

Osprey Ranch
Subdivision Application
November 2021

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 592.82 acres with a conceptual design for 67 lots. The homesites range in size from 3.02 to 33.06 acres. The project contains 43.55 acres of common area open space with a trail system. The property will be developed in two phases, with phase one having 31 lots.

Density on the property was determined by using the calculation below to establish the net developable acreage of 484.90, which translates into 161 entitlements.

Project Density Calculation
Total Property - 592.82 acres
Roadway - 32.45 acres
Slopes Over 40% - 59.32 acres
Sensitive Lands Stream Corridor - 16.15 acres
Net Developable Acreage - 484.90 acres
Forest Valley Zone (FV-3) minimum lot size three acres
Entitlements - $484.90 / 3 = 161.63$ or 161 units

A community trail system will be an amenity to the project. To add public benefit to the development, a parking trailhead will be constructed to give entry to Forest Service property located south of Osprey. The trails will be privately owned with public access. The site concept plan includes 31,798' or 6.02 miles of trails.

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

The project is proposing 4.32 miles of public roadways. All streets will have grades of 12% or less. The Fire Marshal from the Weber Fire District has reviewed the conceptual site plan road design.

Osprey Ranch will be governed by a Homeowners Association (HOA), Covenants, Conditions and Restrictions (CC&Rs) and Building Design Guidelines.

Nordic Mountain Water will provide culinary and secondary water to the project. A new Membrane Bioreactor (MBR) facility will be built to treat the wastewater. Weber County will be the body politic over the sewer area. A Preliminary Engineering Report prepared by Aqua Engineering for the facility has been submitted to the state of Utah for design review.

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. The structure is located on the southeast corner of the development in common area.