

**Osprey Ranch  
Subdivision Application**

July 2022

**Project Narrative**

Osprey Ranch is a single family homesite project located in Eden, UT. The property is in the Forest Valley Zone (FV-3), consists of 566.97 acres with 61 lots. The homesites range in size from 3.19 to 18.74 acres. The project contains 43.02 acres of common area open space with a trail system. The property will be developed in two phases with the first phase consisting of 31 lots on 283.72 acres.

Density on the property was determined by using the net developable acreage of 458.64 which translates into 152 entitlements in the FV-3 zone. Osprey Ranch will use 61 units for the project and the remaining balance of the entitlements will be allocated for future Transfer of Density Rights (TDR).

Project Density Calculation

Total Property - 566.97 acres

Roadway - 30.06 acres

Slopes Over 40% - 62.12

Sensitive Lands Stream Corridor - 16.15 acres

Net Developable Acreage - 458.64 acres

Forest Valley Zone (FV-3) requires three acre minimum

Entitlements -  $458.64 / 3 = 152.88$  or 152 units

A community trail system will be an amenity to the project. For public benefit, an asphalt pathway will be constructed through the project connecting Hwy 158 to the Nordic Valley neighborhood. Soft trails will provide access to the Forest Service property located south of Osprey Ranch and will be privately owned with public access allowed. The site plan includes nearly four miles of both hard and soft trails.

Gardner Engineering prepared the civil design. The geotechnical study was done by Christensen Geotechnical, while Western Geologic evaluated potential geologic hazards.

The project contains over four miles of public roadways and will have no grades above 12%. The Fire Marshal from the Weber Fire District has approved the road design layout. Two emergency gated access points connect both the Hidden Brook and Big Sky subdivisions to the west of the project.

Osprey Ranch will be governed by a Homeowners Association (HOA), Covenants, Conditions and Restrictions (CC&Rs) and Building Design Guidelines. Nightly rentals are not permitted.

Nordic Mountain Water will provide water to the project. A new Membrane Bioreactor (MBR) facility will treat the wastewater. Weber County will act as the body politic over the sewer district. A Preliminary Engineering Report prepared by Aqua Engineering for the MBR has received conceptual approval from the Utah Department of Environmental Quality (DEQ).

Osprey Ranch will have a subdivision entry monument. Any lighting will be dark sky compliant and the Ogden Valley Sign Land Use code requirements will be followed. A temporary project management trailer will be on site for the duration of the construction.