

CITY OF GREEN  
**Planning Department Review**  
PLANNING & ZONING COMMISSION  
*June 20, 2018*

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**Item 18-32**

**Deer Valley Estates Ph 2 Replat**

(E. Fledderjohann, Property Owner)

Location: 52 Kauffmans Creek

Subdivision Replat

Zoning: R-R

**PLANNING DEPARTMENT**

The applicant has presented a replat of Deer Valley Estates Phase 2. The proposal involves the adding 0.3036 acres of land from 6517 S Main St to Lot 52 in Deer Valley Estates Phase 2. This proposal is associated with item 18-031, 6517 & 6521 S Main St Minor Subdivision Variance.

The property owner wishes to construct a detached garage on 52 Kauffmans Creek. In preparing the plans for the project the property owner approached the Summit Co Health Department to gain their approval of the proposed location of the detached garage in the back yard. The Health Department denied the proposal based on the location of the septic system replacement field in the back yard. The property owner now would like to acquire the additional area to site the detached garage.

In moving the location of the detached garage forward, the project will need to obtain a variance from the Board of Zoning Appeals for an accessory structure in the side yard. The request is on the June 21<sup>st</sup> meeting agenda as item number 18-0015.

A new deed will need to be prepared and submitted for the new lot. The deed will be recorded in conjunction with the replat.

The Planning & Zoning Commission is being asked to review the proposed replat and make a recommendation to City Council.

**DESIGN REVIEW BOARD**

No review required.

**ENGINEERING**

No comments requested.

**FIRE**

No comments requested.

**ZONING**

Variance for accessory in a side yard is on the June 21 Board of Zoning Appeals agenda.

**STAFF RECOMMENDATION**

*Staff recommends a favorable recommendation to City Council for acceptance of the replat. There are no performance bond requirements associated with this proposal.*

*Final execution and recording of the replat cannot occur until the final replat document and deed are submitted to the Planning Department.*