haven Park Subdivision, and do hereby understand and agree that the 15' wide utility easement along the east of Coyote Lane shall remain as intended per the original subdivision. In witnesses whereof I have hereunto set my hand this _____ Day of _____ 20____</p> <p>By: _____ Timothy Ananiadis Owner</p>				
<p>Acknowledgement</p> <p>State of _____ County of _____ on the _____ Day of _____ 20____ personally appeared before me _____ and _____ (and substituted to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.</p> <p>My commission expires _____ County _____ Residing in _____</p> <p>Notary Public _____</p>				
<p>San Juan County Planning Administrator</p> <p>Approved by the San Juan County Planning Administrator this _____ day of _____, and was accepted and approved.</p>				
<p>San Juan County Road Superintendent</p> <p>Approved by the San Juan County Road Superintendent this _____ day of _____, and was accepted and approved.</p>				
<p>San Juan County Planning Administrator</p> <p>Approved by the San Juan County Planning Administrator this _____ day of _____, and was accepted and approved.</p>				
<p>San Juan County Planning Administrator</p> <p>Approved by the San Juan County Planning Administrator this _____ day of _____, and was accepted and approved.</p>				

**Subject To:** Being financially responsible for 1/3 of the maintenance and replacement costs of water well and water well system, water right number 05-2872, water well number 4, Deer Haven Park Subdivision.

**Subject To:** The agreement of water easements from the location of water well number 4 to lot lines of lots 15a, 17 and 15, the most direct route and with as little impact to the land and/or the land of lots 15, or 17, as possible.



### NOTICE OF PROPOSED SUBDIVISION AMENDMENT

Dear Property Owner,

06/25/2026

San Juan County would like to inform you of a proposed amendments within the subdivision listed below. Our records indicate that you are a property owner within this subdivision and may have vested rights or interests that could be affected by the proposed amendments.

Subdivision Name: \_\_\_Deer Haven Park Subdivision\_\_\_\_\_

Located in: \_\_San Juan County, Utah\_\_\_\_\_

#### PROPOSED PROPERTIES TO BE AMENDED:

Name: \_Timothy Ananiadas\_Lot 15B **AND** Herrman-Tomhill Trust\_Lot 04\_\_\_\_\_

#### A public meeting to present this request will be held as follows:

**Date: July 9, 2026**

**Time: 6:00 p.m.**

**Location: San Juan County Commission Chambers  
117 South Main Street, Monticello, Utah 84535**

Please see the attached subdivision plat and amendment map showing the proposed changes.

**Narrative:** Timothy Ananiadas requesting approval to vacate the existing subdivision lot boundaries in order to combine the property with an adjoining parcel under the same ownership. The purpose of this request is to eliminate the subdivision lot and incorporate the property into the adjacent parcel, resulting in a reconfigured property boundary and a single, unified tract of land.

Frank Herrman is requesting approval to vacate their lot from the existing subdivision. The action would remove their parcel from the recorded subdivision.

#### Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

YES, I consent

NO, I do not consent to the proposed amendment.

If you do not consent, please provide any comments or concerns below:

The subdivision existed prior to both property owners purchasing their lots. If they did not want to abide by the subdivision CCRs they could have purchased land elsewhere.

Signature: Denise Klassen Peritt

Date: 29 day of June, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

Responses may also be submitted by email to:

[permits@sanjuancountyut.gov](mailto:permits@sanjuancountyut.gov)  
[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**

San Juan County Planning & Zoning  
P.O. Box 9  
Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**

Further, during our annual HOA meetings we always discuss changes to the CCRs and have made changes according to the desires of property owners, most recently adding tiny homes and goats, among other things. So, there are other options than to vacate!

Also, we have shared wells in this subdivision. What happens when a property is vacated and has a well on it as both of the proposed properties do? What happens to the other properties on the shared well when the owners help pay for the well and pumping system on a vacated property?

Thank you for this opportunity to provide input prior to making a decision on this very important matter.

July 3, 2026

Dear Corey,

Attached please find my response to the Consent Letter I received from your office via USPS. I hand wrote some specific concerns, but wanted to add some additional thoughts and questions which include:

- **Higher HOA Fees:** Subdivisions divide the cost of filing fees, maintaining shared spaces, etc. If lots leave the remaining neighbors must pay more to cover the same expenses. Deer Haven subdivision has annual expenses which would have to be borne by fewer properties owners if properties are allowed to vacate. Thus, allowing properties to vacate adds additional financial burden to all other property owners in the subdivision through no fault of their own.
- **Lower Property Values:** The value of a home depends on the consistency of its neighborhood. Lot removal creates instability and unpredictability, which lowers overall home values. The Deer Haven CC&RS maintain neighborhood standards such as the size and construction quality of homes, preservation of the night sky, minimum lot size, etc. If properties are allowed to vacate these standards and all others outlined in the CC&RS could be called into question. If lot owners have issues with particular CC&R(s) there are processes in place to request a waiver and/or change the CC&RSs rather than to vacate.
- **Shared Utilities:** Most subdivisions share pipes, wires, and drainage systems that cross property lines. A separated lot can cut off or disrupt these shared networks. I have already mentioned concerns with our shared wells (see attachment), but our subdivision also has water pipes, underground power lines, and fiber optic lines that cut across multiple properties. How will these be impacted if lots are allowed to vacate? In our case we also have a perimeter fence around the entire subdivision to keep neighboring cattle out of our subdivision. The two properties seeking to vacate are corner subdivision lots. How will the subdivision keep cattle out? Will our current fences remain; or, if the properties are allowed to vacated will the rest of the subdivision owners have to bear the responsibility

non-subdivision adjoining lots. If lot 15B is allowed to vacate I would own a subdivision lot with two non-subdivision properties adjacent, which again has the potential to devalue my property through no fault of my own; and, the same applies to adjacent lot owners to the Herrman property.

- **Snowball Effect:** If properties are allowed to vacate what will keep others from doing so and further devaluing the neighborhood that has been in place and built upon since 2001? How is it fair for property owners to knowingly buy into a subdivision and then decide they want to leave and do so at potential cost/burden to longer term subdivision property owners?

I bought lot 15A in 2003 as a retirement dream. I was teaching in VA nine months a year and spent eleven summers on my lot making steady, carefully planned improvements including constructing a: well; pumping system; driveway; septic system; power source; storage shed; one car garage apartment; and, a master suite (with a laundry facility) and living room addition. Then I happily retired from teaching in VA and moved into my Old La Sal home full time in 2014. Since then a three car garage apartment and greenhouse have been added. All these property improvements were done according to San Juan County code and within the Deer Haven Subdivision CC&Rs. So, one can build one's retirement dream and follow the rules! I do not understand why people would buy into a subdivision if they do not want to live by the rules, especially when there are many other nearby properties on the market that are not located in subdivisions.

Thank you again for this opportunity to provide input. I remain grateful for all your conscientious work on behalf of our community.

Sincerely,



Denise Perritt Klassen

Owner of Lot 15A since 2003

Deer Haven Park Subdivision

25 Porcupine Lane, La Sal, UT 84530

and cost to put fences up along the new subdivision perimeter to fence out cattle? Again, a potential financial burden to each subdivision owner through no fault of his/her own, but because people who bought into the subdivision have now decided they want to leave.

- **Zoning Rules:** Subdivisions rely on strict zoning rules (like setback limits and density controls) for the whole area. A vacated lot may bypass these rules. Our subdivision currently allows one house per lot. If properties are allowed to vacate, would owners be allowed to build more than one house on their lots (one already has) thereby increasing the expected density of our subdivision, which again may have a financial impact to all subdivision property owners through potential decreased property values. Further, this may also impact quality of life as we all bought into a 5 and 10 acre lot subdivision with the expectation that there would be one house per lot.
- **Good Cause:** According to Attorney Richard Plehn with the Office of the Property Rights Ombudsman for the Utah Department of Commerce, a request to vacate must include "good cause", especially when the property contains existing shared water services which is the case with both of the properties requesting to vacate. Plehn states: "If the parcel containing the well is a subdivided lot that is part of the recorded subdivision plat, then in order to 'take it out' of the subdivision, the owner would need to petition the land use authority to partially vacate or amend the plat. The county land use authority has discretion in whether to approve the request, but must find 'good cause' for the amendment or vacation, and is instructed to protect existing easements, especially for water services. See Utah Code 17-79-711 ([https://le.utah.gov/xcode/Title17/Chapter79/17-79-S711.html?v=C17-79-S711\\_2025110620251206](https://le.utah.gov/xcode/Title17/Chapter79/17-79-S711.html?v=C17-79-S711_2025110620251206)) and 17-79-712 (<https://le.utah.gov/xcode/Title17/Chapter79/17-79-S712.html>).". In your Consent Letter no reason was shared for the Herrman's request to vacate. Also, how will "good cause" be defined/determined?
- **Contract Conflicts:** Homeowners sign legal contracts to buy into a subdivision. Releasing one property from these rules requires changing the entire legal plat. For example, in my case I did not buy a corner subdivision lot because I did not want two



Coleman, Corey <ccoleman@sanjuancountyut.gov>

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**Fwd: Deer Haven Subdivision Timothy Ananiadas Lot 15B**

1 message

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**Lewis, Tamra** <tlewis@sanjuancountyut.gov>  
To: Contractors <ccoleman@sanjuancountyut.gov>

Wed, Jul 8, 2026 at 10:57 AM

----- Forwarded mes  
From: **Sara Visnovske** [REDACTED]  
Date: Tue, Jul 7, 2026 at 7:59 PM  
Subject: Deer Haven Subdivision Timothy Ananiadas Lot 15B  
To: <permits@sanjuancountyut.gov>, <ccoleman@sanjuancountyut.gov>

YES, I consent to the proposed amendment by Timothy Ananiadas Lot 15B to vacate the subdivision. Their intentions for their property are honorable and consistent with the San Juan County Planning and Zoning Ordinances as long as they continue with easements and shared well agreement.

We are the property owners of Lot 12A.  
I am the owner of The Yellow Door House, LLC of Lot 12A.  
William "Josey" and Sara Visnovske

--



**Tamra Lewis**  
Permit Technician

Office: (435) 587-3829  
[tlewis@sanjuancountyut.gov](mailto:tlewis@sanjuancountyut.gov)  
[sanjuancountyut.gov/building](http://sanjuancountyut.gov/building)



### NOTICE OF PROPOSED SUBDIVISION AMENDMENT

Dear Property Owner,

06/25/2026

San Juan County would like to inform you of a proposed amendments within the subdivision listed below. Our records indicate that you are a property owner within this subdivision and may have vested rights or interests that could be affected by the proposed amendments.

Subdivision Name: \_\_\_Deer Haven Park Subdivision\_\_\_\_\_

Located in: \_\_\_San Juan County, Utah\_\_\_\_\_

#### PROPOSED PROPERTIES TO BE AMENDED:

Name: \_Timothy Ananiadas\_Lot 15B **AND** Herrman-Tomhill Trust\_Lot 04\_\_\_\_\_

#### A public meeting to present this request will be held as follows:

**Date: July 9, 2026**

**Time: 6:00 p.m.**

**Location: San Juan County Commission Chambers  
117 South Main Street, Monticello, Utah 84535**

Please see the attached subdivision plat and amendment map showing the proposed changes.

**Narrative:** Timothy Ananiadas requesting approval to vacate the existing subdivision lot boundaries in order to combine the property with an adjoining parcel under the same ownership. The purpose of this request is to eliminate the subdivision lot and incorporate the property into the adjacent parcel, resulting in a reconfigured property boundary and a single, unified tract of land.

Frank Herrman is requesting approval to vacate their lot from the existing subdivision. The action would remove their parcel from the recorded subdivision.

#### Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**                       **NO, I do not consent to the proposed amendment.**

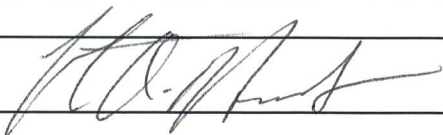
If you do not consent, please provide any comments or concerns below:

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Signature: \_\_\_\_\_



Date: 30<sup>th</sup> day of June, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

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[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**

San Juan County Planning & Zoning

P.O. Box 9

Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**



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Frank Herrman is requesting approval to vacate their lot from the existing subdivision. The action would remove their parcel from the recorded subdivision.

### Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

**YES, I consent**

**NO, I do not consent to the proposed amendment.**

If you do not consent, please provide any comments or concerns below:

no evcsment for well or electrical, no adjacent property  
to get out of or vacate property

Signature: Mark Halladay

Date: 2nd day of July, 2026 Box 274, LaSal

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

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[ccoleman@sanjuancountyut.gov](mailto:ccoleman@sanjuancountyut.gov)

**Mail:**

San Juan County Planning & Zoning  
 P.O. Box 9  
 Monticello, UT 84535

Please retain a copy of your submission and verify receipt with the County. If you have any questions regarding the proposed amendment, please contact the Planning & Zoning Department.

Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**



## 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.



Lewis, Tamra &lt;tlewis@sanjuancountyut.gov&gt;

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**Deer Haven Park amendment vote**

2 messages

**Hilary Ananiadis** [REDACTED]

Mon, Jul 6, 2026 at 12:21 PM

To: "Coleman, Corey" &lt;ccoleman@sanjuancountyut.gov&gt;, Tamra Lewis &lt;tlewis@sanjuancountyut.gov&gt;

Please accept this email as recorded our approval, IN FAVOR of the 2 parcels in Deer Haven Park subdivision to vacate.

Thank you,  
Hilary Ananiadis  
Lot #15B

---

**Lewis, Tamra** <tlewis@sanjuancountyut.gov>

Mon, Jul 6, 2026 at 2:44 PM

To: Hilary Ananiadis &lt;Hbeth\_ananiadis@outlook.com&gt;

Cc: "Coleman, Corey" &lt;ccoleman@sanjuancountyut.gov&gt;

Got it. Thank you.

Tamra

[Quoted text hidden]

--

**Tamra Lewis**

Permit Technician

Office: (435) 587-3829

[tlewis@sanjuancountyut.gov](mailto:tlewis@sanjuancountyut.gov)[sanjuancountyut.gov/building](http://sanjuancountyut.gov/building)

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**Formal Objection to Plat Vacation Requests for Lot 15B and Lot 4 (Deer Haven Park Subdivision)**

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**Geri Magwire** [REDACTED] > Thu, Jul 2, 2026 at 12:54 PM  
To: "permits@sanjuancountyut.gov" <permits@sanjuancountyut.gov>, "ccoleman@sanjuancountyut.gov"  
<cc  
Cc [REDACTED]

Dear Mr. Coleman and Commission Members,

I am writing in response to the "Notice of Proposed Subdivision Amendment" for Deer Haven Park Subdivision, dated June 25, 2026.

I appreciate the opportunity to provide input on this matter. Please find my response in the attached document. I will also be sending my response to the San Juan County Planning & Zoning office through FedEx, but I wanted to be sure you received this before your Planning Commission meeting scheduled on July 9, 2026.

I respectfully request that the Commission consider the points detailed in my response during its review and decision-making process. I believe that careful consideration of community impact will help ensure that any changes align with the County's long-term planning goals and the well-being of its residents.

Thank you for your time and dedication to responsible land use planning. Please feel free to contact me if further clarification is needed.

Sincerely,

Geralyn Magwire  
Property Owner, Deer Haven Park Subdivision  
Parcel #000650000030

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 **Response to Proposed Subdivision Amendment - Deer Haven Park, GMagwire.pdf**  
9354K



### NOTICE OF PROPOSED SUBDIVISION AMENDMENT

Dear Property Owner,

06/25/2026

San Juan County would like to inform you of a proposed amendments within the subdivision listed below. Our records indicate that you are a property owner within this subdivision and may have vested rights or interests that could be affected by the proposed amendments.

Subdivision Name: Deer Haven Park Subdivision

Located in: San Juan County, Utah

#### PROPOSED PROPERTIES TO BE AMENDED:

Name: Timothy Ananiadas\_Lot 15B AND Herrman-Tomhill Trust\_Lot 04

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**Date: July 9, 2026**

**Time: 6:00 p.m.**

**Location: San Juan County Commission Chambers  
117 South Main Street, Monticello, Utah 84535**

Please see the attached subdivision plat and amendment map showing the proposed changes.

**Narrative:** Timothy Ananiadas requesting approval to vacate the existing subdivision lot boundaries in order to combine the property with an adjoining parcel under the same ownership. The purpose of this request is to eliminate the subdivision lot and incorporate the property into the adjacent parcel, resulting in a reconfigured property boundary and a single, unified tract of land.

Frank Herrman is requesting approval to vacate their lot from the existing subdivision. The action would remove their parcel from the recorded subdivision.

#### Property Owner Response

Please indicate whether you consent to the proposed amendment as shown on the attached plat:

- YES, I consent
- NO, I do not consent to the proposed amendment.

If you do not consent, please provide any comments or concerns below:

Please see the attached Formal Objection to the Plat Vacation Requests for Lot 15B and Lot 4

Signature: [Handwritten Signature]

Date: 1 day of July, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

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Monticello, UT 84535

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Thank you for your time and participation in the planning process.

Sincerely,

**San Juan County Planning & Zoning Department**

**Subject: Formal Objection to Plat Vacation Requests for Lot 15B and Lot 4 (Deer Haven Park Subdivision)**

To the San Juan County Planning Commission and Board of County Commissioners:

I formally object to the plat vacation requests submitted for **Lot 15B (Ananiadis)** and **Lot 4 (Herrman)** within the Deer Haven Park subdivision in La Sal. The County should deny these vacations until enforceable deed restrictions are recorded with the San Juan County Recorder to preserve infrastructure easements, access rights, and overall neighborhood property values.

To ensure the protection and property values of the Deer Haven Park community, I respectfully ask the County to require the following conditions before any plat vacation is approved:

- **Mandatory Well Easements:** Both properties have deeded shared wells. It is critical to all co-owners of these wells to have recorded well sharing agreements in place and easements to the wells for access and maintenance. The petition for Lot 4 (Herrman) lacks any provision or recorded easement for its shared well, and the current home sits too close to the wellhead, complicating access. If granted a vacation without a recorded easement allowing access to the well by the other well owners, a dangerous precedent would be set allowing landowners to disconnect or deny water to remaining co-owners which would severely affect their property values. In order to safeguard essential water access, avoid potential conflicts and preserve neighborhood property values, I request that the County require a fully executed and recorded well easement, guaranteeing permanent access for all affected shared well owners, prior to approval.
- **Protection of Utility and Right-of-Way Easements:** Any vacation removing public rights-of-way must protect existing neighborhood infrastructure. While the proposal for Lot 15B (Ananiadis) notes that utility easements will remain, I ask that these be officially recorded as separate utility easements explicitly benefiting the remaining subdivision owners. Conversely, the Lot 4 submission lacks any utility easement data. Furthermore, the plat map for Lot 4 incorrectly omits an existing 15-foot non-motorized easement between Lots 3 and 4, and needs to accurately reflect the 6-foot non-motorized easement along the north side of Lot 4.
- **Legal Enforceability of CC&Rs:** Residents purchased land in Deer Haven Park under explicit agreement to abide by the neighborhood's CC&Rs. The County needs to clarify what covenants and restrictions remain legally binding on a parcel once it vacates a subdivision. Allowing individual owners to vacate without clear guidelines strips the neighborhood of its shared plan at the expense of the community, setting a damaging precedent for subdivisions across San Juan County.

I urge the Planning Commission to protect the community's shared infrastructure, property rights and property values by withholding approval until these critical protections are legally recorded.



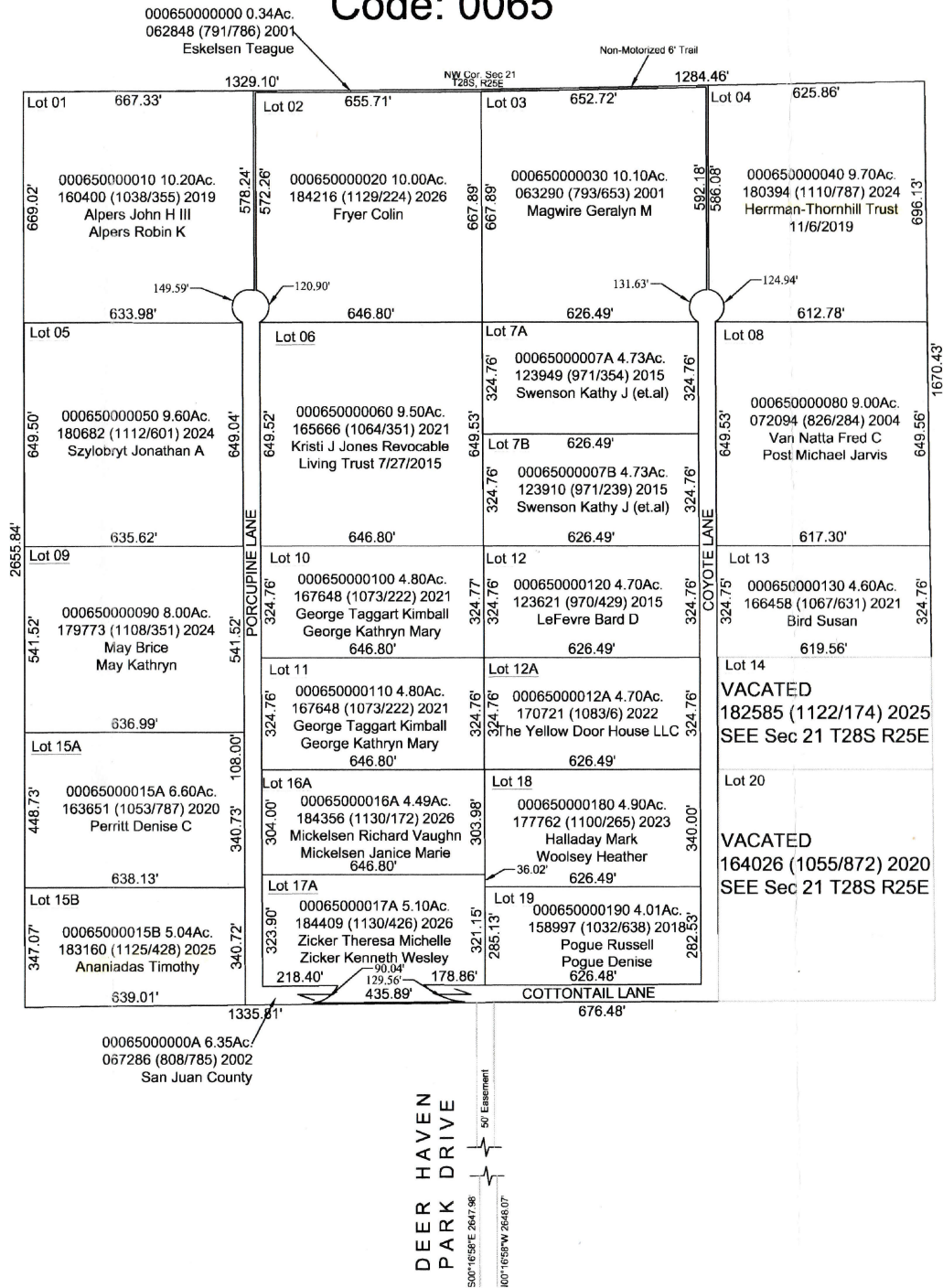
# Section 20 & 21, T28S, R25E, SLB&M

## DEER HAVEN PARK SUBDIVISION WITH AMENDMENTS

20	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	

Item 6.

### Code: 0065







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06/25/2026

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Located in: \_\_\_San Juan County, Utah\_\_\_\_\_

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If you do not consent, please provide any comments or concerns below:

Please see the attached Formal Objection to the  
Plat Vacation Requests for Lot 15B and Lot 4

Signature: G. Maguire (Geraldyn Maguire)

Date: 1 day of July, 2026

**Response Deadline:** To ensure your comments are considered, please submit your response no later than **July 7, 2026**.

If you have questions, concerns, or objections regarding the proposed amendment, please contact San Juan County Planning & Zoning before July 7, 2026. The Planning Commission meeting on July 9, 2026, will not be the venue for discussion or negotiation of individual consents. Property owners are encouraged to submit their comments and concerns in writing prior to the meeting.

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Thank you for your time and participation in the planning process.

Sincerely,

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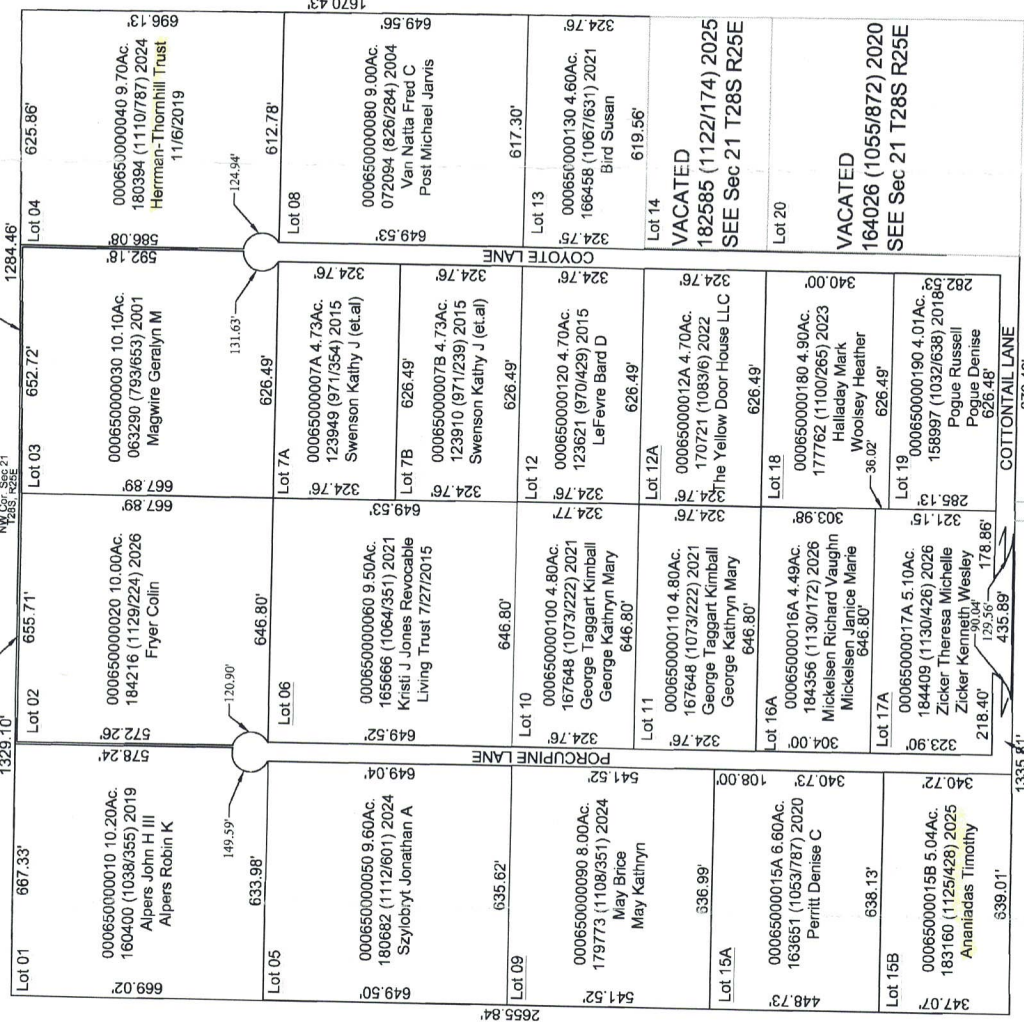
36	37	32	33	34	35	36	37
1	6	5	4	3	2	1	6

# Section 20 & 21, T28S, R25E, SLB&M DEER HAVEN PARK SUBDIVISION WITH AMENDMENTS

Code: 0065

000650000000.0.34Ac.  
062848 (7917786) 2001  
Eskelsen Teague

NW 1/4 Sec 21  
T28S R25E



DEER HAVEN PARK DRIVE  
50' Easement  
500'±656'E 2647.98'  
100'±658'W 2648.07'



Kind Regards,

We are the owners of Lot 4, Frank and Kathleen Herrmann. We are submitting a formal notice to you as required by the San Juan County, 2024 Subdivision Ordinance, Section 11, Paragraph B.

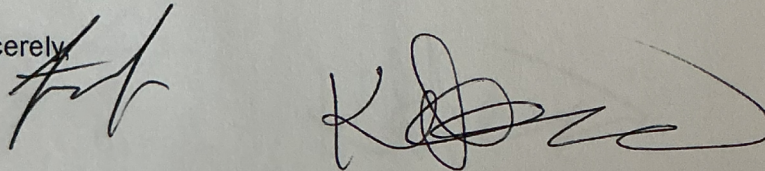
The vacation of our lot from Deer Haven Park Subdivision aligns with San Juan County, Utah Planning and Zoning Ordinances for multiple use and agriculture and the previous vacation of Deer Haven Park Lot 20 in 2020 and Lot 14 in 2025 . It is our desire to return our land to the unsubdivided acreage established for preserving the natural habitat, grazing, protecting wildlife migration corridors, and preserving Old La Sal's rural landscape.

Deer Haven Park has no shared infrastructures. We have no future interest in developing our property and respect conditions San Juan County may attach to the approval of this request.

A property easement and well sharing agreement establishing well access, maintenance, operation, and water usage has been written and submitted to the attorney representing lots 3 and 7a honoring the water rights approved by the Utah Division of Water Rights with a point of diversion from well #5 located on our property, Lot 4.

Lot 8 has been unresponsive and currently has lapsed water rights. Should Lot 8 request a property easement and water sharing agreement and has approved water rights by the Utah Division of Water Rights to divert water from well # 5 the current users of well #5 will amend the recorded property easement and water sharing agreement with San Juan County. This topic has been addressed in the proposed property easement and water sharing agreement submitted to the attorney representing Lot 3 and 7a.

Sincerely,

Handwritten signatures of Frank and Kathleen Herrmann. The signature on the left is 'Frank' and the signature on the right is 'Kathleen'.

Frank and Kathleen Herrmann  
Lot 4

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Moab, UT 84532

7016 2290 0001 7466 2074

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$5.30	
<input type="checkbox"/> Return Receipt (hardcopy)	0530	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.01	\$0.00
<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00
Postage		\$0.00
Total Postage and Fees		\$0.78

Sent To: Colin Fryer  
Street and Apt. No., or PO Box No.: 574 Gala Avenue  
City, State, ZIP+4®: Moab, UT 84532

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Broomfield, CO 80023

7016 2290 0001 7466 2087

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Extra Services & Fees (check box, add fee as appropriate)	\$5.30	
<input type="checkbox"/> Return Receipt (hardcopy)	0530	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.01	\$0.00
<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00
Postage		\$0.00
Total Postage and Fees		\$0.78

Sent To: John Alpers  
Street and Apt. No., or PO Box No.: 15700 Zuni Street  
City, State, ZIP+4®: Broomfield, CO 80023-6344

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La Sal, UT 84530

7016 2290 0001 7466 2070

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Extra Services & Fees (check box, add fee as appropriate)	\$5.20	
<input type="checkbox"/> Return Receipt (hardcopy)	0530	\$0.00
<input type="checkbox"/> Return Receipt (electronic)		\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.01	\$0.00
<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00
Postage		\$0.00
Total Postage and Fees		\$0.78

Sent To: Denise Parritt  
Street and Apt. No., or PO Box No.: Box 365  
City, State, ZIP+4®: La Sal, UT 84530

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7016 2290 0001 7466 2063

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$5.20	
<input type="checkbox"/> Return Receipt (hardcopy)	0530	\$0.00
<input type="checkbox"/> Return Receipt (electronic)		\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.01	\$0.00
<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00
Postage		\$0.00
Total Postage and Fees		\$0.78

Sent To: Kathy Swenson  
Street and Apt. No., or PO Box No.: 210 S. Wood East  
City, State, ZIP+4®: Moab, UT 84532

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7016 2290 0001 7466 2032

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Extra Services & Fees (check box, add fee as appropriate)	\$5.30	
<input type="checkbox"/> Return Receipt (hardcopy)	0530	\$0.00
<input type="checkbox"/> Return Receipt (electronic)		\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.01	\$0.00
<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00
Postage		\$0.00
Total Postage and Fees		\$0.79

Sent To: Ken + Tess Zicker  
Street and Apt. No., or PO Box No.: Box 236  
City, State, ZIP+4®: La Sal, UT 84530

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Herriman, UT 84096

7016 2290 0001 7466 2470

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Extra Services & Fees (check box, add fee as appropriate)	\$5.20	
<input type="checkbox"/> Return Receipt (hardcopy)	0530	\$0.00
<input type="checkbox"/> Return Receipt (electronic)		\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.01	\$0.00
<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00
Postage		\$0.00
Total Postage and Fees		\$0.78

Sent To: Richard Janice Mickelson  
Street and Apt. No., or PO Box No.: 5514 Heila Lane  
City, State, ZIP+4®: Herriman, UT 84096

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<input type="checkbox"/> Return Receipt (electronic)		\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.01	\$0.00
<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00
Postage		\$0.00
Total Postage and Fees		\$0.78

Sent To: Russell + Denise Pogue  
Street and Apt. No., or PO Box No.: 3091 Desert Road  
City, State, ZIP+4®: Moab, Utah 84532

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Cullman, GA 39829

7016 2290 0001 7466 2476

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Extra Services & Fees (check box, add fee as appropriate)	\$5.20	
<input type="checkbox"/> Return Receipt (hardcopy)	0530	\$0.00
<input type="checkbox"/> Return Receipt (electronic)		\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.01	\$0.00
<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00
Postage		\$0.00
Total Postage and Fees		\$0.78

Sent To: Yellow Door LLC  
Street and Apt. No., or PO Box No.: Box 217  
City, State, ZIP+4®: Cullman, GA 39829

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7016 2290 0001 7466 2483

Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)	\$5.30	
<input type="checkbox"/> Return Receipt (hardcopy)	0530	\$0.00
<input type="checkbox"/> Return Receipt (electronic)		\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.01	\$0.00
<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00
Postage		\$0.00
Total Postage and Fees		\$0.78

Sent To: Deer Haven Park POA  
Street and Apt. No., or PO Box No.: Box 356  
City, State, ZIP+4®: La Sal, UT 84530

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Certified Mail Restricted Delivery \$ 0.01

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.00

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Sent To Kristy Jones

Street and Apt. No., or PO Box No. 573 North St. Marys St

City, State, ZIP+4® Suttons Bay, MI 49682

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Adult Signature Restricted Delivery \$ 0.00

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Sent To Susan Bird

Street and Apt. No., or PO Box No. 2685 S. Dayton Way

City, State, ZIP+4® Denver, CO 80231-3955

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Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.00

Total Postage and Fees \$ 0.00

Sent To Mark Halladay + Heather Woolsey

Street and Apt. No., or PO Box No. Box 274

City, State, ZIP+4® Sal, UT 84530

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Certified Mail Restricted Delivery \$ 0.01

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.00

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Sent To Geraldyn Magwire

Street and Apt. No., or PO Box No. 2486 Forrest View Ct

City, State, ZIP+4® Reno, NV 89511

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Certified Mail Restricted Delivery \$ 0.00

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.00

Total Postage and Fees \$ 0.00

Sent To Brianna Kathryn May

Street and Apt. No., or PO Box No. 26385 Ferguson Road

City, State, ZIP+4® Suncook, OR 97448

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Return Receipt (electronic) \$ 0.00

Certified Mail Restricted Delivery \$ 0.00

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.00

Total Postage and Fees \$ 0.00

Sent To Bard Lefevre

Street and Apt. No., or PO Box No. Box 37

City, State, ZIP+4® Sal, UT 84530

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Return Receipt (electronic) \$ 0.00

Certified Mail Restricted Delivery \$ 0.01

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.00

Total Postage and Fees \$ 0.78

Sent To Jonathan Szylo bryt

Street and Apt. No., or PO Box No. 264 Tusher Street

City, State, ZIP+4® MOAB, UT 84532

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Return Receipt (hardcopy) \$ 0.20

Return Receipt (electronic) \$ 0.00

Certified Mail Restricted Delivery \$ 0.01

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.00

Total Postage and Fees \$ 0.78

Sent To Le-Vo Nata + Michael Post

Street and Apt. No., or PO Box No. 483 Nive Road

City, State, ZIP+4® Bismack, PA 18417-9608

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Certified Mail Fee \$ 5.30

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ 0.00

Return Receipt (electronic) \$ 0.00

Certified Mail Restricted Delivery \$ 0.00

Adult Signature Required \$ 0.00

Adult Signature Restricted Delivery \$ 0.00

Postage \$ 0.00

Total Postage and Fees \$ 0.00

Sent To Kimball + Mary George

Street and Apt. No., or PO Box No. 113 Argyle Ct

City, State, ZIP+4® Shingle Springs, GA 95682

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**Fwd: Deer Haven Subdivision Herman-Tomhill Trust Lot 4**

[Redacted]

[Redacted]

[Redacted]

----- Forwarded me  
From: **Sara Visnovsk** [Redacted]  
Date: Tue, Jul 7, 2026 at 9:41 PM  
Subject: Re: Deer Haven Subdivision Herman-Tomhill Trust Lot 4  
To: <permits@sanjuancountyut.gov>, <ccoleman@sanjuancountyut.gov>

NO, I DO NOT CONSENT TO THE PROPOSED AMENDMENT by the Herman-Tomhill Trust Lot 4 to vacate their parcel from the recorded subdivision. It is our understanding that the Herman's intend to build an RV park which is against the CC&R's of the subdivision. That is why they want out. The letter informing residents of their application to vacate, does not mention the RV park. An RV park does NOT align with an agriculture nor multi-use zone. Please do not approve this amendment.

We are the property owners of Lot 12A.  
I am the owner of The Yellow Door House, LLC of Lot 12A.  
William "Josey" and Sara Visnovske

[Redacted]



## STAFF REPORT

---

**MEETING DATE:** July 9, 2026

**ITEM TITLE, PRESENTER:** Building Permit and Inspection Report

**RECOMMENDATION:** No formal action

---

### SUMMARY

Attached is the Building and Inspection Report for your review. In addition, included are several photographs highlighting ongoing projects and development activity currently underway throughout San Juan County. Staff will continue working to identify and highlight projects and inspections that may have a broader impact on the County moving forward.

# Permit Inspection Report

06/01/2026 - 06/30/2026

Permit #	City or County	Status	Owner Name	Description	Inspection Status
22117	San Juan County	Open	Daniel Perry		
23012	San Juan County	Open			
23045	San Juan County	Open	Matthew Marshall		
23102	San Juan County	Open	Look RV RESORT, LLC		CONDITONAL APPROVAL
23102	San Juan County	Open	Look RV RESORT, LLC	Electrical inspection	APPROVED
23102	San Juan County	Open	Look RV RESORT, LLC		
23148	San Juan County	Open			
24034	San Juan County	Open		4-Way inspection on cabin	
24102	San Juan County	Open		Shower Pan	APPROVED
25027	San Juan County	Open			
25080	San Juan County	Open			

25083	San Juan County	In Review		Insulation	APPROVED
25119	San Juan County	Open		Electrical / 4-Way	
26005	San Juan County	Open		Electrical Inspection	CONDITONAL APPROVAL
26005	San Juan County	Open		4way inspection	NOT APPROVED
26005	San Juan County	Open		Drywall coming Monday. Wants to make sure she is good with conditional approvals	
26005	San Juan County	Open			
26033	San Juan County	Open		garage footing	APPROVED
26033	San Juan County	Open			
26043	San Juan County	Open	Justin Barnum	4-Way inspection	
26043	San Juan County	Open	Justin Barnum	house wrap	
26043	San Juan County	Open	Justin Barnum	Insulation inspection	
26048	San Juan County	Open	Raymond C. Hennessey	Footing	APPROVED
26048	San Juan County	Open	Raymond C. Hennessey	Power inspection. Living in RV Generator out. Willing to wait but hot.	
26068	San Juan County	Open	KM REAL ESTATE		

			ENTERPRISES LLC			<i>Item 9.</i>
26069	San Juan County	Open		Rebar Inspection		
26079	San Juan County	Open	Yackey Richard K-Trustee	Pool		
26082	San Juan County	In Review	Justin Losee	Power		
26083	San Juan County	Open		WO # 7624330	APPROVED	
26097	San Juan County	In Review	Charles Redd	Electrical. New meter to house	NOT APPROVED	

Showing 1 to 30 of 30 entries

07/02/2026

# Permit Report

06/01/2026 - 06/30/2026

Permit #	Permit Date	Permit Type	Building Address	Applicant Name	Residential or Commercial	Description
26103	6/29/2026		19 W. Dude Ranch Road	Dale Brown	Residential	New Garage
26102	6/29/2026			Jim Blankenagel	Residential	
26101	6/17/2026			Diamond Propane		
26100	6/16/2026			John Garrett Hinde		
26099	6/16/2026		305 N Bobbie Ln	Marshall Mabley	Residential	Primary Residence
26098	6/16/2026		1200 S. 1900 E.	Davey Lee	Residential	New Meter
26097	6/15/2026		2800 E 100 S #90 La Sal UT	Redd Agri LC/Charles Redd	Residential	New Meter Main - Domestic House
26096	6/12/2026		127 Flat Iron Mesa Rd.	Mark Malinowski	Residential	Permit for installation and trenching to bring power to our building site - rough sketch attached
26095	6/11/2026		142 N. Coyote Lane	Frank HERRMANN		

Total Records: 9

7/2/2026