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| **WC Logo.emf** | **Staff Report to the Ogden Valley Planning Commission**  *Weber County Planning Division* |
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****Synopsis****

****Application Information****

**Application Request:** Discussion and action on a conceptual sketch plan endorsement request for the Ray Bertoldi Cluster Subdivision.

**Type of Decision: Administrative**

**Agenda Date: Tuesday, October 11, 2016**

**Applicant:** Ray Bertoldi

**File Number:** SPE2016-02

****Property Information****

**Approximate Address:** 3908 West 1800 South

**Project Area:** 40 Acres

**Zoning:** A-1

**Existing Land Use:** Agricultural

**Proposed Land Use:** Residential Development with Agricultural Open Space

**Parcel ID:** 15-078-0002

**Township, Range, Section:** Township 6 North, Range 2 West, Section 28

****Adjacent Land Use****

**North:** Agricultural **South:** Residential/Agricultural

**East:** Residential/Agricultural  **West:** Residential/Agricultural

****Staff Information****

**Report Presenter: Felix Lleverino**

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Applicable Ordinances

* Title 101, Chapter 1, General Provisions, Section 7, Definitions
* Title 104, Chapter 5 Agricultural Zone (A-1)
* Title 106, Chapter 2 Cluster Subdivisions; Special Provisions
* Title 108, Chapter 3 Cluster Subdivisions

Summary

The applicant has submitted a conceptual sketch plan for a 62 lot cluster subdivision for review and endorsement by the Planning Commission as required in the Uniform Land Use Code of Weber County (LUC). The subject property is zoned A-1 and is currently 40 acre agricultural parcel. The applicant has requested bonus density based on the following qualifying criteria: 10% bonus for meeting the purpose and intent of the cluster subdivision, 20% for providing roadway landscaping and design plan and 15% for providing public access to open space. The conceptual sketch plan process is meant to be a discussion item between the applicant and the Planning Commission without any previous reviews or recommendations by the Planning Division Staff. The required application, vicinity map and subdivision plan are attached as Exhibit A.

Exhibit A